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

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

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

First name [required] Heidi

Last name [required] Arnall

How do you wish to attend?

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

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

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



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Your question is confusing. But I want the current situation changed. Thank you



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First name [required] Scott

Last name [required] Arnall

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Your question is confusing.



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First name [required] Travis

Last name [required] Arnall

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First name [required] Marlin

Last name [required] Arnall

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First name [required] **Judie**
Last name [required] **Horvath Schreiber**

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First name [required] Christopher

Last name [required] Arnall

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First name [required] GARY
Last name [required] BASTERFIELD

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proposed citywide rezoning change

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In favour

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Each individual building project needs a separate assessment. Blanket rezoning without individual project assessment on road, water, gas, electric, parking, garbage etc. will only cause long term problems.



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First name [required] Deanna

Last name [required] Brown

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Proposed citywide rezoning change

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Blanket rezoning does not create affordable or accessible housing. There may be more effective, targeted ways to address housing challenges. Ask for these issues to be addressed outside of blanket rezoning.

While R-CG zoning may increase housing variety, it does not create more choice, because it lacks planning and any kind of predictability.

City planning should involve thoughtful PLANNING—with consideration for infrastructure, traffic, and the community. Don't allow developers and builders to do whatever they want wherever they want.

Calgary's growth vision should be shaped by the City and Calgarians, not driven solely by developer interests.

This does not create the neighbourhood in which I bought a home - we purposely wanted larger lots with no high density buildings



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First name [required]

Dale

Last name [required]

Jones

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No

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Mar 23, 2026



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Proposed Citywide Rezoning Change

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Blanket rezoning for affordable housing makes no sense at all especially in communities where any new build will cost north of one million dollars. Some rezoning may be necessary but a lot more thought as to where to allow it needs to happen.



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First name [required] Wendy

Last name [required] Thompson

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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

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)

Blanket rezoning does not create affordable or accessible housing. There may be more effective, targeted ways to address housing challenges. Please address these issues outside of blanket rezoning.

R-CG zoning may increase housing variety, it does not create more choice, because it lacks planning and any kind of predictability.

City planning should involve thoughtful PLANNING—with consideration for infrastructure, traffic, and the community. Don't allow developers and builders to do whatever they want wherever they want.

I strongly believe that Calgary's growth vision should be shaped by the City and Calgarians, not driven solely by developer interests.

I would like a full repeal of RCG blanket rezoning back to the prior zoning. There are so many issues with having blanket rezoning: too many cars parked on the street, much more traffic leading to increased probability of accidents involving other cars or pedestrians, lack of space to put the trash, blue and green bins out, either in the back alley or the front curb, too many households using the small neighbourhood parks/ green spaces, too many students for the community schools, increased fire hazards due to proximity of the houses, too many houses using the old infrastructure in the neighbourhood, trees and shrubbery cut down to allow for the increased housing density. The last point is detrimental to the environment. The community where I live was not built for higher density housing, use an area that is getting developed so that the higher density housing can be built into the plan. Thank you for listening to me.



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First name [required] **Bruce**

Last name [required] **Gale**

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 **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)

We searched, chose, and paid more to live in our current area, one with single family homes, one that was quiet, one with less traffic, one with schools with availability for our children to walk to. All of this would be compromised with blanket rezoning. Blanket rezoning does not make homes more affordable. In newer areas being built, people buying homes know what they are getting before they move in, often saving money. I would like to see a full repeal of blanket rezoning and see it returned to the prior zoning. The city's proposal has very confusing wording. Others I know have automatically responded with 'in opposition' where they meant that they were in opposition to blanket rezoning and in favour of repealing it.



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First name [required] Pat

Last name [required] Gale

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)

I have already made my comments clear about why I am opposed to Blanket Rezoning and would like to see a full repeal and a return to prior zoning. I am writing again because I find the City's wording confusing and automatically filled in 'In opposition' because I oppose Blanket Rezoning. I'm sure this is a common error. I am in favour of a full repeal of Blanket Rezoning.



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First name [required] Mike

Last name [required] Erlendson

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

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First name [required] Brian
Last name [required] McClelland

How do you wish to attend?

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

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

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

Last name [required] Metcalfe

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)

I am asking Calgary City Council for a full repeal of RCG blanket rezoning back to the prior zoning. I do not support allowing developers and builders to do whatever they want wherever they want in our communities. Developers and builders are motivated by money, not creating affordable or accessible housing.



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First name [required] robert

Last name [required] gillies

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

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First name [required] **Linda**

Last name [required] **Brooks**

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 City Wide Rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I want the rezoning to go back to the way it was before Gondek changed it. Single family residential should not be tampered with



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First name [required] Shahin

Last name [required] Lawless

How do you wish to attend?

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

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

City of Calgary Council Repeal Blanket Rezoning Shahin Lawless.pdf

ATTACHMENT_02_FILENAME

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

Repeal Blanket Rezoning with no amendments.

City of Calgary Council

Ward 13 Councillor and Members of Council

Re: Opposition to Blanket Rezoning – Request for Full Repeal (No Amendments)

I am writing as a Ward 13 resident to express my strong opposition to the blanket rezoning policy and to request a full repeal without amendments.

Blanket rezoning removes the ability for communities to have a meaningful voice in how their neighborhoods are developed and fundamentally changes the character of established areas without proper infrastructure, planning, or community support. This policy shifts too much control away from residents and places it into the hands of developers whose primary interest is maximizing density and profit, not building strong, livable communities.

We have already seen the impact of overdevelopment in our area. The former Shawnee Slopes golf course was replaced with high-density condo developments that do not reflect the character of the surrounding community. These developments are often smaller, higher-priced units that increase density without improving livability. The result has been increased traffic, parking congestion, strain on local infrastructure, and a more transient population rather than long-term community residents who invest in and care for the neighborhood.

Before approving more density across the entire city, Council should be prioritizing infrastructure and services. Calgary's public transit – particularly the train system in the south—is already unreliable and poor in quality compared to what residents should expect from a growing city. Roads, water infrastructure, schools, and transit should be addressed first before adding significant additional density across all communities.

Blanket rezoning is too broad, too fast, and does not properly consider the unique characteristics and infrastructure limitations of individual communities, including Ward 13. Planning should be done thoughtfully, locally, and with real community input—not applied as a one-size-fits-all policy across the entire city.

For these reasons, I am requesting that Council repeal blanket rezoning in full, without amendments, and return to a planning approach that respects communities, infrastructure capacity, and local input.

Sincerely,

Shahin Lawless

Ward 13 Resident



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

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First name [required] David

Last name [required] Lawless

How do you wish to attend?

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

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

City of Calgary Council Repeal Blanket Rezoning David Lawless.pdf

ATTACHMENT_02_FILENAME

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

Repeal blanket rezoning with no amendements

City of Calgary Council

Ward 13 Councillor and Members of Council

Re: Opposition to Blanket Rezoning – Request for Full Repeal (No Amendments)

I am writing as a Ward 13 resident to express my strong opposition to the blanket rezoning policy and to request a full repeal without amendments.

Blanket rezoning removes the ability for communities to have a meaningful voice in how their neighborhoods are developed and fundamentally changes the character of established areas without proper infrastructure, planning, or community support. This policy shifts too much control away from residents and places it into the hands of developers whose primary interest is maximizing density and profit, not building strong, livable communities.

We have already seen the impact of overdevelopment in our area. The former Shawnee Slopes golf course was replaced with high-density condo developments that do not reflect the character of the surrounding community. These developments are often smaller, higher-priced units that increase density without improving livability. The result has been increased traffic, parking congestion, strain on local infrastructure, and a more transient population rather than long-term community residents who invest in and care for the neighborhood.

Before approving more density across the entire city, Council should be prioritizing infrastructure and services. Calgary's public transit – particularly the train system in the south—is already unreliable and poor in quality compared to what residents should expect from a growing city. Roads, water infrastructure, schools, and transit should be addressed first before adding significant additional density across all communities.

Blanket rezoning is too broad, too fast, and does not properly consider the unique characteristics and infrastructure limitations of individual communities, including Ward 13. Planning should be done thoughtfully, locally, and with real community input—not applied as a one-size-fits-all policy across the entire city.

For these reasons, I am requesting that Council repeal blanket rezoning in full, without amendments, and return to a planning approach that respects communities, infrastructure capacity, and local input.

Sincerely,

David Lawless

Ward 13 Resident



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First name [required] Vicki

Last name [required] Babcock

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 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 does not create affordable or accessible house. These issues should be addressed outside of blanket rezoning.
While R-CG zoning may increase housing variety, it does not create more choice as it lacks planning and any kind of predictability.
City planning should involve thoughtful planning with consideration for infrastructure, traffic and the community. Don't allow developers and builders to do whatever they want wherever they want.
Calgary's growth vision should be shaped by the City and Calgarians, not driven solely by developer interests.
As a resident of Lake Bonavista I am requesting a full repeal of RCG blanket rezoning back to the prior zoning.



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First name [required] Jim

Last name [required] Mitchell

How do you wish to attend?

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

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

upholding blanket rezoning

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

In favour

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ATTACHMENT_01_FILENAME

In Support of Blanket Rezoning .pdf

ATTACHMENT_02_FILENAME

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

I have attached my story and my experience in support of blanket rezoning. How it shaped me, and how it has contributed to the success of our Company, Certus Developments Inc., and most importantly how it lifts people up, providing hope and opportunity. Thank you Jim Mitchell, President Certus Developments Inc.

Dear Mayor Farkas, and Members of Council,

Re: Support for City-Initiated District (Blanket) Rezoning

I am writing to ask you not to repeal city wide rezoning and to allow more housing choice in established Calgary communities. My perspective comes from a lifetime in this city: first as a child growing up entirely in rental housing, and later as a builder, landlord, and employer whose work has touched nearly every quadrant of Calgary.

My mother, sister, and I moved to Calgary when I was five to start a new life. We lived where we could afford and where we could get to school: beltline apartments; townhomes in Acadia and Midnapore; and a small single-family rental in Willow Park. Those options existed because past Councils allowed a mix of housing forms and tenures in many neighbourhoods. At sixteen, when my mother left Calgary, I stayed here on my own, renting near Chinook Centre so I could walk to Henry Wise Wood High School. During university, I lived in the apartments north of Britannia Shopping Centre. Only at twenty-one did I buy the first home I had ever lived in that was not a rental, in Cambrian Heights.

That sequence of homes—almost all rentals in different communities and forms—made it possible for me to stay in Calgary, complete my education, and eventually build a business here. A few years later, I founded Certus Developments with my partner, Ron Ghitter. On Friday you heard from one of our team leaders, Alice Lam, who spoke passionately about her own journey, her deep community work, and her support for blanket upzoning. Like me, Alice spent much of her childhood living in rental housing, with hardworking parents who sought out homes that supported her education. Our stories are not unique; they are exactly the kind of stories blanket rezoning can make easier for the next generation.

Over the past 35 years, Certus has developed commercial projects in every corner of this city. My wife, Nam Dang Mitchell, and I have also developed attached townhomes in southwest Calgary along 30 Avenue, across from South

Calgary Park. When we acquired the two single-family homes for that project, there was resistance. We persevered, fought for, and obtained the right to build four attached townhomes. The project sold out within three weeks of completion.

Contrary to the fears expressed at the time, those townhomes did not destroy the character of 30 Avenue. The opposite occurred. The single-family homes adjacent to our project and along the street were quickly bought, renovated, or rebuilt—some as new single-family homes, others as attached dwellings. Today, that stretch of 30 Avenue facing South Calgary Park is arguably one of the most desirable in the city. It is flanked by a diverse mixture of seniors' housing, rental apartments, attached homes, single-family houses, and commercial development along 14 Street SW, including a number of renovated and new buildings completed by Certus.

This is what sensitive, incremental density actually looks like on the ground. It does not produce chaos or decline. It produces renewal, private reinvestment, and a richer mix of residents who all contribute to the life of the neighbourhood.

The business I have been fortunate to build in Calgary is, in many ways, an extension of the opportunities I was given as a child to live near my schools in a variety of rental homes. My own children attended Western Canada High School, walking there from our home in Mount Royal. They did so alongside classmates who came from many communities and many housing types. That mix mattered to me. It showed them—and reminded me—that success, contribution, and belonging are not limited to any one built form or postal code. Our city is stronger when it is more inclusive.

I know you are hearing from some voices who insist that welcoming more neighbours into their communities will destroy what they value. I would ask you to consider that, in many of Calgary's most sought-after areas today, the very character people are trying to preserve was built on diversity of form and tenure—apartments, duplexes, fourplexes, and modest commercial buildings interwoven with detached homes. The best neighbourhoods and the best cities are those that welcome a range of people at different life stages and income

levels. This vibrant mix is what drives ingenuity, creativity, and authentic character.

Blanket rezoning is not about forcing towers onto quiet streets. It is about allowing more of the kinds of homes that already exist across Calgary—secondary suites, rowhouses, small multi-unit buildings—to be built a little more easily and predictably. It is about ensuring that the next five-year-old arriving in Calgary with their family can find a safe, affordable home near school and transit, just as I did.

I urge you to look past the narrow interests of those who would use zoning to keep others out, and to focus instead on the long-term health and fairness of our city. Uphold the existing city-wide rezoning is not radical; it is simply consistent with Calgary’s history as a place that makes room for people who want to work hard and build a life here.

Let us be bold. Let us look toward tomorrow, not backwards to a version of yesterday that never truly existed for many Calgarians. I am urging you to leave in place the existing rezoning policies, and give us the tools to build a more inclusive, resilient, and prosperous Calgary.

Thank you for your time and consideration.

Sincerely,



Jim Mitchell
President
Certus Developments Inc.



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First name [required] Sara

Last name [required] Craven

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)



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First name [required] James

Last name [required] Cummings

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to object again to the city's blanket rezoning bylaw which was rammed through by the prior council in the face of widespread criticism of it by Calgarians and under disingenuous circumstances in regards to the federal commitment of "free money" to the city if they did so. I also note that more than half of the newly elected council campaigned on the basis of repealing the bylaw, so I'm not sure why I'm having to do this again - this ought to be a done deal supported buy the most democratic of processes.

The policy underscoring that change, and the manner under which it was foist onto the city's taxpayers, was without, and remains without, credibility. In short, blanket zoning is demonstrably failed experiment based on a flawed ideology that accomplishes none of its stated goals, namely, an increase in affordable housing, a reduction of infrastructure costs, and an enhancement of community. The simple economics of land valuations, construction costs, and market dynamics increase housing costs by replacing relatively affordable, fully depreciated housing with expensive housing half the size. The inventory of those houses is decreased. Along the way, established communities are torn apart by conflict and impacted property values negatively effected. Safety and comfort is also compromised. There are 18 000 doors under construction in Calgary and immigration has slowed. There is plenty of vacant land in and around the city on which new homes could be built. Importantly, municipal regulatory costs remain a material component of new construction. Perhaps city hall bureaucrats should recognize themselves as part of the problem, not the solution.



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First name [required] **Kathy**

Last name [required] **Demorest**

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

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

I am emphatically in favour of REPEALING the Citywide Zoning. The previous Mayor indicated the intent for Citywide Rezoning is to increase affordable living in Calgary. It is very clear that is not what is happening by enforcing the new RC-G into all communities. In my community of Lake Bonavista, even new builds would not be considered affordable living for many. I believe the city can densify and offer many new living spaces within a fair and affordable process. I support smart strategic densification in our City that should be planned once the Citywide Rezoning is REPEALED.



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First name [required] David
Last name [required] Cameron

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The shotgun approach to rezoning does not provide the thoughtful consideration required by the planning process. It simply provides the opportunity for builders and developers to proceed on an ad hoc basis (lot by lot) without planning and predictability each community requires. It leaves individual homeowners to fight back at their own cost.



Collection Notice:

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

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First name [required] Lynn

Last name [required] Lynn

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)

The Blanket Citywide Rezoning that was passed in 2024 was a total abandonment of all pretenses of planning principles and practices. It offered no respect or regard whatsoever for the character, history and variety of existing Calgary communities. It offered no protection whatsoever to existing mature tree canopy coverage which is already recognized by the City to be too low and in need of increase in view of the current and increasing effects of climate change. If left in place, the blanket rezoning policy would leave our communities pretty much at the mercy of developers and builders who will of course operate purely from commercial motives. Why bother to have a planning department at all? Why worry about traffic, trees, sightlines, affordable housing, water run off and drainage, liveability, etc etc etc. Please repeal blanket rezoning. We can increase city density in appropriate ways, in each community across the city, but it must be done thoughtfully, considerately and not in a scatter gun, anything goes, anywhere, all at once approach. And if we are truly concerned about affordability, lets make sure we build some truly affordable housing and don't leave everything up to market forces.



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First name [required] Erin

Last name [required] Peet

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)



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First name [required] Sloan

Last name [required] Marcil

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



Public Submission

CC 968 (R2026-03)

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 blanket rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Mayor and Council, I am in favour of a full and complete repeal of the blanket rezoning bylaw and returning the zoning designations and related rules and polices to what they were prior to the public hearing in April/May 2024 regarding blanket rezoning.



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First name [required] Aiden

Last name [required] Aiden

How do you wish to attend?

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

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

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



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

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First name [required] Laurie

Last name [required] Kidd

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 30, 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 am in favour of appealing the blanket resonance fir Mount Royal

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)

A community like Mount Royal needs to protect its heritage. This is done in Vancouver and Toronto so not sure why Calgary can not honour its older neighbourhood? There are several other neighborhoods that lend themselves to subdivide more easily and appropriately for our growing population. If TO and Vancouver have done this than so can we!



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First name [required] David

Last name [required] van Eerde

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 opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a resident of Calgary and I am writing to urge you to save Calgary's Housing Strategy.

Calgary is growing, and we need housing policy that reflects that reality. Cutting zoning red tape is a practical, proven way to increase housing supply through gentle density such as duplexes, townhomes, and secondary suites that fit naturally into existing communities.

I want to live in a city where young people can afford to move out, where families can put down roots, and where future generations see opportunity rather than barriers. Increasing our housing supply helps make that possible by allowing more housing choices near jobs, schools, and transit.

Gentle density is one of the most efficient ways to grow our tax base by making better use of existing infrastructure. Financially responsible growth is critically important given the state of our water system and roads.

I urge you to protect Calgary's Housing Strategy and reject efforts to impose restrictive, economically stifling zoning across the city. This policy supports opportunity, affordability, fiscal responsibility, and a sustainable future for our city.

Sincerely,

David



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First name [required] Robert

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)

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 fully support the repeal of the citywide rezoning bylaw put in place by the previous Council. I do not support the currently Proposed R-CG zoning amendment. I believe the initial blanket rezoning change was a knee-jerk reaction to a federal government initiative -- Let's not make the same mistake. Nothing has more influence on a neighbourhood's character than zoning so any changes should only be made after thoughtful analysis and extensive consultation with the public. Thank You



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

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

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

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

People choose their neighborhoods for a variety of reasons including location, amenities, prices, and character. People who bought in areas with R1 Zoning had the expectation that the character of their neighborhood would continue to be single family homes. In my neighborhood, Glendale, we know our neighbors. We are a community. Under the new zoning regulations houses have been torn down and replaced with multifamily houses. Multifamily housing is appropriate on the peripheral streets, as was proposed by our community association. The community association's proposal would have reached the proposed density levels without changing the overall character of the community. Over time, blanket rezoning would destroy the character of individual communities. I strongly support returning communities to their original zoning. After a review process zoning on busy peripheral streets could be reconsidered.



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First name [required]	Diana
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)	not applicable
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026"	Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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)

Blanket rezoning does not create affordable or accessible housing. For example, knocking down a single family home to build a row of 4 townhouses that sell for \$700k each will not move the needle for accessible or potentially even affordable housing. A family struggling to find a place to rent is not likely to afford a mortgage or even have the downpayment required to obtain a mortgage. There are more effective, targeted ways to address housing challenges. Having lived in big cities such as Toronto and Hong Kong, the solution is to build up. Clusters of large apartment buildings that are build for rentals is a viable and real solution. I recognize that these built-for-rent buildings require a significant amount of upfront capital costs and profits are not realized until many years (maybe even up to 30 years) later. But rental apartments are affordable. The city needs housing now. It will take years, if not decades, for enough tear downs replaced by infills to create enough housing to bridge the this housing gap.

Further, many constituents in this city purchased their house based on the asthetic of their community at the time of purchase. Allowing blanket rezoning could change the entire asthetic of their community, creating a bait and switch scenario where people purchased one thing, but ended up with something entirely different.

Calgarians feel that the blanket rezoning decision was unilaterally made and did not have a say. The vast majority of Calgarians do not want blanket rezoning. This needs to be repealed.



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

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First name [required] Santo

Last name [required] Giardina

How do you wish to attend?

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

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

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



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] **Bruce**

Last name [required] **Lowden**

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 **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

ATTACHMENT_02_FILENAME

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

I do not believe that blanket rezoning will help with affordability concerns. But there is a real risk that it will erode the quality of life in neighbourhoods with a lot of single family (R1) dwellings. Council should take a look at what options can be used to provide more housing without just encouraging developers to build expensive duplexes or fourplexes in higher cost neighbourhoods.



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First name [required] Janet

Last name [required] Durksen

How do you wish to attend?

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

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

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing blanket rezoning and changing back to the previous zoning immediately. Please respect the vast majority of Calgarians who voted to repeal.

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



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First name [required] Rochelle

Last name [required] Nickerson

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

written submission for repeal of blanket rezoning.docx

ATTACHMENT_02_FILENAME

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

Dear Mayor and Members of Calgary City Council,

I am strongly in favor of repealing blanket rezoning. I would like the city to effect a full repeal of the blanket rezoning bylaw; reset the zoning designations to what they were prior to the blanket rezoning bylaw; and re-engage with Calgarians on what planning should look like through local area plans.

I am disappointed that this policy was passed in May of 2024 after the majority of Calgarians clearly voiced strong opposition. Now more time and expense is being devoted to discussing whether or not to repeal this unpopular decision. One of the key factors in deciding my vote during the last municipal election was the repeal of blanket rezoning.

To date, blanket rezoning has not clearly demonstrated that it meaningfully improves housing affordability. It appears to only provide higher profits for the developers who are now getting 8-10 sales on a lot where they used to get 1-2. People are being forced to pay more money per square foot and consequently live in smaller dwellings. Not nearly enough focus has been placed on infrastructure required to convert established single dwelling neighborhoods to higher density communities.

Calgary needs housing solutions that are thoughtful, sustainable, and aligned with long-term local community planning goals. A one-size fits all approach is never a good solution.

Sincerely,

Rochelle N



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First name [required] Jordan

Last name [required] Fowler

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)

This blanket rezoning was an overreach from the start. Many Calgarians made it clear they did not support it, and the results so far have not delivered the "affordable housing" outcomes that were promised or assumed would happen which, frankly, is not surprising. To anyone.

City Council's role is to serve the public, and it's important that this remains the priority. I appreciate the effort to revisit this decision and listen more closely to residents.

From a personal standpoint on this issue, I worked hard to purchase a detached home in a single-family community for a reason. Decisions like this fundamentally change the character of those communities as well our property values significantly... Introducing increased density, ongoing construction, and added strain on infrastructure, without meaningful consultation or demonstrated benefit was highly unacceptable. I hope I never see any council pull this again.

I strongly support repealing this blanket rezoning. Moving forward, I would urge Council to focus on transparent, targeted solutions that reflect the needs and input of the people who live here, rather than broad policy changes that clearly benefit developers more than residents.

When you have significant public turnout and widespread concern, that should be taken as a clear signal to pause, reassess, and engage more meaningfully before proceeding.

Side note, please sell Nenshis embarrassing blue ring and fix a few pot holes or donate the funds to a local charity. We don't want that reminder of him. Especially when those funds should've been allocated correctly to reduce water main issues we knew were there



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First name [required] Jennifer

Last name [required] Palichuk

How do you wish to attend?

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

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

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



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

[required] - max 75 characters

Proposed city wide rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I do not support blanket rezoning. In my neighbourhood this is not providing affordable housing nor is it addressing our current infrastructure deficits(water/sewage issues) and current parking issues.



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First name [required] Klara

Last name [required] Urban

How do you wish to attend?

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

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

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

public_submission.pdf

ATTACHMENT_02_FILENAME

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

Attached please find a letter to support the repeal of blanket zoning and the revision of Riley LAP. In summary, we are asking for the following changes in addition to the repeal of blanket zoning:

1. The Approval Flip-Flop: It is fundamentally unfair for a developer to bypass a formal denial by simply resubmitting the same plan under a different category 48 hours later without addressing majority of the impacts on neighbours.
2. New and renovated homes within mature neighbourhoods: Multiplexes and row-houses, even when permitted, should be considered in context of neighbouring properties. While old homes could be re-developed, new houses will be around for next 70 years and cannot become hostages to random densification.
3. The Erosion of Character: We chose our neighbourhood for a reason. Blanket rezoning and the flawed Riley LAP are dismantling the very charm and character that make established communities vibrant and stable.
4. The Lack of "Contextual" Rules within R-CG: Currently, there are virtually no "contextual rules" in the R-CG bylaws that protect existing residents from losing property value, privacy, and sunlight to oversized, poorly planned developments.
5. Repeal the blanket zoning and Riley LAP effective immediately: Ensure "Proposed Citywide Zoning Change Map" does not get updated beyond December 2025 to prevent developers from making last minute submissions and "milking" current lack of rules.

Klara and Radovan Urban
1508 20A St NW
Calgary, AB T2N 2L5

March 29, 2026

The Council of the The City of Calgary

Dear Members of Calgary City Council,

RE: The Repeal of Blanket Zoning and the Riley LAP

We are residents of Calgary and writing to you in the hope that you will **vote to repeal blanket zoning and Riley Local Area Plan (Riley LAP)** for our community. While we understand the need for increased density in the City of Calgary, we believe blanket zoning and the Riley LAP have had profound and irreversible negative effects on our community and its residents.

We are writing to you today as a family who has moved to Calgary with a simple dream: to build a life in a neighbourhood defined by its history, its trees, and its sense of community. When we bought our brand new bungalow in Hounsfield Heights - Briar Hill, we didn't just buy a structure; we invested our life savings and our future into the "forever home" we had always imagined.

That dream has become a waking nightmare.

Shortly after we settled in, the 2024 blanket rezoning changed the rules. We have spent the last 19 months fighting the development of multiplex directly north of our newly built home and as of today, a row-house directly south of our home. We have spent the last 19 excruciating months in a state of constant, grinding anxiety. Instead of enjoying our new house, we have spent thousands of dollars on legal fees and hundreds of hours poring over technical bylaws, all to protect the basic right to sunlight and privacy in our own living room. The emotional and financial toll has been paralyzing. It has been exhausting to fight a developer not to build a massive cantilever directly over our lives.

What has been most soul-crushing is the realization that the current system is designed to reward those who exploit loopholes rather than those who follow the rules. We "won" our appeal at the Subdivision and Development Appeal Board (SDAB) because the developer's plan had severe flaws and relaxations. Yet, the developer simply refiled the virtually identical plan two days later under "Contextual" designation. This was approved without addressing many concerns listed in the original SDAB decision. The "C" in R-CG stands for "Contextual", but in practice, there are virtually no contextual rules left to protect homeowners. This isn't "smart growth" – it is a war of attrition that punishes residents for caring about their homes and community.

As you listen to Calgarians and prepare to vote, we ask you to look past the spreadsheets and the federal funding debates and see the families like ours who are being crushed by this broken process and greedy developers. We specifically ask that you consider these critical realities:

1. **The Approval Flip-Flop:** It is fundamentally unfair for a developer to bypass a formal denial by simply resubmitting the same plan under a different category 48 hours later without addressing majority of the impacts on neighbours.
2. **New and renovated homes within mature neighbourhoods:** Multiplexes and row-houses, even when permitted, should be considered in context of neighbouring properties. While old homes could be re-developed, new houses, like ours, will be around for next 70 years and cannot become hostages to random densification.
3. **The Erosion of Character:** We chose this neighbourhood for a reason. Blanket rezoning and the flawed Riley LAP are dismantling the very charm and character that make established communities vibrant and stable.
4. **The Lack of “Contextual” Rules within R-CG:** Currently, there are virtually no “contextual rules” in the R-CG bylaws that protect existing residents from losing property value, privacy, and sunlight to oversized, poorly planned developments.
5. **Repeal the blanket zoning and Riley LAP effective immediately:** Ensure “Proposed Citywide Zoning Change Map” does not get updated beyond December 2025 to prevent developers from making last minute submissions and “milking” current lack of rules.

We are not against density, but we are against a process that erodes the powers of current residents to enrich developers. We have a mountain of evidence, legal findings, and personal experience that we are willing to share with your office if you wish to see the “on-the-ground” reality of these policy failures.

We implore you to **vote to repeal blanket zoning and reassess the Riley LAP**. More importantly, **implement the changes immediately**, rather than in August, to protect our city and historic neighbourhoods. If you wish to further discuss our concerns, please contact us.

Thank you for considering this request.

Sincerely,

[Redacted Signature]

Klara and Radovan Urban
1508 20A St NW
Calgary, AB T2N 2L5

[Redacted Contact Information]



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First name [required] Eileen

Last name [required] Deans

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)

I am providing an addendum to the presentation I gave Monday March 23, 2026. There are 3 files. Thx

Addendum / Clarification for March 23, 2026 presentation and submission to Calgary City Council by Eileen Deans

Having heard the presentations of the week, listening to questions directed to one other presenter concerned with issues of **accessible housing**, I should have been clearer in my previously submitted materials and answering Councillor Chabot's question.

