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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] Lane

Last name [required] Sims

How do you wish to attend?

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

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

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



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

[required] - max 75 characters

Proposed Citywide rezoning change

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

In opposition

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 opposed to citywide rezoning. My concerns include the negative impact it will have on the tree canopy. I do not believe it is providing lower income housing to Calgarians, but it's a big win for builders. A proposed multi unit development near me on mission road initially promised adequate parking. The 'revised' proposal has parking slashed. Calgary is a winter city. People drive. Pretending everyone will just magically leave their vehicles behind is fantasy.



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First name [required] **Christine**

Last name [required] **Deyell**

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

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



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We bought in an R1 community. This was by design. We wanted to raise our children in a quiet, suburban neighborhood. We were, an greatly distressed when the blanket rezoning went through as it threatens our chosen lifestyle, and our greatest investment, our house. The last city council did not listen to the residents they supposedly represent, made clear when a significant majority were against blanket rezoning, and the city went ahead with it anyway. We already see the impact of blanket rezoning in our neighborhood, with giant duplexes and fourplexes going up, destroying the esthetic of the neighborhood, and the investment of the poor neighbors unfortunate enough to be situated beside, across, or behind. Furthermore, our neighborhood is 50+ years old. Densification also risks overburdening infrastructure that was not designed to support higher population density. Ultimately, homeowners should have a reasonable expectation that municipal planning decisions will protect—not undermine—the long-term value of their investment.



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First name [required] kevin

Last name [required] penner

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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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

i am in favor of reversing the blanket zoning , and going back to the zoning we had before 2024.



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First name [required] Megan

Last name [required] Ritchie

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 opposed to the Proposed Citywide Rezoning as approved by the previous council and would prefer the city revert back to previous neighbourhood planning documents which allowed for better planned growth and development. I live in an area that is seeing these multi-family units replacing single family detached homes and it is not meeting the cities stated goals of increasing affordability of housing. In my neighbourhood this typically means replacing a single family home with 4 infills. This is creating issues with garbage, sidewalk clearing, and care for the yard/city frontage. These are being built mainly on corner lots, rather than close to main roadways and transit. Many are also poorly built and maintained, and do not aesthetically fit well with the homes in the neighbourhood. It would be better to allow developers to buy out blocks and rebuilt as 4-6 floor row housing or condo/apartments than to allow the multi-family homes that are currently being built. Please reverse this policy and restore the neighbourhood planning as was previously in use.



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First name [required] Sylvia

Last name [required] M

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

Proposes citywide rezoning challenge

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)

Hi, I am in favour of repealing the blanket rezoning.

We purchased our “forever home” in 2018 with a clear understanding of what our neighborhood represented. It was zoned R-1, a designation that reflected a commitment to lower density living, more space, and a quieter environment. That decision was not made lightly—it was a long-term investment in a specific lifestyle, one that prioritized