I have also attached a 2-page summary of programmes which can be accessed to make various modifications to residences through applications. Almost all of them involve granting or loaning public monies.

If a home successfully modified with these public funds is sold and demolished, the public investment in accessibility is lost. Most developers presently would not replace those invested modifications.

In future ...

- a register of residences searchable by nature of modifications should be maintained
- Council should consider instituting parcel registration at time of permitting or inspection to list modifications paid by public funds, TOGETHER with the requirement that future redevelopment replace equivalent modifications in a new build. Hopefully, this should slow the erosion of available accessible accommodation as older modified homes are replaced. It should result in a gradual gentle correction towards more accessible units available for purchase or rent.

The SHARP provincial programme already secures the loan against the title, to be repaid when the home is sold. Some developers may balk, but costs to replace modifications are small from a developer's budget, while very onerous for individuals who need that type of housing.

The retention of such modifications even for home owners or renters who do not specifically require them also improve the "visitability" of the property for relatives and others who can then safely socialize.

Such changes I feel would stretch public funds available for modifications and show leadership of this Council in increasing accessibility.

Attachments: Summary of funding options for accessibility modifications (2 pages)
Duplicate final page of original March 23 presentation to Council for reference

There are programmes primarily funded by the Alberta provincial government and federal initiatives, rather than directly by the city itself, for grants and loans to make homes accessible.

Here are the main programs available in Calgary for home ramps and accessibility retrofits:

1. Residential Access Modification Programme (RAMP)

This is a provincial grant programme for low-income Albertans with mobility challenges who use wheelchairs or walkers (for seniors 65+).

- Funding: Up to \$12,000 per person in a benefit year (April 1 – March 31), with a maximum of \$24,000 over 10 years.
- Eligible Projects: Ramps, stair lifts, widening doorways, and bathroom modifications (e.g., tub- to-shower conversion).
- Eligibility: Must be an Alberta resident, Canadian citizen/permanent resident, and meet income thresholds.

2. Seniors Home Adaptation and Repair Programme (SHARP)

This provincial programme provides low-interest home equity loans to seniors to fund home adaptations.

- Funding: Loans up to \$40,000.
- Eligibility: Alberta homeowners aged 65 or older with a total annual household income of \$75,000 or less.
- Repayment: The loan is secured against the home and is generally repaid when the home is sold.

3. Accessible Housing (Calgary-Based Non-Profit)

Accessible Housing operates in Calgary, offering services to help with home modifications, including the RAD (Residential Adaptations for Disabilities) Renovations programme, which manages renovations to meet accessibility standards.

- RAD Renovations can assist with organizing and reviewing applications for funding programmes like RAMP.

4. Federal Home Accessibility Tax Credit (HATC)

This is a non-refundable tax credit for eligible seniors and persons with disabilities to assist with renovation costs.

- Funding: Up to \$20,000 in qualifying expenses, providing a tax credit of up to \$3,000 per year.
- Eligible Expenses: Permanent modifications such as grab bars, ramps, and shower grab bars.

5. Other Potential Resources

- Easter Seals Alberta: Provides specialized equipment and sometimes assists with home automation or minor accessibility upgrades.
- 211 Alberta: Residents can dial 2-1-1 to find additional, locally available resources.

It is recommended to check the Government of Alberta RAMP webpage or contact Accessible Housing Calgary to initiate the process.

This information was obtained from a recent Google AI search.

What is missing from both blanket rezoning and the reversal ...

Preservation/city acquisition of single floor and mobility modified dwellings in each district to address critical shortage.

- **AISH recipients are having their benefits clawed back by the province. Result: many more unable to keep pace with rents and an abrupt increase in already large numbers unsafely housed or unhoused with medical issues**
- **current market infills are almost exclusively “Mountain Goat” homes totally unsuitable for families faced with mobility issues because developers cannot charge as much for single storey homes**





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First name [required] Brittany

Last name [required] Churchill

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 reasoning / repeal

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

In favour

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ATTACHMENT_01_FILENAME

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Repeal city wide rezoning



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First name [required] Walter

Last name [required] Steinke

How do you wish to attend?

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

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 believe that unrestricted city wide rezoning will undermine the community in many established communities. My suggestion is that rezoning be restricted to older communities that could benefit from the rebuilding to bring new life to those neighborhoods. There are many such communities where the houses were originally built in the 30's and to 50's that are at the end of their serviceable life. This is where rezoning would best benefit Calgary to provide housing and keep the city modern and updated. There is no need to to extend the rezoning to communities that are well maintained and vibrant just for the sake of letting developers make money.



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First name [required] Katrina

Last name [required] Murphy

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 favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing blanket rezoning. Development should be thoughtful and involve vetting and input from community stakeholders. Densification is marketed as a virtuous choice, to provide 'access' to individuals of all income levels to central communities, but the reality is that the only virtue is the lining of developers' pockets from creating expensive shoehorned-in multi complexes on the site of previously affordable housing. Unchecked rapid development and senseless densification do not help our communities to thoughtfully thrive and prosper. This is not a creative solution to a pressed housing market and it is not necessary. Thank you for your consideration.



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First name [required] Sarah

Last name [required] Heagy

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 30, 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

Mount Royal in favour of keeping blanket rezoning

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

In favour

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First name [required] Mel

Last name [required] Miller

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 favour

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ATTACHMENT_01_FILENAME

City rezoning repeal meeting Mar 30 2026.docx

ATTACHMENT_02_FILENAME

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

Blanket rezoning does not create affordable or accessible housing. Calgary's growth vision should be shaped by the City and Calgarians, not driven solely by developer interests.

While R-CG zoning may increase housing variety, it does not create more choice, because it lacks planning and any kind of predictability. City planning should involve thoughtful PLANNING—with consideration for infrastructure, traffic, and the community. Don't allow developers and builders to do whatever they want wherever they want. Developers make the money and then leave the mess behind for the communities to solve. Please repeal this blanket rezoning.

I want to re-affirm that you, the city council of Calgary, are elected by us, the citizens of Calgary and remind you that you are public servants. No more, no less. Please remember this every day when you are making decisions that affect our lives, you are here to serve us, not dictate to us.

I am very much against this blanket rezoning because the negative impacts will most definitely outweigh any minor positive impacts that may result, if any. Any time governments try to manipulate the market, it invariably fails, and no consequences to those in government that made the changes. I hope this bylaw as it exists will be voted down.

If the city wants more affordable housing, then you should walk the talk. The city needs to look internally for ways to cut costs for builders, which will improve home builders' desire to build more units. Every layer of government involvement adds costs and complexities to builders, these need to be streamlined before you implement or change other policies. Cut the GST and carbon tax for new home construction, this will drastically increase affordability. Time to put some pressure on the Fed's rather than being in bed with them to try to receive money that we gave them in the first place.

If you do not repeal blanket rezoning, the home builders will be smiling all the way to the bank. In fact, you are mainly catering to their desire to make money. You will create a limitless supply of future opportunities for them to capitalize and profit all the while pushing out family home buyers. Prior to this strategy, a home buyer was competing against other home buyers, and flippers (more on that shortly). Now these home builders will also be competing against home buyers as well, who have deeper pockets, and with the opportunity to put up to 9 row homes on a lot, see massive profit (they can pay more than the single home buyer) and opportunity that will make it considerably harder for the home buyer to purchase a property. More competition will only drive up the price for them, making it less affordable. These home builders are motivated by profit and profit alone, no regard to existing communities and what makes each and everyone special and unique. They will swoop in, buy, demolish, infill, sell and leave with their bags of cash. The infrastructure that was put in place by the city, will not be sufficient to handle this increase in density. Remember we are all going to electric cars in only a few more years, our power grid can't handle this, and you will be compounding the problem with many more people living in our existing communities and drawing power from lines that will most certainly cause rotating power outages. Of course, lack of parking will only make the streets less safe for everyone as these vehicles cram in to any potential spot they can find. Sounds to me like you are really pushing the hidden agenda of 15 minute cities! Too much density increases crime, and creates many other problems that our communities weren't designed for.

Flippers are a big problem, that seems to be ignored in this affordability process. Every week we get 1 – 2 flyers from flippers willing to pay cash to buy our home. These people are competing against the individual home buyer for the same properties, even trying to get them before they are listed. They take a \$600,000 home, that might be affordable to a home buyer, remodel as they see best to make the most money, then put the property up for sale for significantly more money, which includes their profit as well. The individual

home buyer who was interested and could afford this property, is now priced out of the market when the property sells for 30-50% more. Yes it has been remodelled, but because of that, you have removed this supply from the lower priced buyers.

Your initial propaganda flyer stating 84,600 home buyers can't afford their living arrangements is a number that needs to be supported fully and transparently. You can't just throw this number out without providing the back up data. This information came from 2020. What have you been doing since 2020, apparently nothing as now you are in panic mode and open to bribes from the Fed's. For the 84,600 people, there are many for sure, that will in no way be able to purchase a new home in any community with your proposed bylaw changes. How many of them will be able to afford a new home as a result of your proposed changes, and how many will actually choose to do so? You are only trying to encourage more home construction with your changes, while you have no concrete proof that prices will drop to levels that these people (new buyers) need. There is no proof that these people want the headache of owning their own home. Many have chosen a path to utilize their resources in other ways rather than planning for home ownership.

The winners here seem to be the home builders and the Fed's, while we the existing home owners and communities we cherish the losers. This can only be looked upon as the Fed's bribing us with our own tax dollars and stipulating how we must spend our money. This is ridiculous and this nonsense should be stopped immediately. In fact you are overstepping your boundaries by dealing with the Fed's without first going through the provincial channels.

A much better solution is to put this plan out to each individual home owner association and let them have their community members vote on a rezoning plan for their community. They are the living residents in the communities, they know it the best and have skin in the game for their homes and community. They should be making this decision that affects them, not the city mayor and councillors.

As public servants, please listen to the base that built this great city and stop this blanket rezoning. We the people from existing communities want you to vote this down.



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

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First name [required] Eric

Last name [required] Baethke

How do you wish to attend?

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

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

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



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I want blanket rezoning repealed as it does not accomplish its objective and destroys family communities. It does not create affordable or accessible housing, the infills being built are expensive luxury homes. It puts an unacceptable load on local infrastructure and there is no plan for organized development. Rezoning degrades the value of existing properties previously purchased specifically for the type of original community they exist in.



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First name [required] Cheryl

Last name [required] Heilman

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

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I want the rezoning to be changed such that multifamily projects are not placed in communities that do not have the infrastructure in place to support them. (As a person previously in land development, new communities are not built without the deep utilities being in place to support multifamily structures). Additionally, this form is very confusing...it is not clear what is "for" and what is "against". Hence I am submitting my vote again as I do not know that my vote and comments matched. I am against blanket rezoning and want the city to repeal that approval.



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First name [required] Murray

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 3, 2026

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

[required] - max 75 characters

Proposed city wide rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would just like to say that I am in opposition of the rezoning changes that were made. They were pushed through with little thought or concern toward established neighborhoods and make little to no sense. They will drive down property values and have negative impact on parking and traffic congestion. Thank you for the opportunity to voice my concerns.



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First name [required] Kelly

Last name [required] Tomyn

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 - Repeal of Blanket Rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please repeal the previous councils decision to institute R-CG residential zoning throughout the city. This would be fair, because R-CG development would still be allowed if the repeal is supported, but homeowners would have to first obtain a rezoning approval, which typically involves a public hearing of council. Bungalows come down and duplexes are erected, with each duplex having a selling price that exceeded the bungalow's price. Sounds like this policy enables developers to maximize profits while the character of a community is irreversibly changed and the "housing affordability" objective falls by the wayside. A better approach is for developers to utilize local area plans, consult and gain the support of the neighbourhood and build in a way that makes sense...where infrastructure and a community supports it.

The previous council did not strike the right balance in terms of building the needed housing and not intruding on the democratic will of Calgarians. Please correct what the majority of Calgarians have very clearly said is not working and not wanted. Calgary has led the country in housing starts for the past three years and granted occupancy to nearly 28,000 homes in 2025, which is a record for the city. Only approximately 10% of those homes were enabled by blanket rezoning.



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First name [required] Mark
Last name [required] Hayden
How do you wish to attend? Remotely

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

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

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Feedback from residents to the NHCA has mostly, but not universally, been in opposition to blanket rezoning on principle, however to date the rezoning has had no direct impact on our communities due to the age and nature of existing development in the area. That said, residents here can sympathize with those in established communities who have seen the impacts of development activity that seems to occur with little concern for community needs; this has been our lived experience for decades now.

Despite opposition to blanket rezoning, there is also a common concern that the previous zoning regime under Bylaw 1P2007 has consistently failed north-central Calgary. The time and expense associated with the bureaucracy required for inner-city development has encourage developers to build larger, denser developments at the edges of the city. These developments have not come with the promised amenities and public services, especially transit and roads, between these new dense developments and the downtown core, are severely strained.

As such, the NHCA does not advocate for a full repeal without binding commitments to eventually amend or replace Bylaw 1P2007 with a more directed, thoughtful approach with proper, two-way community engagement. "Bulk rezoning" would be more appropriately be applied by way of amended Area Structure Plans and Local Area Plans than a default one-size-fits-all solution devised without sufficient public input.



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First name [required] Krista

Last name [required] Miki

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

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

I am in favor of repealing the citywide rezoning to rc-g. Previous council clearly did not listen that the majority of Calgarians were against and treated us like children who didn't know what was best for us.

The current RC-G was passed with ridiculous allowances for builders and limited consideration for practicality. The majority of Calgarians drive and require parking spaces. There is no guideline protecting established trees when building. I have witnessed gorgeous trees being removed to facilitate access to the parcel even when said tree would not interfere with the building itself. How is reducing our green canopy supposed to help with council's "climate emergency"? Higher density housing should be built in new communities so that the new infrastructure can be built to accomodate it. Established communities that have seen an increase in multiple units being built have needed water lines repaired as the old infrastrucutre can no longer meet the increased need. I have also heard from people complaining that they cannot afford a place to live. I worked a full time job and 3 part time jobs to pay off my student loans quickly and start saving for a down payment. 6 years ago, my boyfriend and I moved out of our Marda Loop condo and bought a detached house in Lake Bonavista. We wanted a property with privacy as we were tired of feeling like we were in a fishbowl while on the balcony in the condo. I also wanted a yard I could garden in. While my boyfriend wanted something renovated, we realized it would be beyond our price range, so we purchased a place that was liveable but needs renovations. Too many people believe they are entitled to getting everything they want without putting in the work. No, i dont believe you are entitled to housing while working part time as an artist. Thats an unrealistic expectation. It is possible to save for a down payment but it takes smart spending, strict saving, and hard work. I have also not seen rc-g lower housing prices. Developers are not building cost-effective units. They want to sell the units for as much as possible. As is, the current RC-G rules are broken and do not solve and of the issues they purport to.



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First name [required] Shawn

Last name [required] Johnsen

How do you wish to attend?

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

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

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I just want to say that I totally opposed the blanket rezoning as pushed through by Jyoti Gondek and our last council, who did not listen at all to what the public wanted. As such, I am fully in favour of repealing the blanket rezoning and also reverting the Westbrook Local Area Plan, which was also pushed through by our last council against our wishes.

The blanket rezoning was so impactful on me that I was forced to move from our house in Wildwood, (which we loved so much!) and say goodbye to our friends and neighbours there, as the two houses next door were designated as H-GO lots and would have totally destroyed our quiet street, blocked out any sunlight and privacy from our yard and made parking impossible. Although we made the decision to move into a neighbourhood in the far south in order to escape this, we have been saddened by our lengthy commutes and miss our previous home. I hope that this council will see all the destruction that has been wrought in these beautiful older neighbourhoods and put an end to this horrific 'densification,' that makes them unlovable, ugly and catering to the whims of developers alone, against the wishes of those who have to live next door to these monstrosities.

Of course, I could go on about the impacts to traffic, crime, safety, waterlines and such, but these are all well known and I'm sure others will elaborate on them.

I just want to let you know that I favour a complete repeal of the blanket rezoning and not just a 'reworking.' Hopefully this council will listen to the people this time. That's what you were elected for! Please, do the right thing and try and restore some sanity to our city and neighbourhoods, although it's already too late for many of us, thanks to our previous council and their arrogant, elitist plans.



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First name [required] REJITHLAL

Last name [required] SAROJINIAMMA

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 30, 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)

Good day all with respect,
I oppose the RE-ZONING. I would like to see the low density housing in our communities. The past amendments made things very worse in our communities. some of the issues i noticed are over crowding, noisy neighbors, fire hazards, no play area for kids in the back yard, busy traffic, pollution etc etc. Whoever changed this in the past is very very bad idea. Thank you
Rejithlal



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

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First name [required] Sharon

Last name [required] Grant

How do you wish to attend?

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

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

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



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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 RCG blanket rezoning back to the prior zoning. City planning should involve thoughtful planning with consideration for infrastructure, traffic, and the community. Don't allow developers and builders to do whatever they want wherever they want. Calgarys growth vision should be shaped by the City and Calgaryans, not driven solely by developer interest. Blanket rezoning does not create affordable or accessible housing. These issues need to be addressed outside of blanket rezoning.



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First name [required] Ehren

Last name [required] Rebmann

How do you wish to attend? Remotely

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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 repealing entire blanket Rezoning bylaw
No amendments will make this bylaw work
Reset zoning to what it was prior to this Rezoning bylaw
Transparent communication with community members. What planning should look like in communities should come from the communities.
Builders need to inform communities of their plans so community members can give their input.
Behind all this densification is global desire to have lots of people in a small area where there can be control and surveillance.
People do not want that. Digital currency will give control to indicate where and when you can spend your own money.
Climate change has been promoted by the government funded media which no longer fact checked like they once did. They did not try to be accurate. They push the government desired narrative and try to scare people psychologically.
Easy to be brain washed when you hear the lies repeated. The predictions have not come true over and over. No coastal cities are under water. The ozone layer is not completely gone. The number of glaciers is the same. We did not have another ice age in 1980 as predicted. The computer models run way too hot. They do not agree with what we observe. They are nonsense. They push fear onto people with their false claims. Bad actors are trying to control the population. The UN the WHO the WEF push this onto governments. We are paying for these climate initiatives and they should not be happening. Get rid of these departments for climate initiatives. Get rid of departments for DEI too. Save the city and taxpayers money



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First name [required]	Evan
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)	No language or translator 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"	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

Request for Full Repeal of Blanket Upzoning and Restoration of Community-Based Planning March 19 2026 Evan Blakely.pdf

ATTACHMENT_02_FILENAME

Request for Full Repeal of Blanket Upzoning and Restoration of Community-Based Planning March 19 2026 Evan Blakely.docx

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

To: Mayor Jeromy Farkas and Members of Council

Cc: Councilor Rob Ward

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

Date: March 19, 2026

Dear Mayor Farkas and Members of Council,

My name is Evan Blakely, and I reside in Lakeview in Ward 11, represented by Councilor Rob Ward.

I am writing to request that Council fully repeal the Blanket Upzoning (BUZ) bylaw, reinstate the prior Land Use Bylaw framework, and reinstate a structured planning process grounded in Local Area Plans (LAPs) and corridor-based densification.

Restoring Public Trust and Planning Integrity

Blanket upzoning introduced a citywide default that materially altered neighborhood zoning without sufficient community alignment. Public input during the 2024 hearings demonstrated clear opposition, and subsequent electoral outcomes reinforced that Calgarians expect a reset. Continuing to advance a framework that lacks broad public support undermines confidence in Council's decision-making and the integrity of Calgary's planning process.

Mismatch Between Policy and Infrastructure Reality

A core issue with blanket upzoning is sequencing. Growth is being enabled ahead of infrastructure, transportation capacity, schools, and community services. This creates reactive rather than planned development, where municipalities are forced to catch up after the fact. A disciplined planning model should align density with infrastructure readiness—not assume it will follow.

Disproportionate Impact and Market Concentration

In practice, blanket upzoning does not distribute growth evenly. Development predictably concentrates in select inner-city neighbourhoods where economics are most attractive, resulting in localized over-intensification. Communities such as Marda Loop and Killarney illustrate how this dynamic can strain infrastructure, accelerate redevelopment cycles, and materially alter neighbourhood character.

Lakeview is now exposed to the same risk profile—without a locally informed plan to guide where, how, and at what pace change should occur.

Why Amendment Is Insufficient

There will be calls to refine or adjust the bylaw. However, incremental amendments do not resolve the fundamental issue: blanket upzoning removes the requirement for context-driven planning and replaces it with a uniform, citywide entitlement. The issue is structural, not technical.

Maintaining the bylaw in any modified form continues to bypass:

- Community-specific infrastructure considerations
- Local engagement and transparency
- Appropriate sequencing of growth

A Better Path Forward

Repeal is not about limiting growth – it is about enabling the right growth, in the right places, at the right time. A return to LAPs and corridor planning would:

- Align density with infrastructure capacity
- Provide clarity and predictability for residents and developers
- Ensure meaningful community engagement
- Distribute growth more equitably across the city

This approach restores discipline, transparency, and long-term sustainability to Calgary's planning framework.

I respectfully request that Council proceed with a full repeal of the Blanket Upzoning bylaw and re-establish a planning process that reflects local context, infrastructure readiness, and community input.

Thank you for your time and consideration.

Sincerely,

Evan Blakely



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First name [required] Doug
Last name [required] Roberts
How do you wish to attend? Remotely

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

SubmissionToCouncil20260316 Part1Final.pdf

ATTACHMENT_02_FILENAME

SubmissionToCouncil20260316 Part2Final.pdf

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

These attachments are the same as the written submission I made on the morning of March 16 for inclusion in the agenda for this public hearing, but I have not yet been able to locate that written submission among the many public submission attachments to the agenda.

To: Calgary City Council

From: Doug Roberts

Re: Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments
Implementing City-Wide Residential Rezoning) – C2026-0153
Proposed Bylaw 9P2026

Date: March 16, 2026

=====

As background, my experience with urban planning issues in Calgary has included:

- 1) Acting as Chair of the Development Committee for the Richmond/Knob Hill Community Association during the period from 2010 to 2018; and
- 2) Acting as a resident representative for the Community of Glendale on the Working Group for the Westbrook Communities Local Area Plan (the “Westbrook LAP”) during the period from 2019 to 2023.

Blanket Rezoning Concerns

I was generally supportive of City Council’s 2024 “Blanket Rezoning” amendment to make R-CG the base land use district in the low-density residential areas of Calgary’s established communities (the “2024 Upzoning Amendment”) -- with some caveats.

I did not agree then, and still do not agree now, with City Administration's position that the larger rowhouse and townhouse/front back semi-detached forms of development allowed under the R-CG land use district (referred to as “3+ Unit Developments”) are completely compatible with the single detached, semi-detached and duplex forms of development that are also allowed (referred to as “1-2 Unit Developments”), at least not on a side-by-side basis. The 60% vs. 45% maximum parcel coverages allowed for those respective categories of developments means that, once onsite parking is provided for (which typically occupies around 13% of the parcel), the maximum footprint of the primary building(s) of a 3+ Unit Development at (60% - 13% =) **47%** of the area of the parcel is approximately 50% larger than the maximum footprint of the primary building of a 1-2 Unit Development at (45% - 13% =) **32%** of the area of the parcel. This size difference typically translates into significantly greater building depth and adverse impacts on any adjacent 1-2 Unit Development, including overshadowing and loss of privacy.

Evidence of the lack of side-by-side compatibility between 3+ Unit Developments and 1-2 Unit Developments can be found in the low-density residential areas of Calgary’s new greenfield communities. Although these areas are zoned R-G, and therefore technically have the potential for block faces to be developed as a mix of 3+ Unit Developments and 1-2 Unit Developments, the developers of these new master-planned communities,

being smart business people, typically address that side-by-side incompatibility issue by contractually restricting what type of initial development can be built on a parcel on any given block face in those new communities. Certain block faces will be designated by the developer for a type of 3+ Unit Development and other block faces will be designated by the developer for a type of 1-2 Unit Development. A prospective purchaser of a parcel on a block face that has been designated by the developer for, say, single detached homes will invariably find that, despite each parcel on that block face having R-G zoning, the home options available to be built on that parcel, and on each of the other parcels on that block face, are limited to a choice of maybe 4 different home models offered by each of maybe 3 different builders, all 12 of which home models will be single detached homes with essentially the same configuration. Similarly, a builder wishing to build a rowhouse development in the new community will be directed by the developer to parcels on one or more of the block faces that the developer has designated for such developments. So buyers of homes in the low-density residential areas of Calgary's new greenfield communities have the comfort of knowing that whatever ends up being built next door will be highly compatible with, and essentially the same as, their new home -- at least for the next 50 or so years until the community comes under pressure to begin redeveloping.

Established communities, however, no longer have the benefit of a developer's "master plan" to ensure that redevelopment takes place in a reasonably respectful and orderly manner. This has led to many Calgary residents becoming fearful that, without some sort of controls, the 2024 Upzoning Amendment will result in the low-density areas of their beloved established communities being redeveloped in a haphazard, disrespectful and unordered manner. These concerns became a leading issue in the 2025 municipal election, with many residents seeking commitments from candidates to, if elected, address this issue.

The discussion to date surrounding addressing this issue has focused on the R-CG zoning which now forms the base land use district in Calgary's low-density residential areas, and which allows for 3+ Unit Developments as well as 1-2 Unit Developments, and has led to calls to:

- 1) repeal the 2024 Upzoning Amendment, and return the zoning of parcels of Calgary's low-density residential areas to their former land use districts, including R-C1, which allowed only single detached homes, and R-C2, which allowed only 1-2 Unit Developments;
- 2) require any developer wishing to build a 3+ Unit Development to first seek Council approval of a land use amendment application, which would require a public hearing; and
- 3) undertake community-focused development planning.

Missing from the Conversation – Calgary’s Planning Policy

What has been largely missing from the discussion to date has been any meaningful recognition that:

- 1) zoning, being the land use districts and their respective rules as set out in Calgary’s Land Use Bylaw, only represents **one part** of the City’s municipal planning system;
- 2) the other part is the City’s planning policies, which include the Municipal Development Plan and statutory plans created thereunder, including local area plans (“LAPs”); and
- 3) the new district LAPs that have been and continue to be put in place have the ability to, **and in some cases already do**, play a significant role in helping to ensure that the redevelopment of the City’s established communities takes place in a reasonably respectful and orderly manner, as any proposed discretionary use development on a particular parcel is expected to comply with both:
 - a) the requirements of that parcel’s zoning/land use district, subject to any relaxations that may be granted; and
 - b) the requirements of any LAP or other planning policies that apply to that parcel.

The Westbrook LAP, one of the first of Calgary’s new district LAPs, was the result of an extended planning process that:

- 1) began in the fall of 2019 with City Administration establishing a Working Group comprised of stakeholders from the affected communities, including Community Association representatives, resident representatives, local business representatives, and developer representatives;
- 2) involved multiple planning and consultation sessions over the ensuing 2 and a half years, primarily with the Working Group but also for the affected communities’ respective Community Associations, and finally broader public consultation opportunities extended to all residents of and businesses in the affected communities; and
- 3) culminated in the approval of the Westbrook LAP by City Council in the spring of 2023.

Although the creation and eventual approval of the Westbrook LAP preceded the 2024 Upzoning Amendment, anyone paying attention at that time could see that exclusionary zoning was under attack across North America, and that its days, including in Calgary, were likely numbered. The Westbrook LAP Working Group recognized this trend and pushed to have the Westbrook LAP’s planning policies include locational rules to help

ensure that redevelopment in the affected communities' low-density areas, referred to in the district LAPs as Neighbourhood Local, Limited Scale areas, would take place in a reasonably respectful and orderly manner, including limiting where in those areas the larger 3+ Unit Developments should be approved. These planning policies are located in Section 2.2.1.6 of the Westbrook LAP and include the following:

- 1) Paragraph a., which provides that "Secondary suites are supported where already allowed by the existing land use designation and are not considered a unit in the following policies";
- 2) Paragraph b., which provides that "Building forms that contain one or two residential units [ie. 1-2 Unit Developments] are supported in Neighbourhood Local, Limited Scale";
- 3) Paragraph c., which provides that "Building forms that contain three or more residential units [ie. 3+ Unit Developments] should be supported on parcels with rear lanes in the following areas:
 - i. within transit station area Core Zones and Transition Zones;
 - ii. along a street identified as a Main Street or separated by a lane from a parcel along a Main Street;
 - iii. on corner parcels; or
 - iv. adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares"; and
- 4) Paragraph d., which provides that "Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale [ie. 3+ Unit Developments] should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
 - i. access to sunlight and shade on adjacent parcels; and
 - ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate".

The inclusion of these planning policies in the Westbrook LAP has meant that, in those communities to which the Westbrook LAP applies, the concerns associated with the 2024 Upzoning Amendment have already been largely addressed, as even if a parcel in one of those communities has R-CG zoning, it will **not** be considered suitable for construction of a 3+ Unit Development unless that parcel:

- 1) is a laned parcel; **and**

- 2) is situated in one of the locations listed in Paragraph c. as outlined above, being the locations within low-density areas which are considered more suitable for slightly higher density forms of low-density developments.

Unfortunately, only one of the City's other new district LAPs, being the Heritage Communities Local Area Plan approved by City Council in the fall of 2023 (the "Heritage LAP"), had comparable planning policies included in its Section 2.2.1.6. The planning policies included in Section 2.2.1.6 of the North Hill Communities Local Area Plan, which was the very first district LAP and was approved by City Council in December 2022, used different wording which effectively allows for 3+ Unit Developments to be approved on any laned parcel that can accommodate on-site vehicle parking. The more recently approved district LAPs have not had any locational restrictions for 3+ Unit Developments included in their respective Sections 2.2.1.6 – in this regard please find attached for your convenience a list of the approved and currently in progress district LAPs and the communities each applies to, as well as a copy of each approved district LAP's Section 2.2.1.6. I am advised that City Administration felt that continuing to include locational restrictions for 3+ Unit Developments in district LAPs would be inconsistent with the direction they received from City Council as part of the 2024 Upzoning Amendment, and would create conflicts with the new R-CG base zoning. My position is that this position taken by City Administration was wrong headed, as:

- 1) Council direction at the time of the 2024 Upzoning Amendment was simply that 3+ Unit Developments be allowed in all communities, not that they be allowed **on any parcel** in all communities, and the locational restrictions in Section 2.2.1.6 of the Westbrook and Heritage LAPs are not inconsistent with such direction as they merely give guidance as to where within their respective communities 3+ Unit Developments should be supported; and
- 2) the intention behind the district LAPs was never for them to simply mirror the zoning rules in the Land Use Bylaw (as if that were the case then the district LAPs would serve no purpose whatsoever), but rather for them to act as an overlay on the Land Use Bylaw, being a City-wide bylaw, to help ensure that it is applied in each district in a manner that reflects good planning policy.

Conclusion

The 2024 Upzoning Amendment has raised legitimate concerns regarding the manner in which the low-density areas of Calgary's established communities will redevelop. However, that does not necessarily mean that the 2024 Upzoning Amendment should be repealed, and that the City should return to its previous fiscally and environmentally unsustainable approach of having 90% of its population growth accommodated through continued suburban sprawl.

City Council and City Administration have a powerful tool available to them to manage redevelopment – the new district LAPs. The Westbrook and Heritage LAPs are existing examples of how, with the inclusion of appropriate planning policies, district LAPs can help to ensure that the redevelopment of the low-density residential areas of Calgary’s established communities proceeds in a reasonably respectful and orderly manner consistent with good planning policy.

Accordingly, instead of repealing the 2024 Upzoning Amendment, I strongly urge City Council to direct City Administration to ensure that all of Calgary’s approved and in progress district LAPs contain planning policies, including locational restrictions for 3+ Unit Developments comparable to those that already exist in the Westbrook and Heritage LAPs, designed to help ensure that the low-density residential areas of Calgary’s established communities become even more desirable areas in which to live, as they redevelop, diversify, and densify.

Thank you.

Doug Roberts
Glendale



LOCAL AREA PLANNING

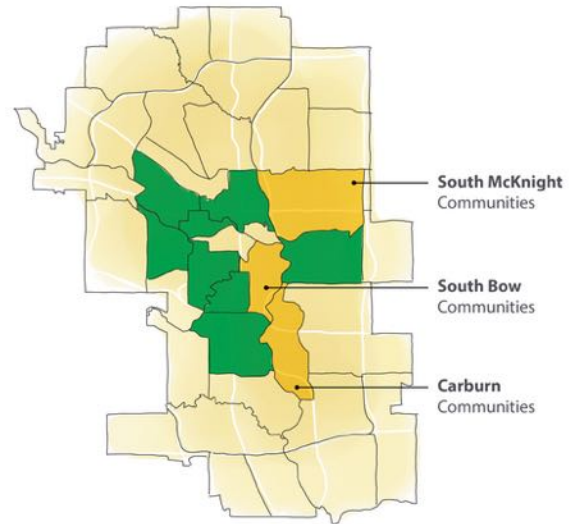
Plans in progress

Communities currently involved in a local area planning process.

Plans in progress

Since 2021, eight local area plans have been approved, involving 75 communities and 8 industrial areas. The local area planning projects for the [South Bow Communities](#) and [Carburn Communities](#) kicks off in March 2026, and [South McKnight Communities](#) launches in May 2026. The three local area planning projects include across 30 communities and industrial areas.

Over the long term, the goal is to create local area plans for all established communities. Areas to focus on next are based on many factors including level of change and redevelopment being experienced, resources and funding, and more.



Click image to download

Timing and sequencing

Plans are sequenced based on recommendations from the Established Areas Growth and Change Strategy, development permit application numbers, and with considerations for equity in planning and major infrastructure projects, like new LRT lines. Local plans will take anywhere between 2 two - to 3 three years to complete.

[< Previous](#)

Working with communities

Completed plans

[Next >](#)

Completed plans

Communities which have completed a local area planning process



East Calgary International Avenue Communities

Albert Park/Radisson Heights, Applewood Park, Dover, Erin Woods, Forest Heights, Forest Lawn, Forest Lawn Industrial, Penbrooke Meadows, Red Carpet, Southview, 09Q, and a portion of Golden Triangle. This plan was approved by Council in December 2024.



Chinook Communities

Bel-Aire, Britannia, Elboya, Mayfair, Meadowlark Park, Parkhill, Windsor Park, Manchester, a south portion of Manchester Industrial and a small eastern portion of Glenmore Park. This plan was approved by Council in April 2025.



Heritage Communities

Eagle Ridge, Kelvin Grove, Kingsland, Fairview, Haysboro, Acadia, Southwood, Willow Park, Maple Ridge and Chinook Park. This plan was approved by Council in September 2023.



North Hill Communities

Highland Park, Mount Pleasant, Tuxedo Park, Winston Heights-Mountview, Crescent Heights, Renfrew, Rosedale, Capitol Hill, and Thorncliffe Greenview (south of McKnight Blvd.). This plan was approved by Council in December 2022.



Riley Communities

West Hillhurst, Hounsfield Heights/Briar Hill, Hillhurst, and Sunnyside. This plan was approved by Council in March 2025.



South Shaganappi

Montgomery, Point McKay, Parkdale, St. Andrews Heights, University Heights, University District, Varsity, Banff Trail and The University of Calgary. This plan was approved by Council in March 2025.



Westbrook Communities

Wildwood, Spruce Cliff, Westgate, Rosscarrock, Shaganappi, Glendale, Killarney/ Glengarry, Glenbrook and the portions of Upper Scarboro/Sunalta West and Richmond that are west of Crowchild Trail. This plan was approved by Council in April 2023.



West Elbow Communities

Altadore, Bankview, Cliff Bungalow, Elbow Park, Erlton, Garrison Woods, Lower Mount Royal, Mission, Rideau Park, Roxboro, Scarboro, South Calgary, Sunalta, Upper Mount Royal, the portion of North Glenmore Park north of Glenmore Trail SW, and the portion of Richmond east of Crowchild Trail SW. This plan was approved by Council in May 2025.



2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development pattern and access to parks, open space and other amenities. The **public realm** may include features such as landscaped boulevards and public street trees.

The Neighbourhood Local category is the most common category and is applied to the primarily residential areas of the North Hill Communities.

Limited Scale Policies

The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier. Limited Scale policies recognize that single-detached housing is, and will continue to be, a desirable housing form and may be developed anywhere within Neighbourhood Local, Limited Scale areas. Secondary suites will continue to be allowed where they are currently permitted by the **Land Use Bylaw** and do not form part of the unit count when considering the following policies.

Policy

- a. Secondary suites are permitted where already allowed by the existing land use designation and are not considered a unit in the following policies.
- b. Building forms that contain one or two residential units are supported in Neighbourhood Local, Limited Scale.
- c. Building forms that contain three or more residential units should be supported in the following areas:
 - i. within **transit station areas**;
 - ii. near or adjacent to an identified **Main Street or Activity Centre**;
 - iii. on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and,
 - iv. where the parcel has a lane and parking can be accommodated on site.



2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development pattern and access to parks, open space and other amenities. The **public realm** may include features such as landscaped boulevards and public street trees.

The Neighbourhood Local category is the most common category and is applied to the primarily residential areas of the Westbrook Communities.

Limited Scale Policies

The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier. Limited Scale policies recognize that single-detached housing is, and will continue to be, a desirable housing form and may be developed anywhere within Neighbourhood Local, Limited Scale areas. Secondary suites will continue to be allowed where they are currently permitted by the **Land Use Bylaw** and do not form part of the unit count when considering the following policies.

Policy

- a. Secondary suites are supported where already allowed by the existing land use designation and are not considered a unit in the following policies.
- b. Building forms that contain one or two residential units are supported in Neighbourhood Local, Limited Scale.
- c. Building forms that contain three or more residential units should be supported on parcels with rear lanes in the following areas:
 - i. within **transit station area Core Zones** and **Transition Zones**;
 - ii. along a street identified as a **Main Street** or separated by a lane from a parcel along a **Main Street**;
 - iii. on corner parcels; or,
 - iv. adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.
- d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
 - i. access to sunlight and shade on adjacent parcels; and,
 - ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate.



2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development patterns and access to parks, open space and other amenities. The **public realm** may include features such as landscaped boulevards and public street trees.

In the Heritage Communities, the Neighbourhood Local urban form category is the most common category and is applied to the primarily residential areas of the Plan Area.

Limited Scale Policies

The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier. Limited Scale policies recognize that single-detached housing is, and will continue to be, a desirable housing form and may be developed anywhere within Neighbourhood Local, Limited Scale areas. Secondary suites will continue to be allowed where they are currently permitted by the **Land Use Bylaw** and do not form part of the unit count when considering the following policies.

Policy

- a. Secondary suites are supported where already allowed by the existing land use designation and are not considered a unit in the following policies.
- b. Building forms that contain one or two residential units are supported in the Neighbourhood Local, Limited Scale area.
- c. Building forms that contain three or more residential units should be supported on parcels with rear lanes in any one or more of the following areas:
 - i. Within **Transition Zones in transit station areas**;
 - ii. On corner parcels; and,
 - iii. Adjacent to or separated by a road or lane from a school, park or open space greater than 0.5 hectare in size with no dimension less than 25 metres.
- d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
 - i. access to sunlight and shade on adjacent parcels; and,
 - ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate.



2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development pattern and access to parks, open space and other amenities. **Public spaces** may include features such as landscaped boulevards and public street trees.

Limited Scale Policies

The policies in this section only apply to Neighbourhood Local areas with the Limited Scale modifier. Limited Scale policies recognize that single-detached housing may be developed anywhere within Neighbourhood Local, Limited Scale areas.

Policy

- a. Secondary suites are supported where already allowed by the existing land use designation and are not considered a unit in the following policies.
- b. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
 - i. access to sunlight and shade on adjacent parcels; and,
 - ii. protection of existing, healthy trees or landscaping on the parcel where appropriate.
- c. Multi-residential building forms should not be supported within areas shown in Map 3: Urban Form as Neighbourhood Local and Map 4: Building Scale as Limited Scale.



2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and building scales. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development pattern and access to parks, open space, and other amenities. **Public spaces** may include features such as landscaped boulevards and public street trees.

Limited Scale Policies

The policies in this section only apply to Neighbourhood Local areas with the Limited Scale modifier. Limited Scale policies recognize that single-detached housing may be developed anywhere within Neighbourhood Local, Limited Scale areas.

Policy

- a. Secondary suites are permitted where already allowed by the existing land use designation and are not considered a unit in the following policies within this section.
- b. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage, and setbacks on the following:
 - i. Access to sunlight and shade on adjacent parcels; and,
 - ii. Protection of existing, healthy trees or landscaping on the parcel, where appropriate.
- c. Multi-residential building forms should not be supported within areas shown in Map 3: Urban Form as Neighbourhood Local and Map 4: Building Scale as Limited Scale.



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Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development pattern and access to parks, open space, and other amenities. The **public space** may include features such as landscaped boulevards and public street trees.

Policy

Site, Building, and Landscape Design

- a. Multi-Residential development is only supported in the Neighbourhood Local, Limited Scale areas in a grade-oriented form.



2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development pattern and access to parks, open space and other amenities. The **public space** may include features such as landscaped boulevards and public street trees.

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Policy

a. Multi-Residential development is only supported in the Neighbourhood Local, Limited Scale areas in a grade-oriented form.

Land Use

b. Development in Neighbourhood Local areas in the communities of Mission, Cliff Bungalow, Bankview, and South Calgary may include local commercial uses to serve nearby residents such as cafes, corner stores, retail, personal service uses, **work-live units**, or home-based businesses.

- c.** Commercial uses in Neighbourhood Local areas in the communities of Mission, Cliff Bungalow, Bankview and South Calgary should:
- i.** be small format and designed to mitigate impacts on adjacent residential uses;
 - ii.** consider rear lane traffic impacts in locating customer parking;
 - iii.** provide public access to the business from the public sidewalk; and,
 - iv.** not locate any public areas of the business in the rear yard.



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First name [required] Amy

Last name [required] Langille

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)

Completely in favour in repealing blanket rezoning. Fix the infrastructure in the older communities before adding density to the city. It's a disaster.



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First name [required] Ryan

Last name [required] Hogan

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]

Neither

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ATTACHMENT_01_FILENAME

Written Submission.pdf

ATTACHMENT_02_FILENAME

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

Please see attached document.

WRITTEN SUBMISSION

Proposed Citywide Rezoning Change - R-CG District Amendments

Submitted by: Ryan Hogan

Position: Board Member, Canyon Meadows Community Association

Date: March 30, 2026

I am writing regarding the proposed R-CG zoning amendments scheduled for consideration in March 2026. While I appreciate the City's efforts to address community feedback, I believe the proposed changes fall short of resolving the primary concerns raised by residents in Canyon Meadows and similar established communities.

I regret that I am unable to attend the public hearing currently underway at City Hall, but felt it was important to provide written feedback on these critical issues affecting our neighbourhood.

Background and Context

As context, I represented appellant Edwin Kamphuis at SDAB hearing SDAB2025-0142 in March 2026, opposing Development Permit DP2025-02551 for an 8-unit townhouse development at 12016 Elbow Drive SW. That appeal process highlighted the real-world impacts of current R-CG rules on our community—impacts that these proposed amendments do not adequately address.

Three Critical Issues Remain Unaddressed

1. Secondary Suites

The proposed amendments still permit secondary suites in all R-CG developments (3 suites on corner+2 parcels, 2 suites on midblock). This was one of the most significant concerns raised by our community, as the cumulative density impact of both primary units AND secondary suites creates substantial strain on parking, infrastructure, and neighbourhood character.

2. Parking Requirements

The proposed amendments make no changes to parking requirements, which remain at 0.5 or 1.0 spaces per unit and suite. This does not reflect the reality of vehicle ownership in Calgary or address the overflow parking issues already affecting our streets. While I support the goal of promoting alternative transportation, this should not come at the expense of adequate street parking availability. All vehicles should be able to park on the property, not displace parking to public streets.

3. Sunlight Access and Solar Energy Rights

The proposed amendments do not address access to sunlight for solar panels and additional power generation. Under current bylaws, property owners have no protected right to sunlight access, which undermines the City's sustainability goals and the ability of homeowners to invest in renewable energy infrastructure. Height and setback regulations should consider solar access protection.

Why This Matters

While restricting midblock rowhouses is a positive step, the proposed amendments do not adequately address the fundamental issue: **density itself is not the problem— inadequate infrastructure to support that density is the problem.** Four units on a parcel is reasonable *if* there is sufficient on-site parking for all dwellings, including secondary suites.

The parking shortfall created by 0.5 spaces per dwelling, multiplied across entire blocks being redeveloped, creates cascading impacts: street parking congestion, reduced emergency vehicle access, tenant conflicts, and degraded quality of life for existing residents. While promoting alternative transportation is a worthy goal, it should not be achieved by forcing vehicle owners onto public streets.

Similarly, height restrictions without consideration for solar access undermine both property rights and the City's environmental objectives. As Calgary moves toward renewable energy, property owners should have reasonable protection for solar infrastructure investments.

Requested Amendments

I respectfully ask that Council advocate for amendments that:

1. **Increase minimum parking requirements to 1.0 spaces per dwelling unit** (including all primary units and secondary suites) to reflect actual vehicle ownership patterns and prevent street parking overflow. Parking requirements must reflect this reality.
2. **Introduce solar access protection legislation** that provides reasonable rights to sunlight for solar panels and renewable energy generation. Height and setback regulations should consider the impact on adjacent properties' solar infrastructure.
3. **Consider restricting or eliminating secondary suites in higher-density developments** where adequate parking cannot be provided, OR require proportional parking increases when secondary suites are included.

These changes address the infrastructure gaps that create livability concerns in our communities. Four units per parcel is acceptable *if* developments are required to accommodate the actual parking and infrastructure demands they generate. Without addressing these fundamental issues, the proposed amendments represent only incremental improvement rather than meaningful response to resident concerns.

Thank you for your consideration and service to our community.

Respectfully,

Ryan Hogan

Board Member, Canyon Meadows Community Association



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First name [required] Barbara

Last name [required] Rennie

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" 0003-02-26

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 send an email to the address above. This is a repetition.

I am supportive of the proposal to cancel rezoning. I do not want blanket rezoning.

My husband and I received a letter from the city with the numbers 02 0 0123045* but no date on it, although 2023 September 16 appears in the second sentence. It states that our property/parcel will be rezoned to residential—Grade-Oriented Infill (R-CG) District. Although we do live on a large lot/parcel on the outside curve of a Close (179 Dalcastle Close NW), the frontage is very narrow. There is room for a narrow double driveway with about 3' of lawn at the curb. The lot/parcel is on a curve so there is no curb parking. The lot/parcel is also on a hill, so there are two sets of stairs leading to the front door, and another hill in the backyard. There is certainly no room for extra city carts for recycling, nor for extra cars. If we did not have a double garage, there would be no place or us to park out cars except across the street and up the hill a bit.

I would request that this rezoning be repealed, and this house and lot/parcel be returned to its original designation.

Sincerely,

Barbara J. Rennie



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First name [required] Jane

Last name [required] Wong

How do you wish to attend?

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

Blanket rezoning does not approve development automatically or force change in neighbourhoods. What it does is set consistent baseline rules so that housing options are not ruled out before they can be considered. By removing the need for repeated rezoning applications, it reduces procedural barriers while keeping development permits, technical review, and public processes in place. This allows conversations to focus on real proposals how a project fits, how it is designed, and how impacts are managed rather than debating zoning on a case by case basis. In this way, blanket rezoning simplifies the rules without eliminating oversight, helping shift discussion toward practical, informed decision making shaped by local context and community input. By allowing more housing options to be considered, blanket rezoning expands the range of solutions available to address the challenges Calgary is facing, including housing affordability, population growth, and changing household needs. Rather than limiting choices, it creates flexibility, giving communities, planners, and builders more ways to respond to local issues. This broader set of options supports thoughtful problem solving, instead of relying on a single approach or reintroducing barriers that narrow what is possible.



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

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First name [required] Douglas

Last name [required] Woodhouse

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]

Neither

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)

Dear Mayor and Councillors,

I support PARTIAL REPEAL of blanket re-zoning for Calgary and request that city councillors prioritize gentle density over financially unsustainable urban sprawl.

My family live in Mount Pleasant. I agree that blanket rezoning was too aggressive (too many units on mid-street lots, loss of tree canopy and green space), but we must still move ahead with 'gentle' higher density in the urban core that will support all of the services that are needed to maintain a vibrant city and provide desperately needed housing. The urban core requires re-investment in transit, park spaces, utilities, community centres, sports facilities and biking paths among many priorities. This cannot be achieved with only low-density housing and urban sprawl.

Please address the valid concerns that have been raised with blanket re-zoning, without 'throwing the baby out with the bathwater' and sacrificing Calgary's future livability and economic health by prioritizing urban sprawl over a livable city core.

The Partial Repeal - Proposed R-GC district rules appears to be a very reasonable and appropriate compromise.

Sincerely,

Douglas Woodhouse

Mount Pleasant, Calgary



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First name [required] Brad

Last name [required] Lusk

How do you wish to attend?

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

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

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I request all city councillors vote to remove blanket upzoning (R-CG) fully, without any amendments to R-CG!
New communities are planned and architecturally consistent - it is discriminatory to not apply that same community planning approach and effort to changes being contemplated within developed communities. Isn't that why we have a planning department in the first place..."to plan"?



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

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]

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Have a "HART"*! Housing Model - our PATH forward!

BOLD ACTION - NOW.

Learn the Lessons & "PIPE PARALLELS"

*HART Housing Needs Assessment Tool - Census 2021

Prime Minister Carney at Davos: "Principled and pragmatic: Canada's path"

Calgarians seem to "wear their hearts on their sleeves"



50,000+ households in Calgary, Alberta need shelter costing **\$1,262/month or LESS**

2019 Housing Costs (CMHC)

Census 2021, Census Division HART Housing Needs Assessment Tool

SAFETY CERTAINTY

KINDNESS

TRUTH

PRAY!

BUILD BACK BETTER!

Have a "HART"! PATH Calgary, ALBERTA - CANADA

HOUSING IS A HUMAN RIGHT.
Info@CalgariansForHousingRights.ca

END Homelessness

NO "Investment Properties"

AFFORDABILITY-ADEQUATE STABILITY

BUILD STRONG

CONTINUOUS IMPROVEMENT & INNOVATION

LEAVE NO ONE BEHIND!

NO! Rent Increase Notice to me in Jan 2026 - up to \$255/mo increase

1. THE PLAN - Have a "HART"! City-Wide Campaign



- NOW RESCUE > 50,000+ "HART"! HOUSING households (HH) in **CORE HOUSING DEFICIT @ \$1,262/month or LESS + ~3,121 HOMELESS + ~126k HH in UNAFFORDABLE HOUSING** in Calgary CMA > **RENT & EVICTION FREEZE!**

Income Category	Affordable Shelter Cost (2015 CAD\$)	1 Person HH*	2 Person HH*	3 Person HH*	4 Person HH*	5+ Person HH*	Total
Very low income: <=\$20,200	<=\$505	5,810	1,230	420	115	55	7,630
Low Income: \$20,200 - \$50,500	\$505 - \$1,262**	22,245	11,770	5,185	2,635	1,425	43,260
Moderate Income: \$50,500 - \$80,800	\$1,263 - \$2,020	0	460	1,015	1,215	1,860	4,550
Median Income: \$80,800 - \$121,000	\$2,020 - \$3,030	0	0	0	0	0	0
High Income: >=\$121,000	>=\$3,031	0	0	0	0	0	0
Total		28,055	13,460	6,620	3,965	3,340	55,440

*HH = Household **\$1,262/\$1,263

- LOWER SHELTER COSTS TO 2019 LEVELS > CMHC.** CMHC gives up on comparing to housing affordability to 2004 levels - *The Globe and Mail - June 19, 2025* Canada's housing supply shortages: moving to a new framework-CMHC June 2025
- "THE SECRET":** many multi-family residential operating **COSTS** apparently **STATIC** regardless of cyclicity > rents do **NOT** have to increase every year. Base rents on landlords **COSTS - NOT MARKET** > operating costs per rental unit can be **LESS** than ~\$550/month per rental units for the past 3+ or MORE years. *My HUMA BRIEF June 21, 2024*
- Decreases of ~\$250/month in rent **NOW**. **STOP** landlords using tenants' rents to play stock market - housing and food are **"ESSENTIAL"**. \$100 million/33,000 rental units => ~\$3,030/rental unit => ~\$253/mo. (per yr.) *My HUMA BRIEF May 26, 2023*
- STOCK MARKET** > RTRE-T (REIT Capped Index) seems to **LAG** TXCX (TSX Capped Index). **Detach** housing from stock market "plays": **Certify "HART" HOUSING + PROJECT financing + "HART" Housing Bonds...& MORE.**
- ~7% of Calgary's housing to be social and affordable housing - as per OECD & G7 peers. *Scotiabank January 18, 2023*
- RENTAL PROTECTIONS** & landlord licensing to be legislated in ERA of **LARGE** landlords, **AI, INSTABILITY...**

NO "rebilling"/"resale" of water by landlords

HOUSING, WATER & FOOD are "ESSENTIAL"

City Water Utility Bylaw 40M2006

2. THE LEADERSHIP TEAM



INDEPENDENT EXPERT HOUSING PANEL > **ELIMINATE SINGLE POINT OF FAILURE** > jointly with **NEW** at-arm's-length water-infrastructure panel - for comprehensive planning, oversight, governance, accountability, transparency, DATA ...FIX **"BROKEN PIPE"**, **HOUSING LOSS, TURNOVER...use CENSUS, LANDLORD-LICENSING, LOWER & FREEZE RENT, COUNCIL TRANSCRIPTS...& MORE**

\$1,902 Calgary "Dec 2025 Market Rent" "Without Incentives". Boardwalk REIT - 2025 Annual Report (incl. pg. 60) VS CMHC Oct 2025 (average set avg rent) \$1,761 Calgary; \$1,913 Toronto; \$1,963 Vancouver.

"Give thanks to the Lord for his love endures forever."
2 Chronicles 20: 21 NIV



BY: Anne Landry
FOR: The City of Calgary Council
March 2026





“BROKEN PIPE” and “LEAK”: apparent **BROKEN** Private Apartment Rental Housing Market in Calgary
Sources: CMHC Rental Market Survey Tables Dec. 11, 2025 - Canada + CMHC Housing Market Information Portal + Statistics Canada Inflation

#	CMAs	TURNOVER UNITS				NON-TURNOVER UNITS				PRIVATE APARTMENT RENTAL MARKET					INFLATION Dec 2024 - Dec 2025		# RENTAL UNITS CMHC Housing Market Information Portal				
		Average Rent Oct 2024 [A]	Average Rent Oct 2025 [B]	% CHANGE [C] = [(B-[A])/A]	2025 Annual Affordable Income @30% of Shelter [D] = [(B)*12]/30%	Average Rent Oct 2024 [E]	Average Rent Oct 2025 [F]	% CHANGE [G] = [(F-[E])/E]	2025 Annual Affordable Income @30% of Shelter [H] = [(F)*12]/30%	TURNOVER Oct 2025 [I]	VACANCY Oct 2025 [J]	AVERAGE RENT Oct 2024 [K]	AVERAGE RENT Oct 2025 [L]	% CHANGE AVG RENT Oct 2024-2025 [M] = [(L)-[K])/K]	“TARGET” AVERAGE RENT Oct 2019 [N]	Rental Accommodation [O]	All-Items [P]	Oct 2019 [Q]	Oct 2025 [R]	# CHANGE [S] = [R]-[Q]	% CHANGE [T] = [S]/[Q]
1	Calgary, AB	\$1,798	\$1,700	-5.5%	\$68,000	\$1,667	\$1,740	4.4%	\$69,600	24.9%	5.0%	\$1,732	\$1,761	1.7%	\$1,181	4.9%	2.3%	40,689	62,657	21,968	54.0%
2	Edmonton, AB	\$1,429	\$1,456	1.9%	\$58,240	\$1,361	\$1,439	5.7%	\$57,560	28.8%	3.8%	\$1,398	\$1,464	4.7%	\$1,144	3.9%	1.8%	69,883	90,595	20,712	29.6%
3	Lethbridge, AB	\$1,579	\$1,596	1.1%	\$63,840	\$1,447	\$1,636	13.1%	\$65,440	46.3%	4.5%	\$1,517	\$1,621	6.9%	\$974	N/A	N/A	2,738	3,272	534	19.5%
4	Red Deer, AB	\$1,432	\$1,328	-7.3%	\$53,120	\$1,241	\$1,319	6.3%	\$52,760	20.5%	3.5%	\$1,271	\$1,321	3.9%	\$970	N/A	N/A	5,316	5,626	310	5.8%
5	Vancouver, BC	\$2,352	\$2,246	-4.5%	\$89,840	\$1,865	\$1,888	1.2%	\$75,520	11.6%	3.7%	\$1,924	\$1,963	2.0%	\$1,469	3.3%	1.7%	110,753	127,091	16,338	14.8%
6	Toronto, ON	\$2,358	\$2,256	-4.3%	\$90,240	\$1,796	\$1,863	3.7%	\$74,520	8.7%	3.0%	\$1,850	\$1,913	3.4%	\$1,459	1.8%	1.1%	315,630	336,180	20,550	6.5%
7	Ottawa, ON (Ont. Part)	\$1,884	\$1,881	-0.2%	\$75,240	\$1,587	\$1,658	4.5%	\$66,320	15.4%	3.0%	\$1,673	\$1,727	3.2%	\$1,281	0.7%	2.6%	63,768	82,160	18,392	28.8%
8	Regina, SK	\$1,441	\$1,461	1.4%	\$58,440	\$1,257	\$1,346	7.1%	\$53,840	27.6%	2.7%	\$1,315	\$1,386	5.4%	\$1,035	4.8%	2.4%	13,640	14,806	1,166	8.5%
9	Winnipeg, MB	\$1,371	\$1,423	3.8%	\$56,920	\$1,296	\$1,370	5.7%	\$54,800	22.2%	2.8%	\$1,328	\$1,392	4.8%	\$1,070	0.5%	3.5%	60,629	75,154	14,525	24.0%
10	Montreal, QC	\$1,420	\$1,517	6.8%	\$60,680	\$1,118	\$1,251	11.9%	\$50,040	9.4%	2.9%	\$1,167	\$1,290	10.5%	\$841	9.0%	3.3%	590,305	667,266	76,961	13.0%
11	Saint John, NB	\$1,319	\$1,379	4.5%	\$55,160	\$1,091	\$1,157	6.0%	\$46,280	11.8%	1.9%	\$1,148	\$1,203	4.8%	\$764	5.0%	3.1%	9,384	10,857	1,473	15.7%
12	Charlottetown, PEI (CA)*	\$1,278	\$1,418	11.0%	\$56,720	\$1,110	\$1,212	9.2%	\$48,480	9.8%	1.6%	\$1,146	\$1,246	8.7%	\$891	6.1%	2.9%	5,427	6,606	1,179	21.7%
13	Halifax, NS	\$1,935	\$1,921	-0.7%	\$76,840	\$1,560	\$1,687	8.1%	\$67,480	9.0%	2.7%	\$1,629	\$1,745	7.1%	\$1,113	5.1%	3.1%	50,769	62,411	11,642	22.9%
14	St John's, NFLD	\$1,191	\$1,378	15.7%	\$55,120	\$1,060	\$1,191	12.4%	\$47,640	13.0%	2.0%	\$1,131	\$1,222	8.0%	\$896	5.5%	3.1%	3,927	4,415	488	12.4%
15	CANADA 10,000+	\$1,577	\$1,672	6.0%	\$66,880	\$1,346	\$1,431	6.3%	\$57,240	12.8%	3.1%	\$1,395	\$1,480	6.1%	\$1,040	4.8%**	2.4%**	2,049,152	2,386,741	337,589	16.5%
16	CANADA CMAs	\$1,623	\$1,709	5.3%	\$68,360	\$1,381	\$1,468	6.3%	\$58,720	12.8%	3.1%	**	**	**	**	**	**	**	**	**	**

Montreal:
667,266
Rental
Units -
Average
Rent
@ \$1,290 -
+76,961
NEW
rental
units in
~6yrs

“Canada”

“BROKEN PIPE” (Oct 2025) 2019 “TARGET” IN CALGARY = \$1,181 private apt. rent. CMHC gives up on comparing to housing affordability to 2004 levels – The Globe and Mail – June 19, 2025

- In Calgary, RENT INCREASED by 4.4% to \$1,740 for NON-TURNOVER private apartment rental units => ~75% (majority) of units.
- In Calgary, RENT of NON-TURNOVER units of \$1,740 is HIGHER than for TURNOVER UNITS = \$1,700.
- In Calgary, NON-TURNOVER rent of \$1,740 is HIGHER than NON-TURNOVER rent of: Edmonton AB; Regina SK; Winnipeg MB; Montreal QC, Saint John NB; Charlottetown PEI; Halifax NS; St. John's NFLD; CANADA 10,000+; CANADA CMAs.
- In Calgary, RENT DECREASED by 5.5% to \$1,700 for TURNOVER private apartment rental units => ~25% of units
- In Calgary, Rental Accommodation Inflation (Dec 2024 - Dec. 2025) 4.9% was MORE THAN DOUBLE All Items inflation 2.3%.
- In Calgary, HIGH VACANCY =>5%: 5% X 62,657 Rental Units = ~3,133 Rental Units
- In Calgary, HIGH INCREASE in Private Apartment Rental Units => + 21,968 units -+ 54% to 62,657 units (Oct 2019 - Oct 2025)
- In Calgary rent of, \$1,740/month = \$20,880/year. Income needed for affordable housing @ 30% \$69,600 per year.
- In Calgary Median Household income of Renters = \$66,000 (Statistics Canada Table 98-10-0252-01 Census 2021)
- In Calgary, “ASKING” rent for a 1 Bedroom apartment in Calgary (CMA) INCREASED by \$480/month (~42%) over 6 years –from \$1,150/mo. in 2019-Q1 to \$1,630/mo. in 2025-Q1; 2025-Q4 => \$1,630 (Statistics Canada Table 46-10-0092-01 - CUSTOM (Release Date 2026-03-11)
- In 2022 - Private Apartment Average Rents (CMHC Housing Mkt. Info Portal) -Calgary - \$1,335; Vancouver - \$1,665; Toronto - \$1,660.

“LEAK” “OLD”, NON-TURNOVER UNITS seem to have HIGHER Average Rent than “NEWLY BUILT” TURNOVER UNITS. (Oct 2025, CMHC)

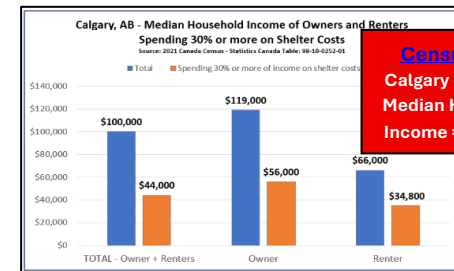
- Calgary has one of the HIGHEST TURNOVER rates of major cities (CMAs/CA) in CANADA - 24.9% - which is approximately DOUBLE the TURNOVER rate of 12.8% for CANADA 10,000+ and CANADA CMAs.
- HIGH TURNOVER in other locations- including those apparently lacking RENT PROTECTION: Edmonton, AB - 28.8%; Lethbridge, AB - 46.3%; Red Deer, AB - 20.5%; Regina, SK - 27.6%.

...”most Calgary earners cannot afford the majority of Calgary’s market housing stock” - Calgary Economic Development (May 30, 2023, Attach 3, pp. 3 to 4 of 42)

ADDITIONAL SOURCES:

Average Rent, Turnover, Vacancy: [CMHC Rental Market Survey Data Tables](#) - Canada - Date Published: December 11, 2025 - TABLES 1.0 and 6.0. + # RENTAL UNITS: [CMHC Housing Market Information Portal](#) + Also: [Methodology for Rental Market Survey - CMHC](#) >”No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking or hot water...” INFLATION Dec 2024 - Dec 2025 [Statistics Canada Table 18-10-0004-04](#). CORE HOUSING NEED: [HART Housing Needs Assessment Tool](#).

Over 50,000+ households in Calgary are in CORE HOUSING, in DEFICIT and need shelter = \$1,262/mo or LESS (Census 2021, HART Housing Needs Assessment Tool)



CAUTION! CMHC Real Median Household Income (After-Tax), by Tenure 2008-2023 > in Calgary - 2021 - Renters was \$76,700, now \$68,300.

Rentals.ca - Calgary Feb. 2026 Rent Report
March 9, 2026
-3.9% decrease to \$1,870 Avg Rent
Rentals.ca DATA VS CMHC DATA at <https://rentals.ca/national-rent-report>
“...CMHC’s rental rates are based on the entire universe of purpose-built rental units (rental stock), regardless of rental tenure. CMHC rental rates are reflective of what the average household spends on rental housing and not the current market rents for vacant units. ...The data used in this [Rentals.ca] report is based on the asking rates of available (vacant) units only and reflect on-going trends in the market...” [Emphasis added] See also [Methodology for Rental Market Survey \(CMHC\)](#).



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First name [required] Patrick

Last name [required] Mills

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) Proposed Citywide Rezoning Change

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 a renter who hopes one day to own a single family house. I am against blanket rezoning and am in favour of a repeal.



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

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First name [required] Robert

Last name [required] McGregor

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)

Blanket Rezoning does not increase affordable or accessible housing and more alternatives need to be considered by City council.
Blanket Rezoning only stresses existing infrastructure, increases traffic congestion and does not respect the nature of a community (single family dwelling community).



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First name [required] Andrew

Last name [required] Leung

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)

Blanket rezoning must be repelled, and specifically H-GO is tearing our community apart. Many kind, long term, friendly neighbors forced to move from their well kept bungalows on Fairmount Dr. in Acadia. These are 3 story 12 plex (6 up and 6 basement suites) which are out of place in our community. Please repeal the city-wide rezoning. In our Facebook discussions about 95% are disgusted by the teardown of good homes and replacement with monstrosities. Benefits rich developers who drive up in Ferraris and represent owners who are distant. The economy has shifted from pandemic high immigration status. Many condos now and not enough bungalows.



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First name [required] Jackie

Last name [required] Stebanuk

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 say no to blanket rezoning

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

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

I say no blanket to 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 say no to like it rezoning and I think city of Calgary council, and the mayor should not be doing The cutting of the red tape builders should be building those buildings properly and not what we've been saying it's sloppy work and there's people that live in it there's families that live in it so therefore I say no to reach The cutting of the red tape builders should be building those buildings properly and not what we've been saying it's sloppy work and there's people that live in it there's families that live in it so therefore I say no to Blanket rezoning they have destroyed our community or character of our community they put stress on our life. There's lots of pollution, lighting, heating Ground the city of Calgary did not do an infrastructure since 2019. Before you put all these houses in all these units and his multi huge apartment building, you should be doing the infrastructure first to see if it be able to handle it we know we have a water crisis and you can't even guarantee dust safety on our water, so therefore, I say no to blanket rezoning once again, I'll say no to blanket rezoning.



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First name [required] Darlene

Last name [required] Thompson

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 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)

Reasons for my disapproval are the same as what Calgarians for Thoughtful Growth has already expressed. Blanket Zoning has ruined our communities and only benefits developers and is a taxation incentive for the City. If the City is making room for millions of new comers, then they are going to have to expand outwards, like it or not. Why should people purchase a single residential property only to be surrounded by town houses and lack of parking, no green space, etc. Every green space is being eyed by developers as a potential for multi-housing. How to ruin a nice City! Poor planning!



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First name [required] Leslie

Last name [required] Herrera

How do you wish to attend?

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

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

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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'm here today to speak in support of repealing blanket rezoning, because of what I've seen happen in my own community of Bowness.

This issue is not theoretical for me. It has real impacts on real people in my neighbourhood.

In 2024, before blanket rezoning, there was a proposal for a 10-unit building in our area. At that time, there was a public hearing. Neighbours were heard, concerns were considered, and ultimately the development was not approved. At the Land use change.

Two seniors in particular put everything they had into trying to represent their community. They showed up, they spoke, and they believed the system would listen to them.

And at that time, it did.

These two seniors were not developers. They were not in planning or the development industry. They were ordinary residents who took the time to learn how the process worked and tried to navigate it in good faith, even though it was difficult. But after blanket rezoning was introduced, that ability to navigate the system changed. What used to be challenging but possible has now become something that feels much more opaque and difficult to understand. To many residents, it now feels like only developers — with professional experience and resources — can truly navigate the system, while regular citizens without prior knowledge of city planning are effectively shut out.

The system has become incredibly hard for ordinary people to engage with meaning.

The same site later came back — with an even larger proposal, now a 12-unit building. This time, there was no public hearing in the same way. The approval process changed, and the development moved forward at the development permit stage without meaningful engagement with the neighbours who live right next to it.

What has stayed with me most is what happened to those two seniors.



They had been so proud of themselves for standing up for their community the first time. They believed they had made a difference. But when the project came back larger and was approved, despite their efforts, something in them changed.

They stopped engaging. They stepped back from community involvement. They even withdrew from the Bowness Community Association. And in many ways, it felt like they lost trust not just in one project, but in the entire process.

And I think that says something very serious about where we are headed.

Because when people who care the most — the ones who show up, who volunteer, who try to engage respectfully — feel like their voice



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First name [required] **Leslie**

Last name [required] **Herrera**

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)

Part 2

Because when people who care the most — the ones who show up, who volunteer, who try to engage respectfully — feel like their voices no longer matter, we lose more than just input on a development. We lose trust in the system itself.

That is what blanket rezoning is doing in practice.

It is removing the moments where community input actually has weight. It is turning decisions that once involved public hearings and meaningful review into approvals that feel predetermined.

And I want to be clear: I understand the need for housing. I understand the need for growth in Calgary But growth without meaningful consultation is not balance — it is disconnect.

From what I have seen, residents are no longer being brought in as partners in shaping their neighbourhoods. Instead, decisions are increasingly happening without them, even in cases where there is strong local concern.

My community of Bowness is already feeling the effects of rapid redevelopment. And when people feel like they cannot influence what is being built next door to them, it creates frustration, fatigue, and disengagement.

We should not be building a system where the most engaged residents end up giving up.

That is why I am asking Calgary City Council to repeal blanket rezoning.

Not to stop development. Not to stop growth. But to restore a process where neighbours are actually heard, where concerns are meaningfully considered, and where trust in local decision-making can be rebuilt.

Because right now, that trust is being lost.



Public Submission

CC 968 (R2026-03)

And once it is gone, it is very hard to get it back.

Thank you.



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First name [required] Maureen

Last name [required] McGregor

How do you wish to attend?

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

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

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

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support the REPEALING of the inappropriate city wide blanket rezoning passed by City Council in 2025.

I believe there are more effective and efficient ways to address the housing challenges that exist and continue to exist.

The city must include careful planning, taking into consideration all aspects of long term well-being - for the city and its residents, including infrastructure, traffic, the community and the concept of respect of all - human beings and the environment in which we live. None of us lives in isolation from others. Giving huge "carte blanche" rights to a powerful few with minimum regulations never ends well. Too many regulations also can create havoc. Why do governments exist? What is reason? Living among others means respect for all while recognizing not everyone will be happy with any one change. No one individual has the best answer.

Policies developed in the context of careful consideration, experience, proven evidence, and open-mindedness can lead the way to effective processes for the betterment of communities.

Doing nothing is not an option. Rashly acting, without discussion or review with the stakeholders, is also not an option. An approach of incremental improvement, with backstops, allows for mistakes that one learns from. Radical instant change, or postponing again & again, is ever so much more costly and difficult to manage, damaging to far too many.

This is a challenging issue - with a huge human element. Close-mindedness (to moderation and the many options on how to address all aspects of safe housing for everyone) will cause much more hardship to the long term wonder and success of this city.

Thank you.



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First name [required] John

Last name [required] Mawdsley

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

In Favour of Repealing_Mawdsley.pdf

ATTACHMENT_02_FILENAME

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

March 30, 2026

Calgary City Councillors

Re: In Favour of Repealing Blanket Rezoning

Dear Calgary City Councillors,

I am writing to express my serious concern that a number of Councillors were elected on an unqualified commitment and promise to repeal Blanket Rezoning, but it appears this pledge is slowly shifting. I urge you to honour the mandate you were given and respect your own word.

I also ask that all comments and submissions received during the first public hearing on this matter be fully considered as part of your deliberations. Those voices deserve to be heard and respected. If they had been considered in the first place, we wouldn't be in the current messy situation.

I would be more than happy to have density increase in my neighbourhood of Charleswood, but there needs to be some actual planning beforehand. On a nearby street, a 3-bedroom, 1-bathroom bungalow is being replaced, under an approved DP, with structures that include 23 bedrooms, 24 bathrooms and 10 kitchens but only 5 parking spots.

While 3 bedrooms is not optimizing the lot for today's housing circumstance, surely there is a middle ground that is appropriate for the neighbourhood. This is where the hard work of planning needs to be done.

Once the Blanket Rezoning is repealed, as promised by a majority of elected councillors, then the planning and consultation process can begin before deciding what replaces Blanket Rezoning.

I am concerned that only poorly considered modifications to the current Blanket Rezoning will be pushed through, which would be another breach of faith to Calgary's citizens.

I am calling for a full repeal of R-CG Blanket Rezoning and a return to the prior zoning framework. Anything less falls short of what was promised and what Calgarians deserve. Following that, planning can begin that can lead to more housing, affordable housing and make Calgary a better place to live.

Thank you for your time and your service to our city.

Sincerely,

John Mawdsley



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First name [required] Rick

Last name [required] Miller

How do you wish to attend?

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

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[required] - max 75 characters

Repeal of Blanket Rezoning

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

In favour

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ATTACHMENT_01_FILENAME

Submission to City of Calgary Council meeting on March 23 - Final.pdf

ATTACHMENT_02_FILENAME

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

I spoke at the public hearing on March 30, but I believe in my rush to finish, my last comment may not have come across as clearly as it should have (Rick Miller, Panel 63, Participant Code: #9692657).

My last comment was:

"All things considered, the many benefits of repealing Blanket Rezoning far outweigh the few advantages of keeping it.

Repealing Blanket Rezoning is the right thing to do."

I have attached a full transcript of my presentation and additional comments regarding the proposed amendment.

Submission to City of Calgary Council meeting on March 23, 2026

Re: Repeal of Blanket Rezoning

I spoke at the public hearing on March 30, but I believe in my rush to finish, my last comment may not have come across as clearly as it should have (Rick Miller, Panel 63, Participant Code: #9692657).

My last comment was:

“All things considered, the many benefits of repealing Blanket Rezoning far outweigh the few advantages of keeping it.

Repealing Blanket Rezoning is the right thing to do.”

A transcript of my presentation is below.

Good morning your worship and council members.

My name is Rick Miller and I live in Altadore.

Thank you for the opportunity to speak on this very important issue.

I am in support of repealing the Blanket Rezoning Policy.

However I do support some changes to the district but I doubt I'll have enough time to speak to those in my 5 minutes.

Blanket Rezoning has been a failure. It has not contributed significantly to the drop in housing prices to the increase in overall housing supply or to the supply of affordable housing.

Calgary is fortunate to have a robust, capable and dependable residential development industry.

By the time Council approved the Blanket Rezoning, the housing industry had already started to address the shortage, providing record numbers of housing supply and thereby reducing prices and rental rates. Blanket rezoning developments did not play a significant role in this.

This strong development industry existed before Blanket Rezoning and will continue to exist if it is repealed.

The City needs to encourage and make it easier to develop areas that are appropriate for multi-family housing. If Blanket Rezoning is repealed, the City needs to ensure there are enough multi-family appropriate areas to meet the short and medium term demand. If so, developers will continue to build enough new multi-family housing to meet that demand.

Blanket Rezoning increases the value of all single-family homes in a neighbourhood including the most affordable, older, fixer-upper single-family homes that are suitable for many buyers. Unfortunately these are often the homes that developers buy and take off the market to build more expensive new townhomes.

Apparently Blanket Rezoning has reduced approval time resulting in lower housing prices.

Simply put, rather than making it easier and faster to build townhouses where they are unsuitable, Council should make it easier and faster to build them where they are suitable.

Some think that Blanket Rezoning solves affordability and supply issues for seniors, disabled, disadvantaged and the homeless but it does not do this. The City has a housing strategy to address these issues and should strive to do more to address these needs.

In my education and work in Urban Planning, one of the guiding principles was to reduce the number and length of vehicle trips and increase transit trips and pedestrian traffic. Blanket Rezoning does the opposite.

Blanket Rezoning creates negative impacts on health, safety and the environment. By its nature, it introduces more homes into the interior of residential neighbourhoods rather than to the periphery. This creates more vehicle trips and longer vehicle trips as cars wind their way through the residential streets to exit the neighbourhood and continue on to their destinations. This increase in vehicle activity not only increases noise and air pollution but it also increases the risk of pedestrian accidents. These are the very streets and sidewalks where our children play, ride their bikes, play street hockey, walk to school etc..

Add to this, streets lined with more parked cars, and we are destined to have more vehicle pedestrian conflicts.

There has been several times when I was driving down a residential street and had to slam on my brakes to avoid hitting a small child running between parked cars and out onto the street. Our city is already experiencing an alarming increase in pedestrian injuries and deaths. I believe Blanket Rezoning will most certainly increase this risk.

Blanket Rezoning has been the single most controversial, impactful and divisive policy I can remember in the 47 years I have lived in Calgary. Council should not dismiss the impact of the stress and anxiety that Blanket Rezoning has caused for many Calgarians. It has created great division within our city and many live with the uncertainty and fear that a townhouse may be built next to them.

At the risk of sounding hyperbolic, I believe that Council, in some small way, is in a position to heal our community by repealing Blanket Rezoning and replacing it with a more moderate and gentle change and by escalating non-market housing initiatives.

There has been a myth about loss in tax revenue if Blanket Rezoning were repealed. Supply and demand dictates that without Blanket Rezoning, a townhouse that would have been built in RC-G, would be built and pay tax in a different location anyway.

I have seen statistics claiming to show how “inefficient” and “costly” Calgary has been in building services and utilities compared to other large Canadian cities. This is not a valid comparison. The entire developed areas of the City of Calgary are contained within its city boundaries. This is not true for Vancouver, Toronto or Montreal where the city boundaries contain only the small, higher density, inner city portion of the larger urban area.

All things considered, the many benefits of repealing Blanket Rezoning far outweigh the few advantages of keeping it.

Repealing Blanket Rezoning is the right thing to do - Thank you.

I did not have time to offer my comments on the amendment – see below:

I feel that Blanket Rezoning in its current form should be repealed and amended to reduce its negative impacts.

I am generally in favour of the proposed amendment but I feel you should permit a maximum of 2 units per lot in former R1 districts rather than 3-unit townhouses.

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 support of a complete repeal with no amendments of the current bylaw that was passed back in 2024. The current bylaw does not account for practical impacts on the community, including increased pressure on parking, insufficient planning for garbage and waste management, and the potential loss of existing tree canopy. These factors directly affect livability, safety, and environmental sustainability. Repealing the bylaw would allow for a more balanced approach that better reflects infrastructure capacity, neighborhood character, and long-term community wellbeing. This bylaw in my view has taken the rights away of from long standing home owners in inner city neighborhoods in favour of the developer and builder with have had no regard for community uniqueness and characteristics that drew the original home owners to these neighborhoods in the first place. I am disappointed in city administration and former council for allowing areas like Bowness to loose its uniqueness in the name of affordable housing and densification. In Marda Loop where I live a COOP and two high rises 397 unit condo building has been approved which I feel should never have been as it is too much density for 33rd and that whole corridor which has not stopped being under construction. It's intention to improve house affordability and increase densification in my view was misguided. I moved into my neighborhood because it was close to the river valley, close to downtown, and the walk / ride ability. The traffic alone is an annoyance and the density along 33rd and 34th avenues is too much. Garrison Woods when it was originally developed had a nice mix of single detached, condos, row house, duplexes it was well planned and home owners take pride in ownership of their homes having lived in them for a long time. What is happening now is abusing an opportunity by developers to cash in while the rules have been relaxed putting a damper on a well thought out neighborhood. I listened to the presentations last week and feel it is important for council to hear those that agree with me and repeal without amendments. Let's start over and do this right for a Calgary that we can all be proud of.



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First name [required] Pankaj

Last name [required] Acharya

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

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Developer are using the rezoning for their profits without considering parking overload and destroying this beautiful city. This random multifamily homes are suited gor undeveloped areas not for infills.



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First name [required] cheryl

Last name [required] Miller

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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

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Blanket rezoning does not create affordable or accessible housing. Please leave our community as it is currently zoned.



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First name [required] Daylan

Last name [required] Miller

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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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Blanket rezoning does not create affordable or accessible housing. Rezoning does not provide better living conditions.



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First name [required] Tessa

Last name [required] Miller

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Proposed Citywide Rezoning Change

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

In favour

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

Blanket rezoning does not create affordable or accessible housing. Please vote on my behalf.



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First name [required] Jim

Last name [required] MacDonald

How do you wish to attend?

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proposed citywide rezoning change

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of bringing back the low density residential zones that existed in the land use bylaw prior to the citywide Rezoning for Housing. I request the current City Council stop accepting new development permits, building permits or subdivision applications immediately. This current public hearing process is flawed. Council is introducing alternatives to sidestep their responsibility to revert back to the original residential zones by allowing R-CG to survive in an alternate form. Planning matters are being ignored - sanitary servicing studies, off-site levies, shadowing of adjacent properties, due process for public hearings and addressing the SDAB. Planning merits means evaluating whether a development is good, appropriate, or beneficial, rather than just checking if it fits the rules. I believe that City administration forgot about the old rules that allowed for due process and public engagement before approval of new development. This present Council was elected to remove blanket rezoning, not revise it. Start a discussion with the legitimate developers in this city to assist the City in building affordable housing, direct Federal funds in this direction, make city land available for this purpose. Stop destroying inner city neighborhoods and destroying the lives of the people affected by this blind ambition to provide housing when there is always a better way.



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First name [required] Earl

Last name [required] Glidden

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 30, 2026



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

[required] - max 75 characters

proposed citywide rezoning change

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am not in favor of "blanket rezoning" as this is a far too general item to address without particulars, my biggest concerns are against. row housing. town homes, and fourplexes turned in to 8 plex suites, residential lots turned in to small apartment blocks. Privacy and neighborhood continuity, are too easy to destroy, Parking, Shadowing and a sense of security and community are all compromised, Affordable housing is being ignored by developers in the pursuit of profit.



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First name [required] Jerrica

Last name [required] Dennison

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 30, 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 opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Back tracking on rezoning will push an increasing amount of young families out of the city and into the deeper suburbs. Giving us less access to walkable schools (since the provincial gov isn't funding the construction of new schools) and further away from work. We need more affordable housing in the city. And not just apartments but base-ment suites, townhomes and other types of housing options. We need to have afford-able family friendly housing near established schools or our suburb schools will con-tinue to be over crowded while our inner city schools fade.



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First name [required] Anjli

Last name [required] Acharya

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)

As a lifetime Calgarian. I am in favor of repealing the blanket rezoning in Calgary. I large scale developments 4 units/4 suites in traditional single-family communities. While densification matters and am in support of increased density, it is incredibly important to make these decisions with the support and feedback of communities and community planners.

Specifically, I have been opposed to three major issues that evolve from these developments:

1. Parking: First the required parking per development unit is completely unreasonable. While I support single-family infills, these 4 unit/4 suite developments are appalling and do not consider the community nor the impact on neighbours. I have worked in Bowness for 17 years and have seen firsthand the impact of these developments. It is horrendous and not what I want for my community or any community in Calgary. Due to the nature of our weather, if a home has a legal suite, it must be included in the parking assessment. Snow routes, bus stops, and pedestrian crossings must be included in parking assessments. The blanket rezoning has caused such a significant impact on street parking - This alone should cause a repeal.

2. Zero Limit builds and the lack of reasonable height restrictions- This should not be allowed in older communities The impact of a 4unit/2 suite build on a neighbor is immeasurable. It will cast a shadow over neighboring property, reduce the tree canopy and overwhelm the very nature and beauty of our communities. The safety profile of our homes do not meet the zero limit builds and should also be considered as these large builds impact neighbors safety in the event of a fire.

3. I expect my city to complete proper urban planning. If we do not respect the role and responsibility of urban planners, we are limiting the greatness of Calgary. Whether it's mixed dwellings, lane homes, schools and healthcare access. Blanket rezoning only supports the profits of the developers with little consideration for the community within which they are building. We deserve to have a voice.

Finally I ask you to consider that the average Calgarian works full-time, looking after family. Coming to a public meeting is often a privilege for those who have a vested financial interest in the outcome. Therefore, an average Calgarian (such as myself) must be weighted more significantly than the voice of someone whose voice supports



Public Submission

CC 968 (R2026-03)

their financial gains. I am speaking up for my neighbours, and that means something.



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First name [required] Sean

Last name [required] Rankin

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

ATTACHMENT_02_FILENAME

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

In favour of repealing the blanket rezoning bylaws. There is no valid, logical or financial justification for this kind of rezoning, there are plenty of new neighborhoods where actually affordable multifamily units can be constructed if that's the goal. The city's infrastructure has demonstrated clearly that it cannot support the increased strain on inner city utilities. Further, this rezoning should have been struck down to begin with - but instead was rammed through against Calgary citizens' clear opposition to it. Investigations should follow.



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First name [required] Pamela

Last name [required] Beebe

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 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 lived in Calgary on and off since 1980s and have always been a renter. The Indian Act has prevented my family from being home owners or acquiring any wealth. Please keep current rule in place as it allows for more housing rather than giant houses with one or two people living there. Wealth is not distributed evenly in Calgary and it has never been fair for low earners and newcomers. My spouse is a permanent resident and it will be a very long time before he works his way up the ladder. We desperately need affordable housing and people need to share their land, their space and allow more homes for all of us.



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First name [required] Claire

Last name [required] Galvin

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 26, 2026



Public Submission

CC 968 (R2026-03)

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

2026 03 30 Submission to City.pdf

ATTACHMENT_02_FILENAME

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

The reasons I support full repeal of the Bylaw are shown in the attached.

2026 03 30

SUBMISSION TO CITY CLERK'S OFFICE

- I completely support the city in its efforts to create more affordable housing. I do not believe that Blanket Rezoning is the most effective way to achieve this and so I support the motion to fully repeal the by-law.
- In 2024, I expected the implementation of blanket rezoning to be defeated based on the persuasive arguments made by a majority of speakers about the destabilizing effects expected with blanket rezoning. Sadly, it seems that most of the concerns have proven to be true.
- It is startling to see how many submissions this year have come from residents that clearly document the adverse effects of actual, new infill construction on themselves and their entire community – from at least 26 communities in the submissions I read:

Altadore	Glenbrook	Knob Hill	Richmond
Banff Trail	Glendale	Maple Ridge	Rosedale
Brentwood	Haysboro	Marda Loop	Strathcona Park
Briar Hill	Highland Park	Montgomery	Thornccliffe
Capitol Hill	Hounsfild Heights	Mount Pleasant	Varsity
Cedarbrae	Killarney	Ogden	
Dalhousie	Kingsland	Renfrew	

- The community damage from the construction of row houses with basement suites and inadequate provision for parking is clear. Traffic and parking congestion, excessive lot coverage and height leading to privacy, shadowing, and overlooking issues, loss of urban tree canopy, garbage and recycling issues, and concerns about infrastructure overload. Not requiring adequate parking spaces on a property just increases street congestion.
- A further indication of the failure of this policy is that there are virtually no submissions from affected residents saying they are happy with the actual new multi unit infills in their community. Many of the submissions opposed to the repeal are based on a concern that the move to more affordable housing will be set back. This does not have to happen.
- There is no question that the adoption of blanket rezoning has facilitated the construction of higher density housing in many older neighbourhoods. What is not clear is whether this has increased the amount of affordable housing. It seems that when affordable, modest older homes come on the market, families cannot compete with developers and these homes are demolished. These are then replaced by infills with values as high or higher than the original.

- With a one size fits all approach, the city has abrogated its responsibility to undertake proper planning to achieve responsible growth. It does not facilitate input or reasonable modifications to accommodate valid requests from residents and communities. After repeal, targeted upzoning could be implemented in appropriate areas based on updated, collaboratively developed Local Area Plans (LAPs) that consider the unique character of the community, infrastructure constraints, traffic density and access to transit. Calgarians are justifiably concerned about the state of infrastructure throughout the city and any determination of the most appropriate places for higher density must include an assessment of infrastructure capacity and condition.
- I am not opposed to increasing density and multi-family housing in Calgary. As an example, in a volunteer capacity on a non-profit Board, I helped steward the construction of an affordable housing facility funded through a CMHC program and extensive community fundraising.

Respectfully submitted,
Claire Galvin



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First name [required] Kowen

Last name [required] Leskiw

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 do not support blanket rezoning - I am in favour of a repeal and requiring community and urban planning targets for increased density.



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First name [required] Alexander

Last name [required] Wowkodaw

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 Rezoing Change

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

In favour

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ATTACHMENT_01_FILENAME

Wowkodaw Alexander - Support for Citywide Rezoning Change.pdf

ATTACHMENT_02_FILENAME

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

Support to Proposed Citywide Rezoning Change

Submitted to Calgary City Council — Public Hearing, March 23, 2026

Submitted by: A 38-Year Resident, Palliser SW, City of Calgary

I have lived in Palliser for thirty years. I have chosen to purchase my first house here, pay my taxes, participated in community associations, and watched this neighbourhood mature into one of Calgary's most stable and livable communities. I chose this neighbourhood for the incredible tree coverage and friendly vibe that everyone shares. I plan to live here for the next 40 years and firmly believe that the state of the neighbourhood is perfect the way it is – with single story bungalows and 2 story single family homes. The proposed development would harm those already living here by removing much of their sunlight and ability to enjoy their backyard and much of their days would be spent in shadow. This is unacceptable and would greatly harm not only enjoyment, but resale value of their property. Bylaw 21P2024 did not ask for our input before stripping away the zoning protections that have defined this neighbourhood for half a century. We are here today in firm support of the motion to repeal Bylaw 21P2024 – and to offer a better path forward.

THE HARM TO ESTABLISHED NEIGHBOURHOODS

- **Loss of Community Character and Streetscape Identity.** Palliser's treelined streets, setbacks, and architectural continuity were built over decades of consistent, context-sensitive planning. Blanket R-CG rezoning permits rowhouses and fourplexes with minimal contextual design requirements, allowing incompatible massing that will irreversibly fragment the neighbourhood's visual and human-scale character.
- **Collapse of Democratic Accountability.** Prior to this bylaw, any proposed redesignation required an individual public hearing before City Council — a constitutive act of civic democracy. Bylaw 21P2024 abolished that right citywide in a single stroke, eliminating neighbour notification and community voice from site-level densification decisions that permanently alter the fabric of a street.
- **Infrastructure and Parking Deficits.** R-CG zoning requires only 0.5 parking stalls per unit. A single lot replaced by a fourplex with secondary suites can yield up to 8 households sharing 2 parking stalls. Palliser's residential streets, stormwater systems, and utility corridors were designed for single-family density and cannot absorb this load without capital investment the City has not committed.
- **Property Value Uncertainty and Investor-Driven Displacement.** Blanket rezoning has created speculative land value pressure in mature neighbourhoods. Long-term owner-residents face rising assessments, absentee investor acquisition of adjacent properties, and demolition of irreplaceable character homes — driving out the very stable, civic-minded households that make communities like Palliser exceptional.
- **A Blunt Instrument Applied to a Nuanced Problem.** Calgary's housing crisis is real and demands action. But Palliser's housing stock, service levels, and community infrastructure are fundamentally different from an undeveloped suburb or a transit-adjacent corridor. A citywide one-size-fits-all bylaw is an admission that neighbourhood context does not matter — a position this community rejects.
- **Destruction of the Urban Tree Canopy.** Palliser's mature urban forest — established over sixty-plus years — is one of its most irreplaceable assets. When a character home on a full-sized lot is demolished to make way for a fourplex, the first casualty is invariably the mature trees: the elm, ash, and spruce that anchor the streetscape, provide cooling shade, absorb stormwater, and define the neighbourhood's livability. Unlike buildings, these trees cannot be rebuilt on a developer's timeline. Calgary's Urban Forest Strategic Plan recognizes that mature canopy trees take 40 to 80 years to reach ecological maturity. R-CG blanket rezoning is, in effect, a policy of generational canopy loss in exchange for short-term density gains — a trade our community is not willing to make.

CONSTRUCTIVE SOLUTIONS: A SMARTER PATH FORWARD

1. **Adopt Transit-Oriented and Corridor-Focused Density.** Direct R-CG and higher-density zoning to properties within 400–600 metres of LRT stations, BRT corridors, and commercial main streets — where infrastructure capacity actually exists. Exempt established residential interiors.
2. **Restore Site-Specific Public Hearings with Streamlined Timelines.** Repeal the blanket redesignation and restore the public hearing process — but commit to 60-day maximum timelines for straightforward infill applications. Democratic process and housing supply are not mutually exclusive.

3. **Implement Neighbourhood-Specific Local Area Plans First.** Complete Local Area Plans for high-demand mature communities before imposing density changes. Allow communities like Palliser to identify appropriate densification nodes, transition zones, and protected streetscapes through genuine co-design processes.
4. **Introduce Mandatory Infrastructure Capacity Assessments.** Require that any densification application in an established neighbourhood be accompanied by a utility, stormwater, and parking impact assessment — with the cost of required upgrades factored into development levies, not borne by existing residents.
5. **Incentivize Gentle Infill That Fits.** Offer fast-track permitting, reduced fees, and design-standard bonuses for secondary suites, garage suites, and contextually designed semi-detached units that maintain neighbourhood scale — rewarding compatible intensification rather than imposing incompatible density.

Calgary can grow and remain livable — but not by erasing the communities that already make it worth living in. We stand firmly in favour of the motion to repeal Bylaw 21P2024, and we respectfully urge Council to replace it with a targeted, democratic, infrastructure-led, and canopy-conscious housing strategy that this city and its residents deserve.



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First name [required] Nykin

Last name [required] Leskiw

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 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)

I do not support blanket rezoning - I am in favour of a repeal and requiring community and urban planning targets for increased density. My voice needs to be held at a higher weight than those who are making money off of this rezoning. I think we all know now and can see that these builds are not increasing the affordability of housing in Calgary. I am speaking for my community and the people who live here. We need a voice in what happens in our community. Density is important, but I would rather the city give our community targets and/or have urban planners evaluate each community for proper placement.



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First name [required] Oleh

Last name [required] Wowkodaw

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

Support for Repeal of Blanket Upzoning.pdf

ATTACHMENT_02_FILENAME

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

Support to Proposed Citywide Rezoning Change

Submitted to Calgary City Council — Public Hearing, March 23, 2026

Submitted by: A 40-Year Resident, Palliser SW, City of Calgary

I have lived in Palliser for forty years. I have raised my family here, paid my taxes, participated in community associations, and watched this neighbourhood mature into one of Calgary's most stable and livable communities. That legacy speaks for itself: our son, now an adult, has independently chosen Palliser as his own home — drawn by the same qualities of safety, community, and neighbourly character that brought us here four decades ago. When the next generation voluntarily chooses to put down roots in the same community their parents built their lives in, that is not nostalgia — it is a powerful testament to what this neighbourhood is worth protecting. Bylaw 21P2024 did not ask for our input before stripping away the zoning protections that have defined this neighbourhood for half a century. We are here today in firm support of the motion to repeal Bylaw 21P2024 — and to offer a better path forward.

THE HARM TO ESTABLISHED NEIGHBOURHOODS

- **Loss of Community Character and Streetscape Identity.** Palliser's treelined streets, setbacks, and architectural continuity were built over decades of consistent, context-sensitive planning. Blanket R-CG rezoning permits rowhouses and fourplexes with minimal contextual design requirements, allowing incompatible massing that will irreversibly fragment the neighbourhood's visual and human-scale character.
- **Collapse of Democratic Accountability.** Prior to this bylaw, any proposed redesignation required an individual public hearing before City Council — a constitutive act of civic democracy. Bylaw 21P2024 abolished that right citywide in a single stroke, eliminating neighbour notification and community voice from site-level densification decisions that permanently alter the fabric of a street.
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- **A Blunt Instrument Applied to a Nuanced Problem.** Calgary's housing crisis is real and demands action. But Palliser's housing stock, service levels, and community infrastructure are fundamentally different from an undeveloped suburb or a transit-adjacent corridor. A citywide one-size-fits-all bylaw is an admission that neighbourhood context does not matter — a position this community rejects.
- **Destruction of the Urban Tree Canopy.** Palliser's mature urban forest — established over sixty-plus years — is one of its most irreplaceable assets. When a character home on a full-sized lot is demolished to make way for a fourplex, the first casualty is invariably the mature trees: the elm, ash, and spruce that anchor the streetscape, provide cooling shade, absorb stormwater, and define the neighbourhood's livability. Unlike buildings, these trees cannot be rebuilt on a developer's timeline. Calgary's Urban Forest Strategic Plan recognizes that mature canopy trees take 40 to 80 years to reach ecological maturity. R-CG blanket rezoning is, in effect, a policy of generational canopy loss in exchange for short-term density gains — a trade our community is not willing to make.

CONSTRUCTIVE SOLUTIONS: A SMARTER PATH FORWARD

→ REPEAL BLANKET UPZONING

Bylaw 21P2024 must be repealed in its entirety. The blanket R-CG redesignation imposed a sweeping, irreversible change on established communities without meaningful neighbourhood-level consent. Repeal is not a rejection of growth — it is a rejection of reckless process.

→ RESET TO THE PREVIOUS ZONING BYLAW — NO AMENDMENTS

The zoning rules in place prior to Bylaw 21P2024 must be fully restored — with no amendments, no modifications, and no partial rollbacks. Partial repeal or “amended repeal” proposals that retain R-CG provisions in any form are unacceptable. The baseline must be clean and unambiguous.

→ **RESTART LOCAL PLANNING**

Local Area Plans (LAPs) must be redone — broken into smaller, community-scaled segments so that no single plan silences the distinct voices of individual neighbourhoods. Crucially, engagement must be genuinely collaborative: residents must be active co-designers, not passive consultees. Plans imposed top-down under the guise of public process are not plans — they are predetermined outcomes seeking legitimacy.

1. **Adopt Transit-Oriented and Corridor-Focused Density.** Direct R-CG and higher-density zoning to properties within 400–600 metres of LRT stations, BRT corridors, and commercial main streets — where infrastructure capacity actually exists. Exempt established residential interiors.
2. **Introduce Mandatory Infrastructure Capacity Assessments.** Require that any densification application in an established neighbourhood be accompanied by a utility, stormwater, and parking impact assessment — with the cost of required upgrades factored into development levies, not borne by existing residents.
3. **Incentivize Gentle Infill That Fits.** Offer fast-track permitting, reduced fees, and design-standard bonuses for secondary suites, garage suites, and contextually designed semi-detached units that maintain neighbourhood scale — rewarding compatible intensification rather than imposing incompatible density.

Calgary can grow and remain livable — but not by erasing the communities that already make it worth living in. We stand firmly in favour of the motion to repeal Bylaw 21P2024, and we respectfully urge Council to replace it with a targeted, democratic, infrastructure-led, and canopy-conscious housing strategy that this city and its residents deserve.



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First name [required] Deanna

Last name [required] Dubbin

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

City Hall Speech 2026.pdf

ATTACHMENT_02_FILENAME

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

As mentioned, I was there on Monday but had to leave because of a dog at home. By the way, the wording is very awkward. I am in favour of Repealing Blanket Rezoning. I am NOT in favour of Blanket Rezoning.

I came to speak in person but had to leave as I had a dog at home that had been alone for several hours so I decided to send in my comment:

I'm Deanna Dubbin aka Gladys Kravitz to my neighbours. Some of you in my age group will get that joke.

After listening to arguments to KEEP Blanket Rezoning it has become more than apparent that people are not listening to each. How very, very frustrating.

I received a letter in the mail stating that my barely 30 year old neighbourhood is being targeted for Blanket Rezoning. I've lived in a small, starter home for 30 years where two of us, who are musicians, raised our daughter. We're not rich people. Musicians joke: How do you make \$1 million in the music business? You start with \$3.

This is my 2nd time speaking **against** Blanket Rezoning because it is destroying neighbourhoods.

To say I'm disillusioned would be an understatement. After watching the hearings every day I felt I had to speak again.

My family were all born and raised in Calgary as was my mother who passed away at 90 years old last year. She was treated with the utmost of dignity and respect while at the Calgary Foothills Hospital, where she passed away on April 6th, 2025.

I recently ran across an article out of Vancouver, B.C. about an 84 year old woman named Miriam Lancaster who went to the hospital with severe back pain. Rather than offer her medical care for her condition, the attending Dr. offered her MAID. She refused, healed her back and went on to travel to Cuba, Mexico and Guatemala.

Clearly she was a woman not ready to die, give up on life or accept the lack of **humanity** being offered to her.

What a stark difference between how she and my mother were treated.

That's why I believe in the people and in this city. My hometown city of Calgary.

I also came across a conversation on the FB page of one of the Calgary City Councillors

about Blanket Rezoning that echoed the sentiment of some of the presenters.

Someone suggested that we **NIMBY's** who have been ranting about **Gentrification**

for decades, should just get over it because it's a fact of life. They suggested that our "thrift store values" were not worth protecting.

Let's look at what **Gentrification** means. "It is a process

where wealthier individuals move into a previously lower-income neighbourhood, leading to increased property values and rents, which often displaces the original residents. This can result in both economic development and significant social challenges, particularly for long-standing community members”.

That kind of blows the affordability argument out of the water doesn't it? And that's the result many experts in the field concluded. It's cost buyers more, not less.

Do you wanna know what else I believe is becoming a fact of life?

People's values and their physical lives are becoming disposable according to many of the testimonies for Blanket Rezoning.

I'm going to make an assumption and say that I believe many of the presenters who are for Blanket Rezoning, have financial incentives which I believe are major conflicts of interest. We need WAY more transparency on who's presenting in favour of dramatically changing our neighbourhoods

I wonder if those in favour of Blanket Rezoning would consider and be willing to dedicate part of their property to building a tiny house that would help someone less

fortunate?

We could protect the mature, sophisticated **carbon capture systems** otherwise known as grass, trees and gardens.

Could we move forward without stressing infrastructure and without encroaching on the privacy of homeowners? It sounds like there are many opportunities that suggest we can.

Maybe we could start a new trend here in Calgary that focuses on **compassion** for **ALL stakeholders**, while being transparent about those who stand to benefit financially from Blanket Rezoning.

I personally offered for free, meals and a small, cozy space on my tiny lot, to a homeless person who fell on hard times and needed a place to stay. It can be done.

If there is truly a desire to help Calgarians we need to meet people where they're at, not where we wish they were.

I think there are better solutions than destroying communities with overbuilt, over-priced monstrosities.

They say **money** is the root of all evil. That's not true.

The **LOVE** of money is the root of all evil.

I believe it is the LOVE of money that's mostly driving

Blanket Rezoning because thus far, there are no indications it benefits the people in need of affordable housing.

I think we can BE better.

And I think we can DO better for the entire community of Calgary.



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First name [required] Pankaj

Last name [required] Acharya

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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 3, 2026



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

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Proposed Citywide Rezoning Chagre

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

In favour

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

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

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

First name [required] CJ

Last name [required] Fietz

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

ATTACHMENT_02_FILENAME

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

Physical copy of submission handed to Legislative Specialist Austin

CJ Fietz of Ward 11

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All of you have access to many truthful scientific studies that debunk climate change, Electric meters, DEI, rezoning, fluoride, etc yet Calgary is still signed into the PCP program. YOU have yet to rescind the Blanket Rezoning bylaw, are approving use of our roads to install more bike lanes and more restaurant patios; still giving special consideration to failed DEI programs and worst of all, using our water supply to medicate us by adding Hydroflourosilic Acid, also known as Fluoride.

These unnecessary costly programs need to be eliminated NOW!

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Be part of the solution!
Thank you

The City of Calgary’s “Climate Governance” spending sits mainly inside the **Climate & Environmental Management capital programs** and related operating budgets. These are the programs that **administer, track, and embed climate policy across other departments**, rather than directly building infrastructure.

The capital programs appear in the **2023-2026 Service Plans and Budgets – Supplemental Information (Capital Analysis)** under Climate & Environmental Management.

Breakdown: Climate Governance Costs

(City of Calgary 2023-2026 capital plan)

Program	Program ID	Capital Budget	Purpose	Budget Page
Centralized Climate Fund Program	410751	\$29.99M	Adds emissions-reduction and climate-resilience features to other capital projects across departments	p.94
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Total Climate Governance Capital Programs:
≈ \$33.49 million

Source: City of Calgary **2023-2026 Service Plans and Budgets – Supplemental Information (Capital Analysis)**.

What Each Governance Program Actually Does

1. Centralized Climate Fund (~\$30M)

Largest governance program.

Purpose:

- Provides funding to add climate mitigation measures into other projects.

Examples of uses:

- higher efficiency HVAC in city buildings
- electrification infrastructure
- low-carbon materials in infrastructure
- flood resilience upgrades

It effectively acts as a **cross-department subsidy for climate features in capital projects**.

2. Climate Mitigation Program (~\$1.4M)

Focus:

- identify emission-reduction opportunities in city operations
- develop engineering standards for low-carbon infrastructure

Typical outputs:

- emissions inventories
 - carbon reduction plans
 - engineering design standards
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3. Climate Risk & Resilience Program (~\$600K)

Focus:

- climate hazard modelling
- infrastructure vulnerability assessments

Examples:

- flood risk mapping
 - extreme heat analysis
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4. Environmental Analytics System (~\$869K)

Data platform that integrates:

- greenhouse-gas inventories
- climate indicators
- performance metrics for climate programs

Used to report progress toward **net-zero targets**.

5. Environmental Management System (~\$232K)

Corporate compliance system used to manage:

- environmental reporting
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6. Natural Infrastructure Investment Program (~\$400K)

Planning and evaluation system for:

- wetlands
- urban forests
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- ecosystem carbon storage

Operating Budget (not capital)

In addition to the capital programs above, the city also funds **operating costs for climate governance**, including:

- staff in the climate and environment division
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- climate program management

Operating funding includes roughly:

Category	Approximate Annual Amount
Climate program staff and operations	~\$26M
One-time climate operating programs	~\$22M

These figures come from council discussions on climate program funding.

Total Climate Governance Spending (Approx.)

Combining capital and operating:

Type	Amount
Capital governance programs	\$33.5M
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One-time operating programs	~\$22M

So the governance layer of the climate strategy represents roughly:

\$80M+ over the budget cycle.

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So the governance layer of the climate strategy represents roughly:

\$80M+ over the budget cycle.

With the help of chatgpt assistant, here is \$610 million in capital spending directly categorized as "primary climate investment" in the current budget cycle. About half is for the electric bus program, which was so successful in Edmonton.

10 Largest Climate-Related Capital Spending Items

City of Calgary 2023-2026 Service Plans and Budgets

#	Capital Project / Program	Capital Amount	Budget Document Page
1	Zero-Emission Electric Bus Program (259 buses + infrastructure)	\$165M financing + additional grants	<i>November Adjustments Summary Report p.2</i>
2	Transit Mobility Climate Investments (Mobility category)	\$103.9M capital	<i>2023-2026 Climate Implementation Plan table</i>
3	Municipal Buildings Energy Retrofit Program	~\$49.1M capital	<i>Climate Implementation Plan table</i>
4	Natural Infrastructure / Urban Ecology Projects	~\$31.1M capital	<i>Climate Implementation Plan table</i>
5	Climate Governance & Climate Program Infrastructure	~\$31.7M capital	<i>Climate Implementation Plan table</i>
6	Green Fleet Strategy (EV fleet replacement)	\$15M capital program	<i>Service Plans Proposed Capital Investments p.66</i>
7	Renewable Energy / Energy Supply Projects	~\$12.3M capital	<i>Climate Implementation Plan table</i>
8	Waste & Consumption Climate Projects (methane capture, diversion)	~\$9.8M capital	<i>Climate Implementation Plan table</i>
9	Active Transportation Network (5A pathway program)	~\$56M	City climate program announcements
10	Transit Garage Electrification / Charging Infrastructure	~\$137M (associated with bus program)	Transit electrification project reports

Key excerpts from the budget documents

Electric Bus Program

The capital adjustment report states:

“The City’s investment in electric buses (pre-approved financing of **\$165 million**) is categorized as a **primary climate investment**.”

This program is the **single largest climate-specific capital item** approved in the current budget cycle.

Climate Implementation Plan capital totals

The climate budget summary table shows the breakdown of **direct climate capital spending across departments**:

- Mobility: **\$103.9M**
- Buildings & Homes: **\$18.9M–\$49M depending on program grouping**
- Energy: **\$12.3M**
- Waste: **\$9.8M**
- Nature & Ecology: **\$31.1M**

Total **primary climate capital investment**: about **\$207.8M** for 2023-2026.

Later budget adjustments increased climate capital spending to **over \$383M** when electric bus investments were added.

Example line item: Green Fleet Strategy

The capital table for the municipal fleet program shows:

- **\$6M** incremental cost for EV vehicle replacements
- **\$5M** for charging infrastructure
- **\$4M** for alternative fuel vehicle pilots

Total: **\$15M capital program**.

Page reference: **Service Plans Proposed Capital Investments – p.66**.

Alberta Municipalities: Re-evaluation of Climate Action Plans and FCM-ICLEI Partners for Climate Protection Program Participation

Date: January 24, 2025

To: Alberta Municipal Councils

Subject: Concerns Regarding the Climate Action Plans and the FCM-ICLEI's Partners for Climate Protection Program Framework

Executive Summary

This report advises Alberta's municipalities to critically reevaluate their participation in the FCM-ICLEI Partners for Climate Protection (PCP) Program and the implementation of Climate Action Plans. While these programs are marketed as progressive climate initiatives, they often impose significant financial and administrative burdens on municipalities without delivering proportional benefits.

Alberta is a net carbon sink, with its vast forests, wetlands, grasslands, and agricultural lands naturally absorbing more CO₂ than the province emits. This fact challenges the necessity and cost-effectiveness of adopting net-zero frameworks that may not align with Alberta's economic and environmental priorities. Given the province's unique resource-based economy and focus on energy security, it is essential that climate policies reflect local needs rather than international directives.

Furthermore, Alberta's municipalities are under no federal or provincial legal obligation to meet emissions targets set by international agreements such as the Paris Accord. Participation in the PCP program remains entirely voluntary, with no penalties for opting out. Municipal leaders should recognize that their primary responsibility is to prioritize local interests, such as economic diversification and community resilience, rather than conforming to externally driven climate agendas.

A significant concern is the financial and legal liability placed on municipalities in implementing PCP programs. ICLEI and its funding partners explicitly disclaim responsibility, leaving municipalities solely accountable for any failures or financial shortfalls. This shifts risks onto local governments and diverts valuable resources away from essential priorities such as infrastructure development, economic growth, and public safety.

Redirecting municipal resources from externally driven climate programs to local priorities—such as **housing, energy availability, water management, rural-urban development, and economic diversification—**will better serve Alberta's communities and ensure long-term sustainability.

Key Recommendations:

While staff and consultants may provide advice and recommendations, their role is strictly **advisory**. The **council alone holds the final authority** to approve, modify, or reject programs like the ICLEI Partners for Climate Protection (PCP) and associated Climate Action Plans.

Given this mandate, councils must carefully evaluate whether these programs truly align with the **needs of their residents** or if they impose **unnecessary costs** and **external controls** that could undermine local priorities and autonomy.

Legal Context: International, Federal, and Provincial Requirements

1. The Paris Agreement
 - The Paris Agreement is a **non-binding international treaty** that commits **federal governments**, not municipalities, to greenhouse gas (GHG) reduction targets.
 - Alberta municipalities are under **no legal obligation** to align their policies with the Paris Agreement or participate in ICLEI programs.
 2. **Federal Legislation — Canadian Net-Zero Emissions Accountability Act**
 - The **Canadian Net-Zero Emissions Accountability Act** requires the federal government to achieve net-zero emissions by 2050.
 - This legislation **does not impose mandates** on municipal governments regarding emissions reduction policies.²
 3. **Alberta's Provincial Climate Policies**
 - Alberta's **Emissions Management and Climate Resilience Act (EMCRA)** focuses on regulating industrial emissions but **does not impose net-zero targets on municipalities**.³
 - The **Technology Innovation and Emissions Reduction (TIER) Regulation** applies exclusively to large industrial emitters and does not mandate municipal participation in net-zero programs.⁴
-

Liability Waivers and What They Mean for Municipalities

ICLEI, the **Federation of Canadian Municipalities (FCM)**, and the **Government of Canada** offer support for the PCP program but explicitly **waive all liability** for any legal, financial, or operational consequences municipalities may face.

PCP Program Disclaimer:

"This project was carried out with assistance from the Green Municipal Fund, a Fund financed by the Government of Canada and administered by the Federation of Canadian Municipalities, and from ICLEI – Local Governments for Sustainability (Management) Inc. Notwithstanding this support, the views expressed are the personal views of the authors, and ICLEI Canada, the Federation of Canadian Municipalities, and the Government of Canada accept no responsibility for them."⁵

Implications for Alberta Municipalities:

1. **Voluntary Participation:** Municipalities can **opt in or out** of the PCP program without legal penalties.
2. **Full Liability:** Municipalities bear **all financial and legal risks** associated with PCP participation.
3. **Financial Burden:** Long-term costs for program implementation fall entirely on municipalities, with no guarantees of success or liability protection.

Practical Example: Cost and Risk Projections

Participation in the PCP program is often marketed as a low-cost initiative; however, significant hidden costs exist. These financial demands disproportionately burden rural and smaller municipalities with recurring expenses tied to externally driven objectives.

Estimated Costs for PCP Participation and Implementation

Milestone/Initiative	Estimated Cost Range
Baseline Emissions Inventory	\$10,000–\$50,000
Emissions Reduction Targets	\$5,000–\$25,000
Local Action Plan Development	\$20,000–100,000
Implement Action Plan	\$50,000–1,000,000+
Monitor and Report Results	\$10,000–50,000 annually
Municipal Fleet Upgrades	\$500,000–5,000,000+
EV Charging Stations	\$100,000–1,000,000+
Smart City Technology	\$500,000–5,000,000+
Circular Economy Initiatives	\$1,000,000–10,000,000+
15-Minute City Model	\$5,000,000–50,000,000+
Active Transportation Networks	\$1,000,000–20,000,000+
Urban Densification	\$5,000,000–100,000,000+

Total Cost Range:

- **Modest Implementation:** \$7.2 million
- **Comprehensive Implementation:** \$192 million+⁶

These conservative estimates underscore the financial burden imposed by PCP participation and Climate Action Plan implementation. A thorough cost analysis of the program and plan expenditures to date and anticipated future costs is essential.

Alberta's CO₂ Emissions and Carbon Sequestration Capacity

Provincial Emissions

Alberta has a population of approximately **4.8 million residents** as of 2024.⁷ Using Canada's average per capita emissions of **14.2 tonnes of CO₂ per year**, Alberta's gross emissions are calculated as follows:

- **4.8 million residents × 14.2 tonnes of CO₂ per resident per year = 68.16 million tonnes of CO₂ annually**

Thus, Alberta's gross annual CO₂ emissions for the population are approximately **68.16 million tonnes**.

The Government of Alberta states their current emissions are 269.9 million tonnes, which would include their industrial and resource sector.

Alberta's Carbon Sequestration Capacity

Net-zero programs often overlook **natural carbon sinks**, failing to recognize the substantial role that Alberta's ecosystems play in absorbing carbon dioxide. These programs apply a one-size-fits-all approach, disregarding the unique contributions of forests, wetlands, peatlands, and agricultural lands in mitigating CO₂ emissions.

Alberta's ecosystems naturally absorb vast amounts of CO₂, far exceeding the province's annual emissions. The estimated carbon sequestration by ecosystem type is as follows:

- **Forests** – Alberta's boreal forests cover approximately 38 million hectares, absorbing an estimated **10 tonnes of CO₂ per hectare annually, totaling 380 million tonnes of CO₂ absorbed each year.**⁸
- **Wetlands** – Wetlands span about **14.36 million hectares**, sequestering roughly **1.8 tonnes of CO₂ per hectare annually, totaling 25.8 million tonnes of CO₂ absorbed annually.**⁹
- **Peatlands** – Alberta's peatlands cover approximately **5.8 million hectares**, with long-term carbon storage through slow organic accumulation. These ecosystems are estimated to store **hundreds of millions of tonnes** of carbon over centuries.¹⁰
- **Agricultural Lands and Grasslands** – Alberta's agricultural soils and grasslands cover approximately **20 million hectares**, contributing to carbon sequestration through soil health practices and vegetation cover, with an estimated **15 tonnes of CO₂ per hectare annually, totaling 300 million tonnes of CO₂ absorbed annually.**¹¹

Net CO₂ Balance

- **68.16 or 269.9 million tonnes (emissions) – 705.8 million tonnes (sequestered) = -637.64 million tonnes annually**

Alberta is a **net carbon sink**, absorbing approximately **637.64 million tonnes more CO₂** than it emits each year. This substantial carbon sequestration capacity highlights

the misalignment between costly net-zero policies and Alberta's existing environmental strengths.

Note: The sequestration rates and areas are estimates based on available data and may vary with different management practices and environmental conditions. KICLEI Canada is available to collaborate with provincial and municipal GIS departments to refine these calculations using exact data for ecosystem coverage.

Redirecting Resources to Local Priorities: Alberta

Given Alberta's vast natural carbon sinks and resource-based economy, continued participation in programs focused on net-zero targets diverts critical resources away from pressing local issues that fall under municipal jurisdiction. Alberta's municipalities must prioritize their unique local needs rather than aligning with externally driven climate initiatives that may not serve the best interests of their communities.

In Canada, municipalities operate under the authority of provincial and territorial governments, which delegate specific responsibilities. While responsibilities may vary slightly by province, the core municipal responsibilities in Alberta generally include:

- **Housing Availability:** Addressing rising costs and availability challenges to ensure safe, accessible housing for all residents. Municipalities must protect property rights and resist over-regulation of rural lands that displace people and limit economic opportunities in smaller communities. Alberta's municipalities should focus on policies that support affordable housing solutions tailored to local demographics and workforce needs.
- **Energy Security:** Ensuring affordable and reliable energy sources to support households, businesses, and critical infrastructure. Alberta, as a leader in energy production, must prioritize local energy security, including expanding natural gas infrastructure, supporting energy diversification, and resisting externally imposed energy restrictions that could hinder economic growth.
- **Land Use Planning and Development:** Ensuring balanced growth that supports both urban and rural communities while preserving Alberta's unique landscape and economy. Municipalities should resist centralized "sustainable development" policies that disproportionately favor urban centers at the expense of small towns, rural communities, and agricultural operations.
- **Infrastructure Maintenance and Expansion:** Investing in the upkeep and development of essential infrastructure such as roads, bridges, water, and wastewater systems to support economic growth and quality of life. Alberta's municipalities must prioritize practical, cost-effective solutions that meet the needs of their residents without unnecessary external constraints.
- **Transportation Networks:** Providing efficient and accessible transportation options that serve residents and businesses alike. Municipalities should avoid restrictive policies that discourage private vehicle use or impose costly public transit initiatives

that do not align with Alberta's geographic realities and reliance on personal and commercial vehicles.

- **Emergency Services and Public Safety:** Supporting police, fire, and paramedic services to enhance community safety, emergency preparedness, and disaster response, including mental health support services and rural emergency response capabilities.
- **Waste Management:** Overseeing efficient waste collection, recycling, and disposal programs that promote environmental stewardship while being cost-effective and locally driven. Municipalities must resist externally driven mandates that add unnecessary costs or reduce local autonomy in waste management practices.
- **Parks and Recreation:** Maintaining and expanding green spaces, recreational facilities, and community programs to support active and healthy lifestyles, with an emphasis on local decision-making and sustainable land management practices that reflect Alberta's cultural values and lifestyle.
- **Economic Development:** Promoting job creation, investment, and industry growth to sustain vibrant and resilient communities. Local governments must prioritize organic growth, entrepreneurship, and support for small businesses rather than catering to global investors or large corporations that do not contribute to long-term community sustainability.
- **Public Health and Social Services:** Collaborating with health agencies and social service providers to address community well-being, ensuring access to healthcare, mental health services, and social programs tailored to Alberta's diverse population.
- **Government Accountability:** Strengthening transparency, fiscal responsibility, and public trust by ensuring that financial resources are directed toward local priorities and essential services rather than costly international programs that fall outside municipal jurisdiction.

Alberta's municipal governments must focus on these core responsibilities to best serve their communities and avoid diverting funds toward global initiatives such as climate action programs that impose additional financial burdens and limit local autonomy. Redirecting resources toward these pressing local needs will ensure that municipalities remain resilient, self-sufficient, and responsive to the unique challenges and opportunities within Alberta's dynamic economic landscape.

This approach avoids imposing **costly net-zero policies** that are misaligned with Alberta's existing **natural carbon advantage** and the immediate concerns of its citizens.

Recommendations

1. **Pause and Reevaluate the PCP Program and Climate Action Plans**
 - Conduct a comprehensive review of the PCP program and climate action initiatives, including thorough public consultation, to ensure they align with

Alberta's local economic priorities, environmental realities, and financial capacities.

- Assess the cost-effectiveness and feasibility of continuing with the milestone-based framework, considering Alberta's vast natural carbon sinks and energy sector contributions.

2. Improve Transparency and Accountability:

- Disclose all costs already incurred under the PCP program and climate action plans, including consultant fees, data collection expenses, and long-term financial obligations to taxpayers.
- Conduct a detailed financial audit of climate-related spending to evaluate its impact on municipal budgets and ensure responsible resource allocation.
- Engage residents, businesses, and stakeholders in meaningful public consultations to foster trust and ensure transparency in decision-making processes.

3. Withdraw from the PCP Program and Halt Climate Action Plan

Implementation:

- Immediately withdraw from the ICLEI Partners for Climate Protection (PCP) program or similar milestone-based frameworks to prevent the imposition of externally driven policies that do not reflect Alberta's economic strengths and environmental realities.
- Cease further development and implementation of climate action plans to avoid additional financial commitments and regulatory burdens that may undermine Alberta's economic resilience and energy independence.
- Redirect municipal resources to locally driven initiatives that provide tangible benefits to residents and businesses, fostering self-reliance and economic growth.

4. Prioritize Local Environmental Stewardship and Practical Solutions:

- Focus on protecting Alberta's natural carbon sinks—forests, wetlands, grasslands, and agricultural lands—that contribute to the province's environmental sustainability without the need for costly net-zero policies.
- Develop cost-effective, locally controlled programs to improve pollution prevention, water conservation, and responsible land management that align with Alberta's industrial and agricultural landscape.
- Implement practical environmental initiatives that enhance carbon sequestration and environmental resilience without excessive reliance on data collection or costly "green" technologies that do not align with Alberta's needs.
- Strengthen infrastructure resilience and emergency preparedness to mitigate risks from natural disasters and ensure community safety.

5. Address Immediate Municipal Priorities:

- **Housing:** Reduce unnecessary regulations and streamline approvals to increase access to affordable housing while protecting property rights and supporting balanced urban and rural development.
- **Energy Security:** Invest in affordable and reliable energy infrastructure, leveraging Alberta's abundant natural resources to support communities and businesses.

1. **Pause and Reevaluate** participation in the PCP program and Climate Action Plans in the context of Alberta's economic and environmental priorities.
2. **Ensure Transparency** through financial audits and public consultation on climate program costs, risks, and benefits.
3. **Withdraw from the PCP Program** and redirect resources to initiatives that deliver tangible, community-specific benefits.
4. **Focus on Practical Environmental Stewardship** by investing in pollution control, water conservation, and responsible land management, rather than costly net-zero targets.
5. **Prioritize Immediate Municipal Needs**, including energy security, infrastructure maintenance, and public safety, to promote sustainable economic and social development.

By emphasizing practical, locally driven solutions, Alberta's municipalities can safeguard financial stability, support property rights, and foster growth without unnecessary external obligations.

The Alberta Municipal Government Act and Council Authority

Under the **Municipal Government Act (MGA), RSA 2000, c M-26**, Alberta municipal councils have the legal responsibility to govern in the **best interests of their municipalities**, which inherently includes serving the **people who live and work in those communities**.

Specifically:

- **Section 153** of the MGA mandates that councillors must "**consider the welfare and interests of the municipality as a whole and bring to council's attention anything that would promote the welfare or interests of the municipality.**" This responsibility extends beyond infrastructure and operations to include the wellbeing of **residents, businesses, and property owners**.
- **Section 201(1)** confirms that councils are responsible for "**developing and evaluating the policies and programs of the municipality**" and for "**ensuring that the powers, duties, and functions of the municipality are appropriately carried out.**"
- Councillors swear an **Oath of Office** to "**diligently, faithfully, and to the best of my ability, fulfill the duties of my office.**"

These provisions make it clear that **decision-making power rests solely with elected municipal councils**—not with external consultants, third-party organizations, or administrative staff. Councils must ensure that participation in programs like **ICLEI's Partners for Climate Protection (PCP)** aligns with the municipality's financial capacity and the **needs and priorities of its people**.

- **Economic Development:** Encourage local job creation, small business growth, and support for Alberta's industries to sustain long-term prosperity and community resilience.
 - **Public Safety and Community Services:** Enhance emergency response capabilities, policing, and fire services to ensure the safety and well-being of all residents.
 - **Government Accountability:** Promote fiscal responsibility, transparency, and prudent financial management to uphold public confidence in municipal governance.
-

Conclusion

Alberta's natural carbon sequestration capabilities, diverse economic base, and energy rich landscape demonstrate that net-zero frameworks and climate action plans imposed by external entities are misaligned with the province's needs and priorities. We respectfully urge municipal councils to reevaluate these policies, prioritize transparency, and focus on sustainable, locally driven solutions that serve the best interests of Alberta's residents.

Sincerely,

Maggie Braun, KICLEI Canada info@kiclei.ca

Concerned Residents and Stakeholders of Alberta Municipalities

References

1. **Municipal Government Act (MGA), RSA 2000, c M-26.** Government of Alberta. Available at: <https://www.qp.alberta.ca/documents/Acts/m26.pdf>
2. **Canadian Net-Zero Emissions Accountability Act. Government of Canada.** Available at: <https://www.canada.ca/en/services/environment/conservation/climatechange/net-zero-emissions-2050.html>
3. **Emissions Management and Climate Resilience Act (EMCRA), SA 2003, c E-7.8.** Government of Alberta. Available at: <https://www.qp.alberta.ca/documents/Acts/e07p8.pdf>



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

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

First name [required]	Matthew
Last name [required]	McIntyre
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 Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I will send presentation separately

Feb 9th, 2026

RE: Proposed Bylaw 1H2026 - "Electronic Transmission of Large-Scale Land Use Bylaw Amendment Notices Bylaw"

Dear Council & Mayor,

I trust that you, like me, have high expectations for our wonderful city. Expectations that include a commitment to far exceed the bare minimum required by law when it is necessary to make sure the right thing will be done.

It is very important in my view that the City, including council and administration, is not only seen to say the right things, but that all of you actually does the "right" thing for Calgarians.

What is the Right Thing?

First and foremost, to a large extent, the right thing is whatever the majority of Calgarians believe is the right thing. If you ignore the majority view, we can find ourselves in the situation that we are now in with respect to Blanket Rezoning, where we are headed for yet another public hearing. But that is discussion is for another day.

From a legal perspective, Council and the City is first obligated to comply with both the Federal and Provincial Constitutions and Bill of Rights. To state the obvious, these are the highest laws in the country.

And the reason I point that out is because Alberta Bill of Rights is particularly pertinent when it comes to the rights of property owners and the provision of notices. But first I must mention that having reviewed dozens of reports to council from Administration on various issues and proposed bylaws, I have yet to see a report where Administration notes council's and the city's obligation to comply with the Bill of Rights. While not a direct concern most of the time, the Bill of Rights was most certainly a very pertinent consideration for the Blanket Rezoning land-use application by Administration, and yet the Bill of Rights was never brought to the attention of Council to my knowledge.

At any rate, what does the Bill of Rights say and why am I raising this now ... under the Alberta Bill of Rights, property owners have the following rights:

Recognition and declaration of rights and freedoms

1(1) (a.1) **the right to the enjoyment of property and the right not to be deprived thereof** except to the extent authorized by law **and except by due process of law**;

Paramountcy

2 Any law of Alberta that is inconsistent with the provisions of this Act is, to the extent of the inconsistency, **of no force or effect**

And as I suppose many of you know, the phrase "except by **due process of law**" is extremely significant. It is one of fundamental legal terms that the foundation of our entire judicial system is built. It requires that when one party (the City) takes action that impacts another party (for instance depriving a

residential property owner of their right of enjoyment of their property), the City is fundamentally obligated to make sure that (in this example) the property owner:

- Is GIVEN timely and clear notice and that does not mean just 10 days posted on a website
- That the property owner will have an opportunity and sufficient time to respond to the action
- That the property owner has the right to be heard (and heard fully ... not limited to just 5 minutes on a complicated matter)
- And finally, that the respondent, the property owner, has the right to be judged fairly and impartially. The “judges” will not give undue preference to one party over the other. Council (the arbitrators in decisions about bylaws) will not give any sort of favouritism to Administration over the citizens of Calgary. Both will be equally heard and considered.

The importance of **giving** notice cannot be understated. It has to be **given**. Sorry to be frank, but in my view, It is ridiculous to think that an impacted party is supposed to go looking to see if a notice has been posted. How would they ever know to look?

And frankly, even if the bill of rights did not offer such protections to a residential property owner of the enjoyment of what is probably the largest asset they have, it is simply the right thing to do.

The other thing about the Bill of Rights I would like to note is the Paramountcy clause. If anything in the MGA or a bylaw for instance conflicts with the right to the due process of law, that thing, that clause, is of no effect. So, when you are considering anything that could impact a property owner’s right to receive a timely and proper notice, please keep the Bill of Rights in mind as you decide what is right.

Now I won’t go into detail here (please see the attached appendices) but the City has in fact committed through policy to do the right thing. As a couple of key examples, I note **the overarching** Transparency Policy as well the MGA mandated Engagement Policy. Those policies have made strong commitments to make your best efforts to reach and involve Calgarians in matters that impact them.

Finally, with respect to legal obligations and opportunities, the MGA, as amended by the City Charter, does offer the possibility for the City to chose alternatives to the prescribed requirement of newspaper advertisements and mailing or delivering (aka GIVING) written notices, however in at least some cases council must be satisfied that the alternative method (for giving notice) that they propose to use is likely to bring to matter to the attention of substantially all impacted residents. This obligation is really just stating the obvious, make sure you’re doing the right thing when you decide about the new bylaw.

Current Online Advertising – A seemingly good idea that completely misses the mark

There is no doubt that the originally prescribed newspaper advertising method was out of touch with the current way society functions.

Relying on newspapers no longer makes sense. Subscription & circulation numbers are low, printed papers are almost at an end of their existence and it is a paid service, limiting its reach to some, if not the majority of Calgarians.

With high internet usage and access by Calgarians through smart phones and computers, involving the City website seems like a potentially great alternative. The website is accessible and inexpensive to run.

However, it fundamentally fails the obligation to “give” notice to an impacted party. The party has to somehow know to search for the notice and the notice has to be found.

I have asked literally dozens of my friends and family about this. None of them know anything about the current online advertising bylaw. None of them have ever received any electronic notices or even knew that they should look for one, even with respect to blanket rezoning, the biggest ever issue.

The promised communication program from around the time that the Online Advertising bylaw was passed in 2022 obviously failed, at least it failed with my group of friends and family.

Moreover, over the last couple of weeks I made a concerted effort to find public notices on the website. It is extremely difficult to find them. See the PowerPoint “appendix” for more on this.

What I can say with strong confidence is that the public notices are NOT reaching substantially all impacted residents. In fact, I am not sure they are reaching anybody to be honest. And it is perplexing to me how Administration ever thought, in their expert opinion, that that was ever going to happen. Just a bit of common sense told me it was going to fail as a method for giving notice. Simply existing somewhere on the internet does not begin to meet the test for giving notice.

In fact, the only reason I have any idea that this bylaw was being proposed was because I received an email from the office of my councillor (Schmidt ... thank you for that). Had I not received that I would have missed entirely the opportunity to provide input on this extremely important matter.

Finally, there is an obvious alternative, Administration can “push” the notices to interested citizens directly by way of an email or a text message. The email or text message can either provide the notice directly or can note the existence of the notice with a link to its location. And I assume it might be possible to also do this through the notification systems that exist on social media platforms. In my review of the videos of the Public Hearing and Infrastructure Committee meetings that were held for the Online Advertising bylaw, push notifications was raised as an option and in the public hearing, I understood the presenter to acknowledge it was a good idea and to suggest Administration was open to it. That was in 2022. What happened?

One final thought about whether or not simply posting on a website is appropriate. I find it more than a little bit curious that in 2015, as part of the Municipal Government Amendment Act of 2015, the MGA Section 606(2) for advertising with newspapers was amended to add the following two items:

(c) published on the municipality’s website, or

(d) given by a method provided for in a bylaw under section 606.1.

And then just two years later, under the “An Act to Strengthen Municipal Government” Act of 2017, clause (c) was repealed. If simply publishing on the website was a reasonable alternative why not leave it in the MGA, while still providing the municipalities the ability to consider other methods?

Personally, I can only conclude that reason came to bear and it was recognized by the Province that simply posting on a website utterly fails in the obligation to GIVE notice.

What is being Proposed and Why is it being Proposed?

After receiving the email from my councillor, I searched extensively to find more information about this proposal. I made various general searches on google and the city website and was unable to find anything.

Knowing that past bylaws of this nature went through the Infrastructure and Planning Committee as well as council meetings I searched meeting by meeting over the past few months and was unable to find anything.

And so, I am left to speculate. Fortunately, there are a couple of key clues. Section 606 of the MGA and Bylaw 30M2022 are about advertising. While Section 608 and seemingly the proposed bylaw 1H2026 is about sending documents and giving notices, about an alternative to giving written notices.

My conclusion is that instead of sending written notices (letters) to impacted property owners, the plan is to effectively use the failed process of posting on the website, without any method to push the notices through emails, or texts or other social media direct communications.

Posting would become the sole method of all notifications of very large land-use redesignation applications (“that would affect more than 500 parcels of land” which I understand to be a redesignation that will impact 500 plus affected property owners).

In all cases but one, for me, this would be completely unacceptable.

It occurs to me that potentially this approach is desirable for the repeal of the blanket rezoning bylaw amendment decision. If the proposed bylaw 1H2026 was modified to very specifically and very narrowly be used for that sole purpose, I suppose I could live with that that. But ONLY because this is probably the most well-known issue in the history of the City and so providing notice in this rare circumstance may be redundant. Most property owners already know. But my opinion about what I could live with isn't important because every property owner has the right to a proper notification and it's not for me to decide for them with respect to this specific issue.

I believe the city has a total annual budget in the order of \$8 Billion. Do not be penny wise and dollar poor and avoid sending proper written letters of notification. In fact, on the city webpage for the repeal of blanket rezoning, sending legal notification letters is currently listed as a task that needs to be done. That cost is such a tiny percentage of the overall budget and sending the letters is the right and proper thing to do.

As for any future large scale land use amendments I am completely opposed to this bylaw as it currently stands.

What could potentially be acceptable is posting on the website **in combination with a push method** of notification (emails, texts, etc.). But as is so often the case, the devil is in the details. And clear and direct communication with Calgarians will be an absolute must.

Doing the Right Thing

In my view, the majority of the last council was all too eager to do the easy thing as opposed to the right thing, even when that thing is hard to do. The majority was also all too eager to ignore the view of the majority of Calgarians.

I look forward to the majority (preferably all) of this council of not only doing the right thing, but undoing some of the wrong things that occurred under the last council.

The right thing is not only to NOT approve the proposed bylaw 1h2026, but to instruct Administration to repeal and replace bylaw 30M2022 with a far improved approach that actually advertises notice proactively.

I completely support electronic notices and communications. There is so much potential for efficiency, cost savings, accessibility and so forth. But it has to be done the right way.

Sincerely

Matthew McIntyre

Attached Appendices

Appendix 1 – Excerpts of the Transparency and Accountability Policy CC039

Appendix 2 – Excerpts of the Engage Policy CP2023-05

Appendix 3 – An excerpt of and comments in regard to the Engage Administration Framework

Appendix 4 – Excerpts and comments from the Report on Proposed Bylaw 30M2022

Appendix 5 – Part of the Communication Strategy for Bylaw 30M2022 and comments

Appendix 6 – A separate document, documenting my search for public notices on the city website

APPENDICIES

Appendix 1

Excerpts of the Transparency and Accountability Policy CC039

BACKGROUND

The City of Calgary is committed to conducting business in an open and transparent manner and creating a culture wherein Council and City of Calgary **employees are aware of and understand the principles of transparency and accountability** articulated through this policy, **and will support and contribute to the spirit and intent of the policy.**

This policy reflects Council and The City's ongoing effort to **support open, transparent and accountable local government.**

PURPOSE

- **To provide policies and overarching guidance** for The City's activities, programs and services as outlined herein **and augment existing City of Calgary policies, procedures and practices;** and

APPLICABILITY

- This policy **applies to City Council, and all City of Calgary employees.**

SCOPE

- The principles of transparency and accountability **apply to** the **political process and decision-making,** to **the administrative management** of The City of Calgary and in The City's **interactions with the citizens** of Calgary.

Definitions

For the purposes of this policy, The City of Calgary adopts the following definitions:

Transparency:

The principle that The City of Calgary ensures the decision-making process is open and clear and actively encourages and fosters public participation in its decision-making processes to enhance public trust.

Accountability:

The principle that **The City of Calgary ensures access to clear and understandable information and is responsible to the public for decisions and actions.**

POLICY

The City of Calgary acknowledges its responsibility to operate in a transparent and accountable manner and **shall provide good governance by committing to the following:**

- **Encouraging public access and participation to ensure that decision making is responsive to the needs of citizens and receptive to their opinions;**

Transparency and Accountability and Openness

Transparency, accountability, and openness are essential elements of good government that enhance public trust. **They are achieved through adopting policies and establishing processes that are open and accountable,** which will guide The City of Calgary throughout the course of carrying out its duties and responsibilities.

The City of Calgary shall:

- Conduct its business openly, honestly, and with integrity.
- **Ensure decision-making is open, clear, transparent and accountable.**
- Make information accessible so **that it is consistent with legislative requirements under the Municipal Government Act and the Freedom of Information and Protection of Privacy Act.**
- **Use transparency and accountability mechanisms, including public engagement that helps to ensure that Council decisions reflect citizen needs and priorities.**

Public Engagement

The City of Calgary recognizes the value that citizens contribute to planning, delivering and evaluating City programs and services. **The City of Calgary will engage the public throughout its decision making process.** This process will be open, visible and transparent, while balancing the need for the decision making process to be efficient and effective by adhering to the following:

- **Wherever possible, The City shall engage citizens and provide opportunities for citizens to participate in and provide feedback** on City programs and services and clarify their priorities about how tax dollars should be spent.

Appendix 2

Excerpts from the Engage Policy CP2023-05

1. POLICY STATEMENT

Where appropriate and within the City's ability to finance and resource, **the City commits to conduct transparent and inclusive engagement processes that are responsive and accountable.**

Administration is directed to develop and adhere to the Engage Administration Framework – outlining how The City's commitment to engagement will be carried out, how it will be resourced, and how accountability will be managed.

3. DEFINITIONS

"Engagement" at The City of Calgary is defined as: purposeful dialogue between The City, impacted or interested Calgarians and other communities or groups to gather information to influence decision-making.

4. APPLICABILITY

The City of Calgary assigns a high priority to appropriately involving Calgarians and other communities or groups early on and throughout the process, especially when the decision(s) impact their lives. This policy incorporates the following five principles for guiding engagement initiatives:

1. Accountability – The City upholds the commitment it makes to engage and demonstrate that results and outcomes of the engagement processes are consistent with the approved plans for engagement.
 - **Stewardship of the Engage Policy lies with Council.**
 - The **City Manager, and General Managers** and/or designates, **are responsible for adherence** to the Engage Policy and stewardship of the Engage Administration Framework.

2. Inclusiveness – The City makes its best efforts to reach, involve and hear from those who are impacted directly or indirectly.

- **Opportunities are provided for impacted or interested Calgarians and other communities or groups to get involved at the beginning and throughout a City project or initiative when decisions will impact their lives.**

3. Transparency – The City provides clear, timely and complete information, and endeavours to ensure decision processes, procedures, and constraints are understood and followed.

- **The promise, purpose and limitations on engaging Calgarians and other communities or groups are made clear.**
- **Calgarians and other communities or groups are provided with relevant background and context about the project or work requiring engagement, as well as information about how to participate in the engagement process.**
- **The City communicates back:**
 - o **what was heard – sharing input received, and**
 - o **how input was considered in decision-making, including how it was used and rationale if not used.**

	Listen & Learn	Consult	Collaborate	Empower
Strategy	Participants and The City listen to and learn about each other's views, plans, concerns, and expectations.	Participants' feedback is obtained through consultation to analyze issues and build alternatives, and thereby make contributions to the decision-making process. Consulting with participants ensures issues and concerns are understood and considered.	Participants are considered partners in the decision-making process, including collaboration on analyzing issues, building alternatives, identifying preferred solutions and making recommendations.	Aspects of the decision-making process are delegated to participants

Promise	We will listen to participants and learn about their plans, views, issues, concerns and expectations and ideas.	We will consult with participants to obtain feedback and ensure their input is considered and incorporated to the maximum extent possible. We undertake to advise how consultation impacted the decisions and outcomes.	We will partner with participants in a process that results in joint recommendations. We undertake to advise how collaboration impacted decision making.	Where legislation permits, we will abide with the decisions made under delegated authority. Where legislation precludes making such a commitment in advance, we undertake to be guided by the outcome.
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Appendix 3

An Excerpt of the Engage Administration Framework

Engage Framework and tools

Appendix B

STEP 2 - Assess impact and complexity of the project

IMPACT	Number 1 ASSIGN 1 POINT FOR EACH BOX CHECKED	Number 2 ASSIGN 2 POINTS FOR EACH BOX CHECKED	Number 3 ASSIGN 3 POINTS FOR EACH BOX CHECKED
Project type	<input type="checkbox"/> standard/routine	<input type="checkbox"/> unique/pilot	<input type="checkbox"/> precedent setting/multiple phases/new program or service
Project duration	<input type="checkbox"/> 3 months to 1 year	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3+ years
Community impact	<input type="checkbox"/> Less than two communities or organizations	<input type="checkbox"/> 3-10 communities or organizations	<input type="checkbox"/> 10+ communities or organizations
Internal impact	<input type="checkbox"/> Within a business unit or department	<input type="checkbox"/> Multiple business units within one department	<input type="checkbox"/> Within multiple business units and across multiple departments
Stakeholder ability to impact decisions (Refer to Spectrum of Strategies and Promises)	<input type="checkbox"/> Listen and learn	<input type="checkbox"/> Consult	<input type="checkbox"/> Collaborate and/or empower
Add up the total points in each column	Total points: _____	Total points: _____	Total points: _____

If your total points are between: 5-7: Your Impact Number is 1
8-12: Your Impact Number is 2
13-15: Your Impact Number is 3

Total points: _____
Impact Number: _____

COMPLEXITY	Letter A ASSIGN 1 POINT FOR EACH BOX CHECKED	Letter B ASSIGN 2 POINTS FOR EACH BOX CHECKED	Letter C ASSIGN 3 POINTS FOR EACH BOX CHECKED
What is the political sensitivity of this project or decision?	<input type="checkbox"/> Little attention – project or decision unlikely to be a public issue.	<input type="checkbox"/> There has been some attention. Some disagreement or differing of opinions is anticipated.	<input type="checkbox"/> Highly sensitive topic – either currently or anticipated.
How inclined will citizens and stakeholders be to accept this project or decision?	<input type="checkbox"/> The stakeholders are not likely to be concerned.	<input type="checkbox"/> Some issues are anticipated.	<input type="checkbox"/> There are many issues or there is at least one stakeholder group that is opposed.
Based on what you know, what do you anticipate will be the level of disagreement between stakeholder groups?	<input type="checkbox"/> No disagreement or can be easily managed.	<input type="checkbox"/> There will be a few competing positions – but can be managed with some effort.	<input type="checkbox"/> Competing positions by multiple stakeholder groups or more than a few different strongly held positions.
Add up the total points in each column	Total points: _____	Total points: _____	Total points: _____

If your total points are between: 3-4: Your Complexity Letter is A
5-7: Your Complexity Letter is B
8-9: Complexity Letter is C

Total points: _____
Complexity Letter: _____

https://hdp-ca-prod-app-cgy-engage-files.s3.ca-central-1.amazonaws.com/1314/6376/8116/Engage_Framework.pdf

This is part of the Engage Administration Framework that is required as part of the Engage Policy. In simple terms it is a tool to help Administration to decide what level of engagement is appropriate. And probably to nobody’s surprise, the larger the impact to a group of citizens and the more citizens that are impacted, the greater the effort should be to engage meaningfully.

This, I can assure you is exactly what the vast majority of Calgarians want. Having participated in the Local Area Plan engagement processes for the Chinook and West Elbow LAPs, the community leaders as well as other friends I participated with fully expected this of Administration. Engagement is hard work. In my career I personally was involved in public participation. I know what it can be like. And full consensus is often difficult to reach. But that does not mean we shouldn’t even try.

But NOT trying is exactly what Administration does. Despite complexity and impact, they chose the “Listen & Learn” approach to engagement for the LAPs. This effectively allows them to simply collect input, check off their engagement box as a task done and then do whatever they want. At the public hearing for the Chinook LAP almost all of the community associations attended and everyone of them opposed the plan because they were not HEARD (and BTW this was also true for one of the two or three associations that could not attend). The community associations all asked for more engagement but Council denied them. It was especially galling when our own Councillor ignored the pleas for more engagement and voted to approve a plan the community does not support. This needs to stop. And the LAPs need to be redone with proper engagement.

Appendix 4

Excerpts from Report IP2022-0934

Proposed Bylaw 30M2022

Report on IP2022-0934

2022 September 9

Transition to Online Advertising for Planning Matters

DISCUSSION

Administration's recommendation to transition the advertisement of Planning Matters in The Calgary Herald to advertisement online at Calgary.ca closely follows Council's recent approvals of Online Advertising – Public Works Notices, Property Tax Sale and Annual Report (PFC2021-0503) and Public Hearing Process Improvements – Recommended Approaches (EC2022-0328), in 2021 and 2022, respectively.

Presently, advertising of Planning Matters is required in a newspaper as per Section 606(2) of the Municipal Government Act (MGA). However, **Section 606.1(1)** of the MGA authorizes Council to, by bylaw, provide for electronic means of advertising Planning Matters **where Council is satisfied that the method provided in the proposed bylaw is likely to bring things required to be advertised under Part 17 of the MGA to the attention of affected residents**. Administration is confident that the proposed method of advertising Planning Matters on Calgary.ca, **supplemented by a rigorous communications campaign**, will increase **awareness** and accessibility of Planning Matters brought to Public Hearings of Council.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)	MM COMMENT – NOTE HOW NO PUBLIC ENGAGEMENT TOOK PLACE ON A CRITICAL CHANGE TO PUBLIC NOTIFICATIONS (ENGAGEMENT) ...
<input type="checkbox"/> Public Engagement was undertaken <input checked="" type="checkbox"/> Public Communication or Engagement was not required <input checked="" type="checkbox"/> Public/Stakeholders were informed <input type="checkbox"/> Stakeholder dialogue/relations were undertaken	

The public was informed of the proposed advertising transition **by email and newsletter in 2022 August**. Further communications are planned for 2022 September, prior to the public hearing of Council.

If the proposed bylaw is approved, Administration will i) promptly begin advertising Planning Matters on Calgary.ca, ii) **implement a robust Communications Strategy** (Attachment 2) that would advise Calgarians on how to access information on Planning Matters,

Excerpt from BYLAW NUMBER 30M2022

4. All advertisements referred to in section 3 of this Bylaw must:

- (a) be posted on the Website **not less than 10 days before the date** of the public hearing

MM COMMENT – and how can Administration say the Public was informed? What emails and newsletters do the vast majority of Calgarians receive from the City?? None to my knowledge. And note how the notification time was reduced from a minimum of two weeks to just 10 DAYS, even though it is SO MUCH easier and cheaper to post on a website

Appendix 5

Communication Strategy for bylaw 30M2022

Attachment 2 – Communications Strategy IP2022-0934

Phase 1: Awareness (August – October 2022)

The Awareness phase begins the organic process of having all public hearing information be available on Calgary.ca/planningmatters.

Tactics:

- 1) Calgary.ca/planningmatters
- 2) Organic Social (Facebook & Twitter)
- 3) Information package for Federation of Calgary Communities
- 4) Councillor toolkit
- 5) Community association newspapers
- 6) 311 and Planning Services Centre brief

MM Comments - The communication strategy was

1. To provide awareness of the new online advertising method on the planning matters website that few Calgarians know about.
2. To put something “organic” on Facebook which in my view reaches a limited audience.
3. To provide a Councillor toolkit which in my experience is a completely hit and miss process – all I can say is that despite signing up to receive Ward 8 newsletters and other notifications I received almost nothing in 4 years prior to this new council – a plea to conserve water is all I can recall.
4. To communicate through Community Associations newspapers / letters which is another completely hit and miss strategy. Right now, I get almost nothing from my community association, despite the fact that they have been quite active in the past.

Does the City have any information on the level of activity and level of reach for each and every community association? Assuming the community even has an active one?

Bottom line is I knew nothing about this and not one of my dozens of friends and family know anything as well ... the proof is in the pudding as they say

Appendix 6

The Search for Public Notices for Hearings and Bylaws

See PowerPoint Presentation on my search for public notices on the city website. And PLEASE NOTE, my decision to see if I can even find a Public Notice in NO WAY should be interpreted as my thinking this is an acceptable way to GIVE notice. I was just curious if I could even find a Public Notice of a Hearing or Bylaw

And sorry the PowerPoint document may be a bit difficult to follow.

But real point is that I discovered it is very difficult to find the public notices about public hearings and proposed bylaws and other matters such as LAPs or MDPs that the Online Advertising bylaw 30M2022 covers.

I went from webpage to webpage, I went up and down the webpage, I had to follow more than one path.

And in the end my view is I never found a proper posting of a public notice.

Although I eventually found a copy of the public notice, it was just that. A copy included in a documents package.

Public Hearing Planning Matters for February 17, 2026

 [Planning Matters advertised for the February 17 Public Hearing](#)

This links to a document that includes a copy of the “Public Notice of the Hearing” and includes “information packages” for some, but not all of the matters. A draft of the proposed bylaw 1H2026 is not included for instance and further effort is needed to find it.

At any rate, in my view, a proper Notice would be easily found and would lead me to this link and to the draft bylaw. The process is far too difficult, even if posting public notices was an acceptable method in the first place.

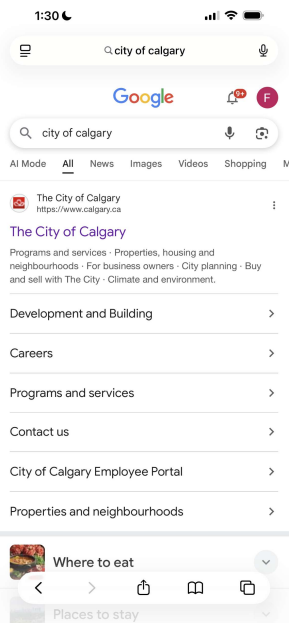
Appendix 6

**Can I find Public Notices? With my Phone
City of Calgary Website MAIN PAGE**

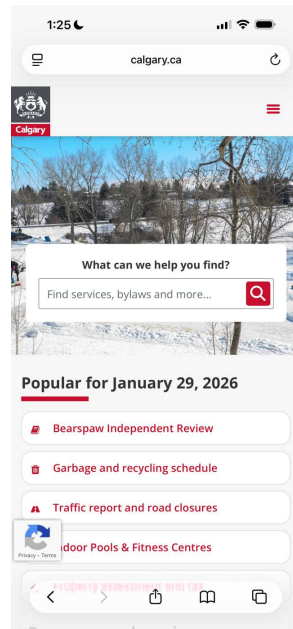
**The following 9 slides document my attempt using my
Phone to try to find public notices**

Can I find Public Notices First Attempt City of Calgary Website MAIN PAGE

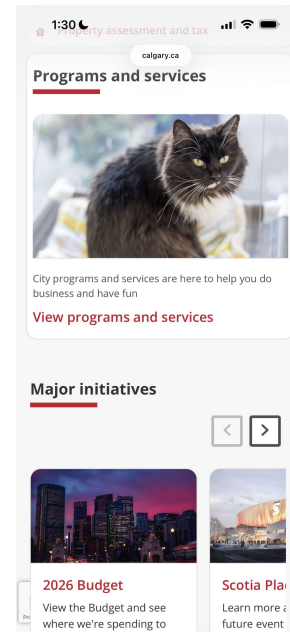
In the expert opinion of administration, posting notices electronically is like to bring a matter to the attention of most affected property owners ... so surely they are easy to find ... or are they?



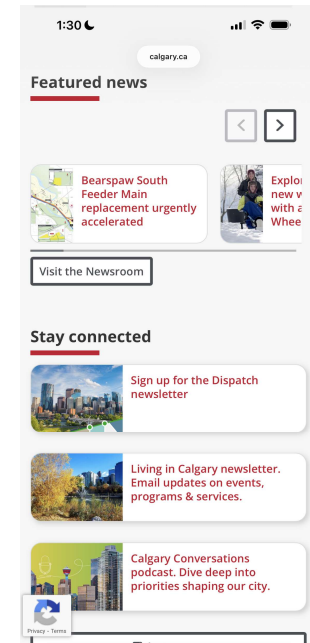
Google Search to find City of Calgary Website Google provides the link to the City site and prompts several other things BUT NOTE NO PUBLIC NOTICES

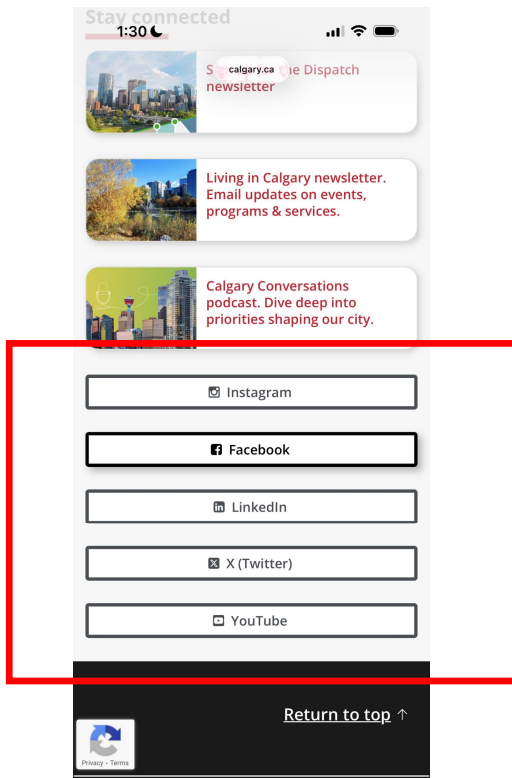


City of Calgary Website No Notices at the top of the webpage



Scrolling down the website ... still nothing





It is very perplexing that such an important thing ... a legal notice of a public hearing or proposed bylaw or other thing does not have a direct link on the main page of the City of Calgary website.

Scrolling down to the bottom of the website

NO LUCK ON THE MAIN PAGE – But its on social media, right? Let's try that next

Let's try just about the only social media platform I really use ... YouTube

The how to fix your "car, wash machine, etc." platform ...

Popular videos

- Staying open is in your hands - 2.4k views • 5 years ago
- Join our Curbside Treasure Hunt September 6 and 7... - 1.1M views • 2 years ago
- How our property tax calculator works - 860K views • 1 year ago
- Someone you know needs affordable housing. Build... - 777K views • 3 years ago
- Someone you know needs affordable housing. Build... - 766K views • 3 years ago
- The City of Calgary is updating how we advertise... - 357K views • 3 years ago

Created playlists

- Water main break 2026 - Updated 3 days ago
- 2025 Calgary Climate Symposium - Resilient by ... - View full playlist
- Traffic Talk - View full playlist
- General Election 2025 - Updated 3 days ago
- 2025 Mayor's Environment Expo - View full playlist
- 2025 Calgary Awards - View full playlist

Featured Channels

Featured channels ... but no public notices

 Calgary Police Service 12.8K subscribers Subscribe	 Calgary Public Library 5.4K subscribers Subscribe	 The Calgary Zoo 2.84K subscribers Subscribe	 Heritage Park YYC 629 subscribers Subscribe	 CalgaryTransitcom 721 subscribers Subscribe
---	--	--	--	--

Shorts

- Thanks to everyone who conserved water over ... - 1.4K views
- Site update - January 14, 2026 - 1.4k views
- Ask our water expert: How do you check for ... - 605 views
- Site update - January 13, 2026 - 1.7K views
- Site update - January 12, 2026 - 1.1k views
- Site update - January 11, 2026 - 1.7K views

NOTHING!! No links or anything with respect to Public Hearings or Notices!!

See at the very TOP of the YouTube page

City of Calgary

@thecityofcalgary · 20.3K subscribers · 2K videos

The City of Calgary's official YouTube account. Our YouTube channel is an example of how ...more



Right under the header on the YouTube City of Calgary home page is this tiny word “more”

Maybe public notices can be found there?

Nope ... just a promise of engagement and transparency








City of Calgary








Description

The City of Calgary's official YouTube account. Our YouTube channel is an example of how we're committed to serving Calgarians through engagement, transparency, resiliency and innovation. More than 15,000 employees proudly serving a great city.

Links

-  calgary.ca
-  facebook.com/CityofCalgary
-  instagram.com/cityofcalgary
-  linkedin.com/company/9024?trk=v srp_companies_res_name&trkInfo=V...
-  twitter.com/cityofcalgary
-  bsky.app/profile/cityofcalgary.bsky.social
-  threads.net/@cityofcalgary

More info

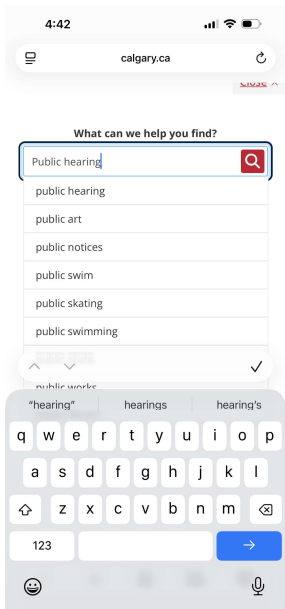
-  www.youtube.com/@thecityofcalgary
-  Canada
-  Joined Jan 25, 2008
-  20.3K subscribers
-  2,084 videos
-  28,657,099 views

 Share channel  Report user

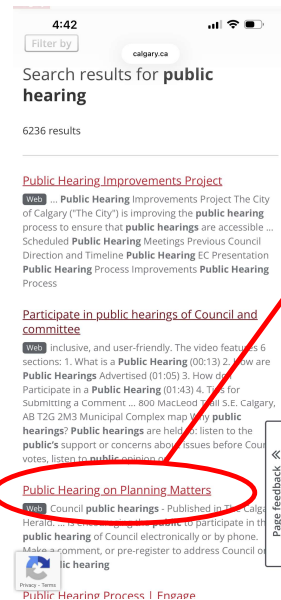
Main page Failed. Social Media Failed. Let's try the City Search

Can I find the Public Hearing Notice for 1H2026 By-law?

Searching for public hearing



3rd item is "on Planning Matters"



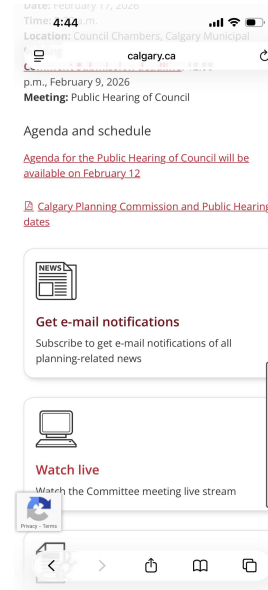
Planning Matters gives Feb 17 mtg & Feb 9 submission deadline



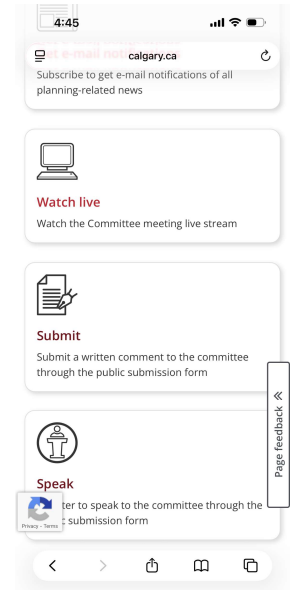
and gives Feb 12th Agenda date



Scrolling down, nothing else

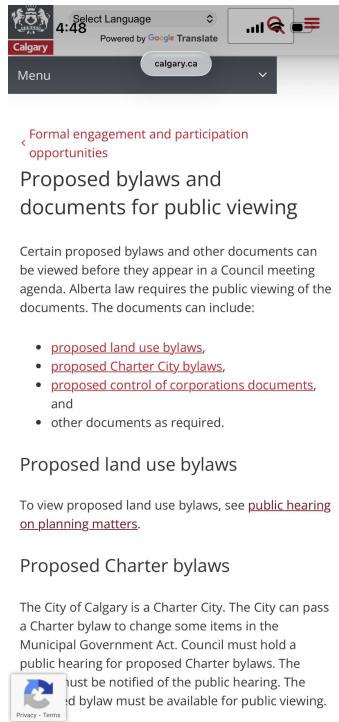


Scrolling down, link for submitting, link for speaking

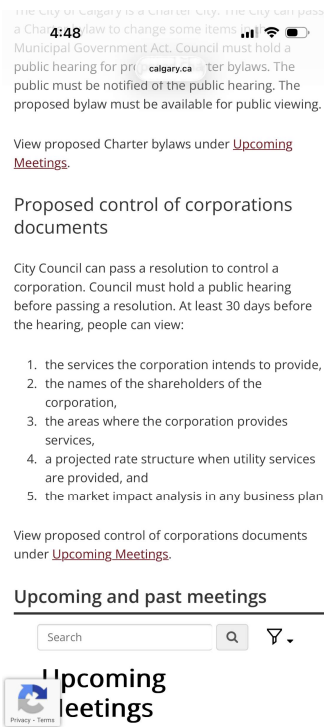


There is an agenda ... but not until Feb 12th.
The word notice doesn't even appear

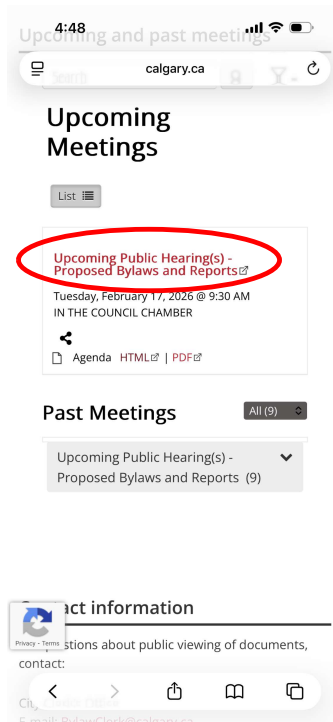
Leads me to this webpage at which point I am beginning to believe it is an endless cycle



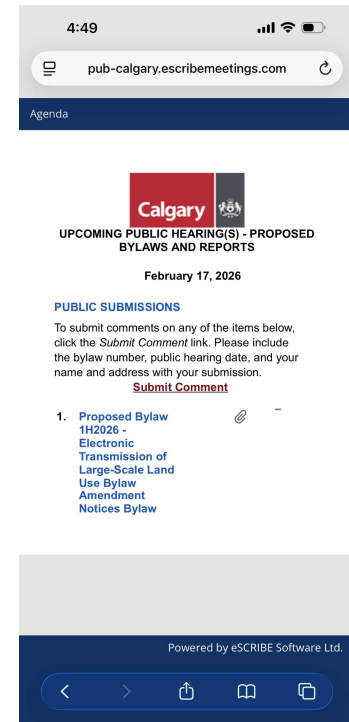
Scrolling down at first nothing



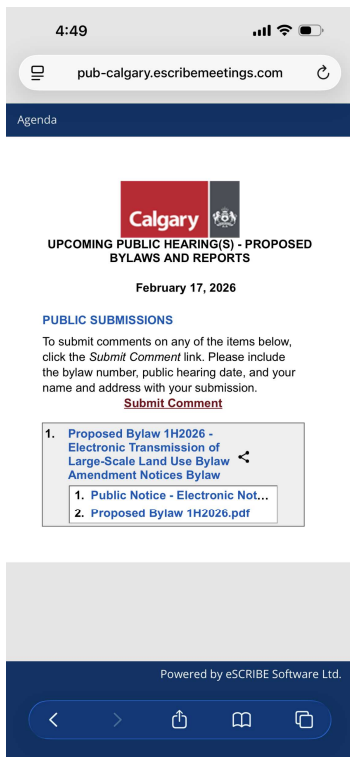
Finally, I find yet another link to the meeting



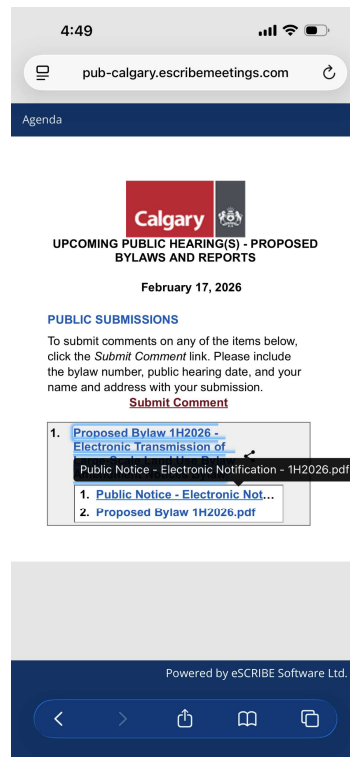
Which opens this page with yet another link ...



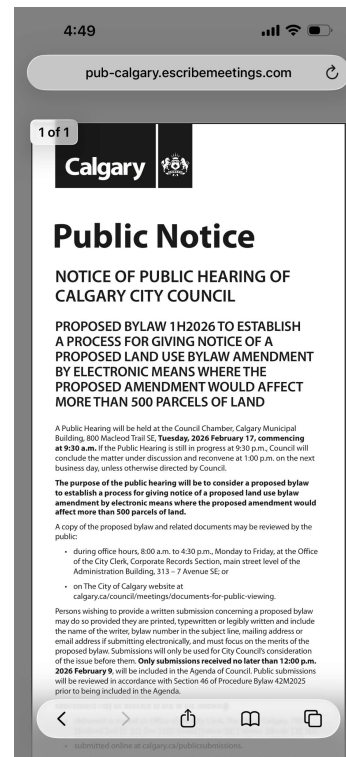
Finally ... finally I find a link to a public notice and the draft bylaw



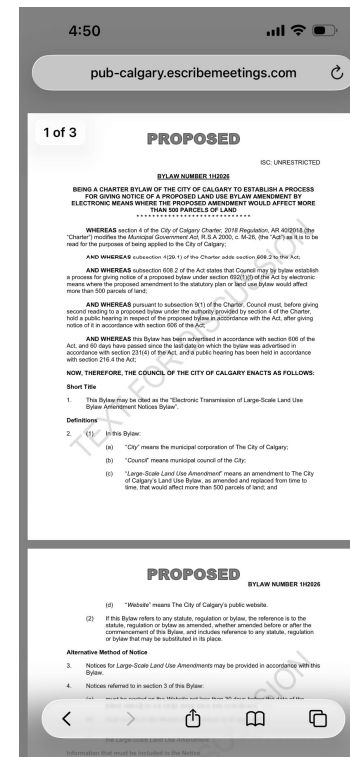
Trying to open the public notice link



Finally, I find and can open the public notice document



And I can open the proposed bylaw document what a journey ...



So I finally find the Public Notice .. the notice that I should have received that would have directly linked me to the proposed bylaw ... but I find it with the documents for the public hearing

On the Planning Matters webpage ... Can I find a Public Notice, any Public Notice???

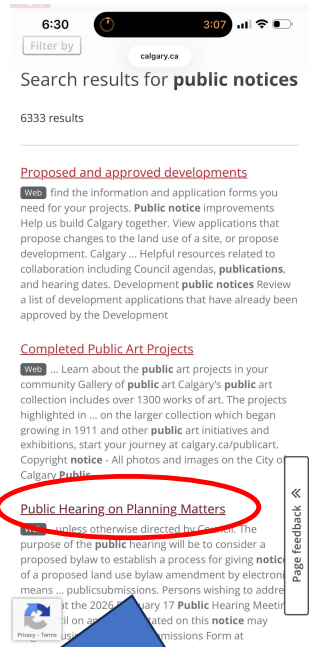
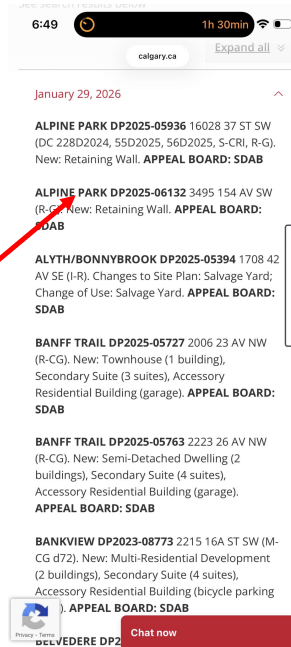
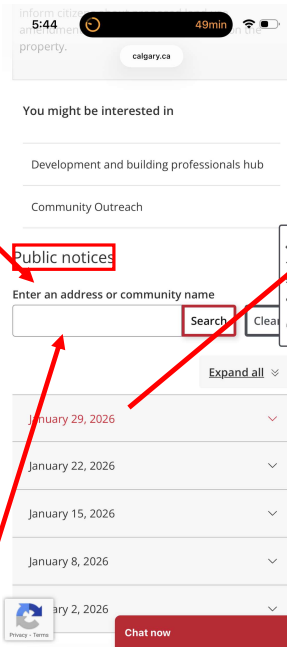
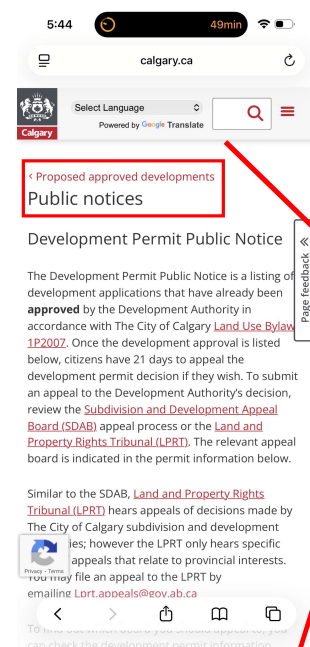
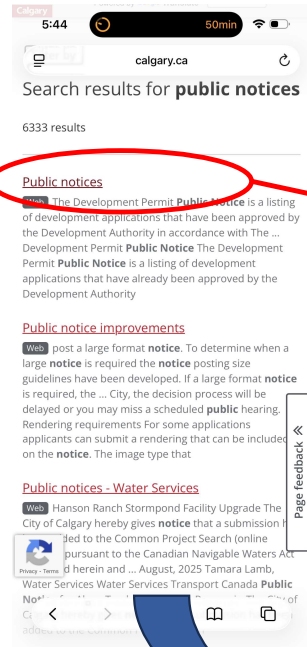
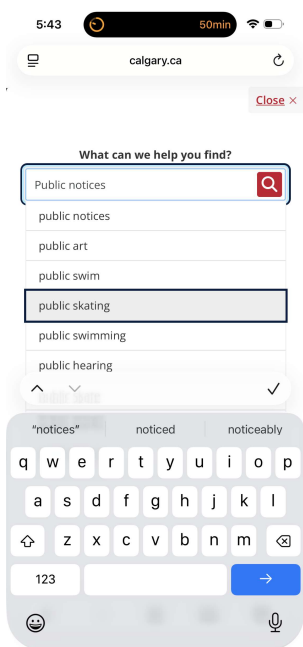
Searching for public notices

First item offered is "Public notices" Seems promising

But it is only for Development Permits

Dozens and dozens of Development Permits, no links, not really notices

Finally, third "page" of search, Public Hearing on Planning Matters



Scrolling further down

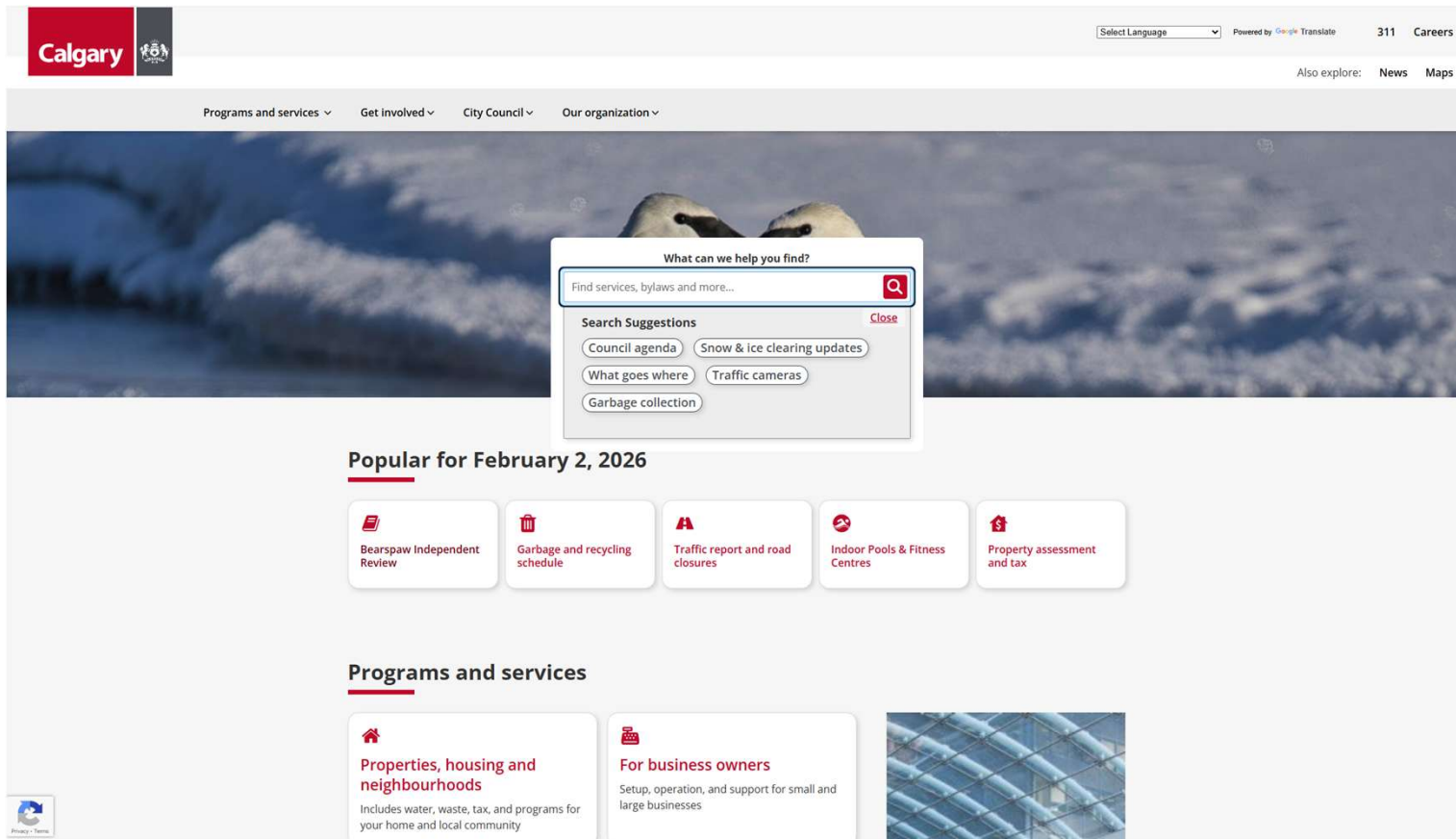
THIS ONLY GIVES ME DEVELOPMENT PERMIT NOTICES

Scrolling further down

**Can I find Public Notices? With my Computer
City of Calgary Website MAIN PAGE**

**The following 6 slides document my attempt using my
computer to try to find public notices**

Using my Computer Where do I find Public Notices, especially of important hearings



No link for Public Notices or Hearings

Search results for **public hearing**

6235 results

[Public Hearing Improvements Project](#)

Web ... **Public Hearing** Improvements Project The City of Calgary ("The City") is improving the **public hearing** process to ensure that **public hearings** are accessible ... Scheduled **Public Hearing** Meetings Previous Council Direction and Timeline **Public Hearing** EC Presentation **Public Hearing** Process Improvements **Public Hearing** Process

[Participate in public hearings of Council and committee](#)

Web Inclusive, and user-friendly. The video features 6 sections: 1. What is a **Public Hearing** (00:13) 2. How are **Public Hearings** Advertised (01:05) 3. How do I Participate in a **Public Hearing** (01:43) 4. Tips for Submitting a Comment ... 800 MacLeod Trail S.E. Calgary, AB T2G 2M3 Municipal Complex map Why **public hearings**? **Public hearings** are held to: listen to the **public's** support or concerns about issues before Council votes, listen to **public** opinion on

[Public Hearing on Planning Matters](#)

Web Council **public hearings** - Published in The Calgary Herald. ... is encouraging the **public** to participate in this **public hearing** of Council electronically or by phone. Make a comment, or pre-register to address Council on any **public hearing**

[Public Hearing Process | Engage](#)

Other at Council's **Public Hearings**. **Public hearings** are opportunities for any individual or organization impacted by a Council or Committee agenda item to provide their ... barriers identified and opportunities for improvement related to the **Public Hearing** process. Council approved the recommendations to the **Public Hearing** Process Improvements - Recommended Approaches Report (EC2022-0328)

[Disciplinary Hearings](#)

Web LINKS ARE PROHIBITED. The following Disciplinary **Hearings** by the Calgary Police Service will be held in **public**: February 10, 2026 - 10:00 Hrs 22-0426 Appearance Discreditable Conduct, Insubordination x ... bicyclist. Note that the above information is subject to change Attending a **Hearing** Disciplinary **Hearings** are open to the **public** and media. If you wish to attend, please note that food and drink is not allowed in the **hearing** room

[Proposed bylaws and documents for public viewing](#)

Web In the Municipal Government Act, Council must hold a **public hearing** for proposed Charter bylaws. The **public** must be notified of the **public hearing**. The proposed bylaw must be available for **public viewing**. ... Council can pass a resolution to control a corporation. Council must hold a **public hearing** before passing a resolution. At least 30 days before the **hearing**, people can view: the services the corporation intends to provide, the

[Public notice improvements](#)

Web calgary.ca/development. Land Use Amendment (Rezoning) Land Use Amendment **Public hearing** Proposed Development application Applicant Information If an application is more significant in nature the applicant may be required to ... City, the decision process will be delayed or you may miss a scheduled **public hearing**. Rendering requirements For some applications applicants can submit a rendering that can be included on the notice. The image type that

[Public consumption of cannabis](#)

Web ticket. The City of Calgary undertook extensive research and engagement to hear

But let's search ...



I kind of knew to look here this time

On the Planning Matters webpage ...

< City planning

Public Hearing on Planning Matters

Next Public Hearing



Date: February 17, 2026
Time: 9:30 a.m.
Location: Council Chambers, Calgary Municipal Building
Comment Submission deadline: 12:00 p.m., February 9, 2026
Meeting: Public Hearing of Council

Agenda and schedule

[Agenda for the Public Hearing of Council will be available on February 12](#)
[Calgary Planning Commission and Public Hearing dates](#)



Get e-mail notifications

Subscribe to get e-mail notifications of all planning-related news



Watch live

Watch the Committee meeting live stream



Submit

Submit a written comment to the committee through the public submission form



Speak

Register to speak to the committee through the public submission form

Public Hearing Planning Matters for February 17, 2026

[Planning Matters advertised for the February 17 Public Hearing](#)

Here are the matters that have been advertised ... but I can't find the advertisements ... I'll try that second

Next Public Hearing



Date: February 17, 2026
Time: 9:30 a.m.
Location: Council Chambers, Calgary Municipal Building
Comment Submission deadline: 12:00 p.m., February 9, 2026
Meeting: Public Hearing of Council

Submit by Feb 9th, but no agenda until Feb 12???

Agenda and schedule

[Agenda for the Public Hearing of Council will be available on February 12](#)




Really ... no agenda?
Maybe there is a preliminary one ... Or this link will lead me to the Public Notices


Checking out the Agenda link ...

< Council meetings


Council and committee agendas, minutes and video




Agendas
Agendas, minutes and video for upcoming and past meetings.



Watch live
Watch the Council and committee meeting live stream.



Submit
Submit a comment using the Public Submission form.



Speak
Register to speak at a meeting using the Public Submission form.

Meeting notices and confirmed agendas are posted for viewing by the public for [upcoming meetings](#).

The list of past Council and Committee meetings from January 2014 to present include agendas, confirmed minutes (with links to reports and attachments) and webcast recordings (video) if available.

[Search Council and Committee records](#)

[View the Council and Committee calendar for upcoming meetings](#)

[Learn how to participate in Council or Committee meetings](#)

[Live Agenda](#) - Follow Council and Committee meeting agenda items using the live agenda at www.calgary.ca/agenda.


[Live video webcast](#) - Watch live streaming video of Council and Committee meetings.

See how Council voted on the [City Council Meeting Vote Dashboard](#). The Dashboard displays Council member votes on agenda items. Vote data is displayed after the meeting minutes are confirmed. There could be up to a month delay in the data being displayed. This process is in place to ensure correct information is provided.

Recent minutes and votes

For Council and Committee Decisions and Voting record, go to the Past Meetings section below and click on "Minutes HTML."

Executive Committee Tuesday, January 21, 2026 @ 9:30 AM IN THE COUNCIL CHAMBER	Confirmed Minutes .pdf	Agenda HTML PDF	Minutes HTML PDF	Minutes HTML PDF
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Accessibility
Complimentary transit tickets and parking are available to the public participating in-person during public hearings of Council and standing policy committee meetings.

[Accessibility and inclusion for Council and committee meetings](#)

All Meetings Council Meetings Standing Policy Committee Meetings Other Meetings

Search

Upcoming Meetings

- Executive Committee**
Tuesday, February 03, 2026 @ 9:30 AM
IN THE COUNCIL CHAMBER
- Community Development Committee**
Wednesday, February 04, 2026 @ 9:30 AM
IN THE COUNCIL CHAMBER
- Intergovernmental Affairs Committee**
Thursday, February 05, 2026 @ 9:30 AM
IN THE COUNCIL CHAMBER [Notice of Cancellation.pdf](#)
- Strategic Meeting of Council**
Tuesday, February 10, 2026 @ 9:30 AM
INGLEWOOD BIRD SANCTUARY [Meeting Notice.pdf](#)
- Public Hearing Meeting of Council**
Monday, March 23, 2026 @ 9:30 AM
IN THE COUNCIL CHAMBER [Meeting Notice.pdf](#)
- [Click here to see more meetings](#)
- Emergency Management Committee**
Wednesday, April 22, 2026 @ 9:30 AM
IN THE COUNCIL CHAMBER [Meeting Notice.pdf](#)
- Emergency Management Committee**
Wednesday, October 21, 2026 @ 9:30 AM
IN THE COUNCIL CHAMBER [Meeting Notice.pdf](#)

As of Feb 9th, there is no agenda for Feb 17 Public Hearing. But March 23 has a meeting notice ... let's try that ... there is a letter but I don't think it meets it's statutory obligations ... for instance there is no subject matter ... it could be for anything ... but at least it is something

Calgary

CITY CLERK'S OFFICE

2026 January 28

NOTICE FOR A PUBLIC HEARING MEETING OF COUNCIL

Please be advised that a Public Hearing Meeting of Council has been scheduled, as follows:

DATE: 2026 MARCH 23
TIME: 9:30 AM
LOCATION: MUNICIPAL BUILDING

Thank you for marking your calendars accordingly.

K. Martin
Katarzyna Martin
City Clerk

Next Public Hearing



Date: February 17, 2026
Time: 9:30 a.m.
Location: Council Chambers, Calgary Municipal Building
Comment Submission deadline: 12:00 p.m., February 9, 2026
Meeting: Public Hearing of Council

There nothing in Agendas ... so where is it??

Even though I am looking for the advertising notices, time to try the matters that have been already been advertised

Public Hearing Planning Matters for February 17, 2026

Planning matters advertised for the February 17 Public Hearing

INDEX OF ADVERTISED PLANNING ITEMS

For the meeting of City Council re: Public Hearing on Proposed Amendments to the Land Use Bylaw 1P2007, and Other Planning Matters, to be held on Tuesday, 2026 February 17 at 9:30 a.m.

PLANNING MATTERS FOR PUBLIC HEARING

Item 1	Land Use Amendment in Bowness (Ward 1) at 6516 – 35 Avenue NW, LOC2025-0107, CPC2025-1003 Proposed Bylaw 23D2026
Item 2	Outline Plan and Land Use Amendment in Moraine (Ward 2) at multiple addresses, LOC2025-0078, CPC2025-0946 Proposed Bylaw 25D2026
Item 3	Outline Plan, Policy and Land Use Amendment in Country Hills (Ward 3) at multiple addresses, LOC2024-0215, CPC2025-1026 Proposed Bylaws 7P2026 & 24D2026
Item 4	Outline Plan and Land Use Amendment in Aspen Woods (Ward 6) at multiple addresses, LOC2025-0046, CPC2025-1018 Proposed Bylaw 21D2026
Item 5	Land Use Amendment in Tuxedo Park (Ward 7) at 253 – 19 Avenue NE, LOC2025-0140, CPC2025-0950 Proposed Bylaw 16D2026
Item 6	Policy and Land Use Amendment in Downtown East Village (Ward 7) at multiple addresses, LOC2025-0067, CPC2025-1024 Proposed Bylaws 5P2026 & 18D2026
Item 7	Policy and Land Use Amendment in Beltline (Ward 8) at 906 – 12 Avenue SW, LOC2025-0041, CPC2025-0891 Proposed Bylaws 6P2026 & 19D2026
Item 8	Land Use Amendment in Shaganappi (Ward 8) at multiple addresses, LOC2025-0154, CPC2025-1006 Proposed Bylaw 22D2026
Item 9	Land Use Amendment in Bankview (Ward 8) at 2213 and 2215 – 14 Street SW, LOC2025-0166, CPC2025-0993 Proposed Bylaw 15D2026
Item 10	Land Use Amendment in Altadore (Ward 8) at 1537 and 1539 – 34 Avenue SW, LOC2025-0167, CPC2025-0959 Proposed Bylaw 12D2026

Opens a HUGE 405 page pdf document
There are pages and pages of documents for each items
But not for the Electronic Notice item ...
that has to be linked to ...

Page 2
Agenda

Item 11	Road Closure and Land Use Amendment in Manchester Industrial (Ward 9) at multiple addresses, LOC2023-0167, CPC2025-0952 Proposed Bylaw 1C2026 & 13D2026
Item 12	Road Closure and Land Use Amendment in Manchester Industrial (Ward 9) at 3610 Macleod Trail SE, LOC2023-0186, CPC2025-0602 Proposed Bylaw 2C2026 & 14D2026
Item 13	Policy Amendment in Ogden (Ward 9) at 7428 – 24 Street SE, LOC2025-0173, CPC2025-0972 Proposed Bylaw 3P2026
Item 14	Policy Amendment in Ogden (Ward 9) at 7235 – 25 Street SE, LOC2025-0174, CPC2025-0992 Proposed Bylaw 4P2026
Item 15	Land Use Amendment in Forest Lawn (Ward 9) at 2001 and 2007 – 37 Street SE, LOC2025-0160, CPC2025-0902 Proposed Bylaw 17D2026
Item 16	Land Use Amendment in Mahogany (Ward 12) at 2120 Mahogany Boulevard SE, LOC2025-0156, CPC2025-1020 Proposed Bylaw 20D2026

OTHER REPORTS FOR PUBLIC HEARING (including non-statutory)

Item 17	Policy and Land Use Amendment in Springbank Hill (Ward 9) at 30 Elveden Drive SW, LOC2025-0011, C2026-0114 Proposed Bylaws 76P2025 & 26D2026
Item 18	Electronic Notification Bylaw – C2026-0026 Proposed Bylaw 1H2026

PROPOSED BYLAW 1H2026 TO ESTABLISH A PROCESS FOR GIVING NOTICE OF A PROPOSED LAND USE BYLAW AMENDMENT BY ELECTRONIC MEANS WHERE THE PROPOSED AMENDMENT WOULD AFFECT MORE THAN 500 PARCELS OF LAND

A Public Hearing will be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, Tuesday, 2026 February 17, commencing at 9:30 a.m. If the Public Hearing is still in progress at 9:30 p.m., Council will conclude the matter under discussion and reconvene at 1:00 p.m. on the next business day, unless otherwise directed by Council.

The purpose of the public hearing will be to consider a proposed bylaw to establish a process for giving notice of a proposed land use bylaw amendment by electronic means where the proposed amendment would affect more than 500 parcels of land.

A copy of the proposed bylaw and related documents may be reviewed by the public:

- during office hours, 8:00 a.m. to 4:30 p.m., Monday to Friday, at the Office of the City Clerk, Corporate Records Section, main street level of the Administration Building, 313 – 7 Avenue SE; or
- on The City of Calgary website at [Calgary.ca/council/meetings/documents-for-public-viewing](https://calgary.ca/council/meetings/documents-for-public-viewing).

Persons wishing to provide a written submission concerning a proposed bylaw may do so provided they are printed, typewritten or legibly written and include the name of the writer, bylaw number in the subject line, mailing address or email address if submitting electronically, and must focus on the merits of the proposed bylaw. Submissions will only be used for City Council's consideration of the issue before Council. Only submissions received no later than 12:00 p.m. 2026 February 9, will be included in the agenda of Council. Public submissions will be reviewed in accordance with Section 46 of Procedure bylaw 42M2025 prior to being included in the Agenda.

Submissions may be directed to one of the following:

- delivered or mailed to: Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2400, Postal Station "M", Calgary Alberta T2P 2M5; or
- submitted online at [Calgary.ca/publicsubmissions](https://calgary.ca/publicsubmissions).

Persons wishing to address Council at the 2026 February 17 Public Hearing Meeting of Council on any matter stated on this notice may register using the Public Submissions Form at [Calgary.ca/publicsubmissions](https://calgary.ca/publicsubmissions). Speakers may address Council either in-person or remotely for a period of FIVE (5) MINUTES (exclusive of any time required to answer questions). Comments must be limited to the proposed bylaw that is before Council.

Speakers may, with the consent of the Chair, supplement their presentations by providing written presentation materials to be included in the Corporate Record for the meeting.

Written submission materials can also be provided through the Public Submissions Form at [Calgary.ca/publicsubmissions](https://calgary.ca/publicsubmissions), or e-mailed to publicsubmissions@calgary.ca, and must be received no later than 12:00 p.m. (noon) eight days before the meeting. Video submissions and large files must be uploaded in accordance with instructions available at [Calgary.ca/publichearings](https://calgary.ca/publichearings).

Pursuant to Section 231 of the *Municipal Government Act* (the "MGA"), an elector may submit a petition for a vote of the electors to determine whether a proposed bylaw should be passed. The process for submitting such a petition is set out in Sections 221 to 226 of the MGA.

Personal information provided in submissions is collected under the authority of the Procedure Bylaw 42M2025, section 216.4 of the MGA, and Sections 4(a) and (c) of the *Protection of Privacy Act of Alberta*.

View proposed Charter bylaws under [Upcoming Meetings](#).

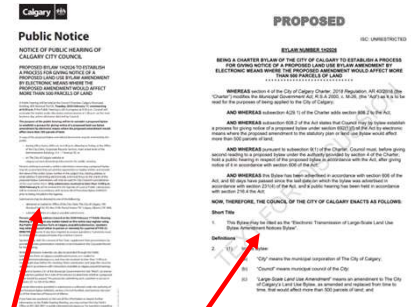
If you have any questions on the use of this information or require further information on the Public Hearing Meeting, you may contact the City Clerk's Office at 403-268-5861 or publicsubmissions@calgary.ca. For questions regarding proposed Bylaw 1H2026, call 311.

Bigger screenshot of the link

A copy of the proposed bylaw and related documents may be reviewed by the public:

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Finally ... a copy of the proper public notice



Formal engagement and participation opportunities

Proposed bylaws and documents for public viewing

Certain proposed bylaws and other documents can be viewed before they appear in a Council meeting agenda. Alberta law requires the public viewing of the documents. The documents can include:

- proposed land use bylaws,
- proposed Charter City bylaws,
- proposed control of corporations documents, and
- other documents as required.

Proposed land use bylaws

To view proposed land use bylaws, see [public hearing on planning matters](#).

Proposed Charter bylaws

The City of Calgary is a Charter City. The City can pass a Charter bylaw to change some items in the Municipal Government Act. Council must hold a public hearing for proposed Charter bylaws. The public must be notified of the public hearing. The proposed bylaw must be available for public viewing.

View proposed Charter bylaws under [Upcoming Meetings](#).

Proposed control of corporations documents

City Council can pass a resolution to control a corporation. Council must hold a public hearing before passing a resolution. At least 30 days before the hearing, people can view:

- the services the corporation intends to provide,
- the names of the shareholders of the corporation,
- the areas where the corporation provides services,
- a projected rate structure when utility services are provided, and
- the market impact analysis in any business plan.

View proposed control of corporations documents under [Upcoming Meetings](#).

Upcoming and past meetings

Search

Upcoming Meetings

Upcoming Public Hearings(s) - Proposed Bylaws and Reports(s)
Tuesday, February 17, 2026 @ 9:30 AM
IN THE COUNCIL CHAMBER

Past Meetings

Upcoming Public Hearings(s) - Proposed Bylaws and Reports (9)

Agenda

Calgary

UPCOMING PUBLIC HEARING(S) - PROPOSED BYLAWS AND REPORTS

February 17, 2026

PUBLIC SUBMISSIONS

To submit comments on any of the items below, click the [Submit Comment](#) link. Please include the bylaw number, public hearing date, and your name and address with your submission.

1. Proposed Bylaw 1H2026 - Electronic Transmission of Large-Scale Land Use Amendment Notices Bylaw

1. Proposed Bylaw 1H2026 - Electronic Transmission of Large-Scale Land Use Amendment Notices Bylaw

2. Proposed Bylaw 1H2026.pdf

Agenda

Calgary

UPCOMING PUBLIC HEARING(S) - PROPOSED BYLAWS AND REPORTS

February 17, 2026

PUBLIC SUBMISSIONS

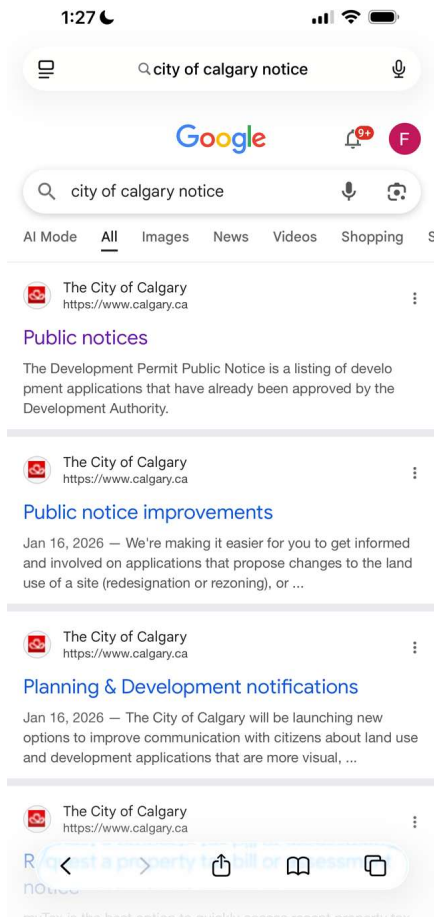
To submit comments on any of the items below, click the [Submit Comment](#) link. Please include the bylaw number, public hearing date, and your name and address with your submission.

1. Proposed Bylaw 1H2026 - Electronic Transmission of Large-Scale Land Use Bylaw Amendment Notices Bylaw

After all of this I still NEVER FOUND POSTED NOTICES

Just one slide to show what happened when I used Google Search ... it quickly linked me to Planning Matters ... even though that is not clear from how the link looks

Google Search



This link takes me to the planning matters webpage



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

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

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

First name [required] Jeff

Last name [required] Mostowich

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 city-wide rezoning change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The zoning change to be repealed has been detrimental to communities and to the citizens relationship with the city council!



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First name [required] Leslie

Last name [required] Robertson

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-03)

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

Blanket Rezoning comments 033026.pdf

ATTACHMENT_02_FILENAME

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

This is an update to my comments submitted on April 11, 2024, which would have been seen by few of the current council.

L.J. Robertson
2515 17 Street S.E,
Calgary, Alberta
T2G 3V8

March 30, 2026

City Council
City of Calgary
PO Box 2100, Stn. M
Calgary AB, T2P 2M5

Dear Councillors:

Re: Housing Strategy feedback

What follows is a very slightly updated submission that I made to Council two years ago – little has changed:

After 25 years of community advocacy on planning issues, I wish to provide comments on the City's "Housing Strategy", supposedly designed to address the housing crisis.

1. The Planning push for increased density by zoning elimination is a culture shift that had been in the works since 2017 and has nothing to do with the housing crisis. Rather, it is a financing tool directed towards significantly increasing land value thus expanding the city tax base.
2. The "missing middle" (i.e., a Goldilocks place where the middle class can find a housing happy place above multi-unit housing and below luxury single homes) is a PR invention by developers. Multiple builds on small residential lots will never be priced below market because it is not part of the developer business model.
3. Planning has been emphasizing that RC-G does not allow for apartment buildings being built next to R-1/2 housing. This is a semantical defense. The mass of a block that covers 65% of a lot (as opposed to the existing 45%) and can be 11 m. tall, is easily the equivalent of a walk-up apartment and will be as disruptive (by both shade and overlooking issues) as any apartment to neighbors that bought in expectation of light and privacy.
4. The original "engagement" process with those affected, residents, voters and taxpayers all, was in name only. Failure to listen and incorporate feedback violated the City's own rules as to being honest in public consultation. Even the taxpayer-paid flyer eliciting public input read like a TV infommercial to solve homelessness.
5. Rezoning insular residential neighborhoods, when there are many swaths of centrally located parcels already zoned for higher density developments, is solely to maximize developer profits. When the already zoned locations exist and are shovel-ready, rezoning is completely unnecessary to achieve the goals of housing the less advantaged and actually takes away construction resources.

6. In 2024, communities provided the City planners with feedback that supported increased density in areas will work within their neighborhoods: main streets, area specific TOD development, a more functional downtown. The City position said that saying a thoughtful “yes” to density wasn’t a good enough answer. The no-rules policy simply emphasized that no thought has been given to its impact across Calgary, whether good or bad. No analysis of capacity for density, not to mention timelines or benefits therefrom existed, thus exposing that it was all about money (See 1.)

Passage of this standard-shattering initiative has already had a myriad negative consequences for Calgary’s livability in the immediate future and has **NOT** reduce homelessness. Solutions are readily available and simply require critical thinking and resolve. This inequitable decision - one that bulldozed property owners’ rights - cannot easily be reversed, as you are finding. I respectfully request you to finally reject this faux “solution”.

Yours very truly,

A solid black rectangular redaction box covering the signature area.

L.J. Robertson



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First name [required] Kim

Last name [required] Holland

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)

I want to express my support for bringing back the low density residential zones that existed prior to the citywide rezoning approved by Council in May 2024.

Implementing the blanket rezoning was an extremely heavy handed move by City Council and demonstrated a clear lack of listening to what the majority of Calgarians wanted.

Home owners buy their properties thinking that the neighborhood they choose will continue to be the same type of neighborhood with the same type of dwellings. The cost that we paid to buy our properties reflects the nature of the neighborhood and the amount of green space around us.

I agree that new areas being developed could have the mixed use zoning. People buying in these areas will know ahead of time what they are buying into and I expect that the prices they will pay for their property will be lower to reflect that. However, please ensure that there will be enough parking for the people who live in the mixed use zoning. Calgary is a car city and until we have a transportation system (like Japan) where people could rely primarily on public transportation, Calgarians need their vehicles to get them where they need to go. Most families need more than one vehicle per household so please plan accordingly for parking.

Most of the current City Council was elected based on their promises to repeal blanket rezoning. We are counting on you to fulfill this promise.



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First name [required] Thomas

Last name [required] Kehler

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) Proposed Citywide Rezoning

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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 reiterate the submissions I made in respect of blanket rezoning when it was first proposed. Blanket rezoning must be repealed to the fullest extent possible.



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First name [required] Chris

Last name [required] Leskiw

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 city wide rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Change the zoning of residential properties back to what existed before the citywide rezoning in 2024 - Communities deserve to have a voice in densification..the current 4 unit/4 suite MAX builds we are seeing in the middle of communities is completely unacceptable in the context of parking, utilities, garbage removal, community harmony , building height and impact on lost light for neighbors. Allowing builds of this size is unacceptable. We need more reasonable densification models. I am in favor of repealing the city wide training that came in in 2024. Do not bow to developers who are simply looking to line their pockets and leave our communities in disarray. Please focus on urban planning, proper parking controls.



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

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First name [required] Barbara

Last name [required] Heynen

How do you wish to attend?

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

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

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I are writing to express our strong support for the repealing of the citywide RC-G blanket up-zoning bylaw that will be considered at the upcoming Public Hearing starting on March 23, 2026. It is also our hope that City Council will listen this time, this third time! An amendment or keeping the current situation is not acceptable. We do not need the blanket upzoning bylaw as the housing strategy. Several councillors ran in the election on repealing blanket rezoning and it is my hope that this is followed through on.

The introduction of the proposed R-CG residential up-zoning bylaw city-wide, has had extraordinary implications for single-family residential property neighborhoods and owners in Calgary. The significant and broadly applied zoning change is not solving affordability issues as the current rezoning allows for expensive redevelopment but does not require lower cost housing and in fact older, modest and less costly houses are being replaced with high-priced infills and multi-unit developments. Even leaving policies such as allowing this development on corner lots is not acceptable. I can only speak as I see things happening in my neighbourhood and several of the surrounding communities, some of the properties being purchased by developers are indeed "affordable housing", at least until the new development is constructed.

Market conditions have changed, which should now allow for more deliberate, stable, local planning. Realistic parking requirements and sensible transit access should be a big part of local planning. Whether the City Council likes it or not Calgary is very much a driving city. The current bylaw helps developers to outbid families for homes as they often benefit from low-cost financing.

We urge you to support the motion for the complete repeal in full the city-wide RC-G blanket upzoning as City Councillors on March 23, 2026. Please restore thoughtful growth to our communities. And stop putting money in developer's pockets! Work with communities instead of developers!

Thank you for your attention to this matter.

Sincerely,
Barbara Heynen





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First name [required] Sean

Last name [required] Rankin

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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In favour of repealing the blanket rezoning bylaws. There is no valid, logical or financial justification for this kind of rezoning, there are plenty of new neighborhoods where actually affordable multifamily units can be constructed if that's the goal. The city's infrastructure has demonstrated clearly that it cannot support the increased strain on inner city utilities. Further, this rezoning should have been struck down to begin with - but instead was rammed through against Calgary citizens' clear opposition to it. Investigations should follow.



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First name [required] Michael

Last name [required] Slaney

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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

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

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I support the concept of City wide rezoning but the current density and lack of parking is too extreme. A maximum of 3-4 units on a standard lot (INCLUDING RENTAL UNITS) with at least one parking stall per unit. Sustainability includes the concept that an entire block of this type of housing is possible - hard to imagine an entire block of 10 units a lot with .5 stalls each. (By the way going from one unit to 12 to 14 units on one lot is really stretching the use of the word "missing MIDDLE".) I live in the inner city.



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First name [required] Jessica

Last name [required] Mazury

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 favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

****Subject:**** Support for Repealing Blanket Rezoning

I strongly urge the city to repeal the blanket rezoning policy introduced in 2024. While intended to increase housing supply, it has promoted rapid, uncontrolled densification across Calgary without regard for neighborhood context, infrastructure capacity, or long-term livability.

By automatically allowing higher-density developments citywide, the policy removes the safeguards that ensure projects fit their surroundings. Streets, parks, transit, and municipal services were not designed for this scale of growth. The result is developments that can overwhelm established neighborhoods and compromise the character and quality of our communities.

Thoughtful planning requires site-specific review: considering scale, sunlight, setbacks, open space, traffic, and neighborhood integration. Blanket rezoning discards these safeguards, prioritizing quantity over quality, and creating growth that is often unsustainable and poorly aligned with the city's goals.

Repealing the policy would restore Calgary's ability to approve development responsibly, balancing housing needs with infrastructure readiness and community livability. Growth should strengthen our neighborhoods, not erode them.

Calgary can meet its housing goals without sacrificing thoughtful, context-sensitive planning. Repealing blanket rezoning is essential to ensure sustainable, livable communities for everyone.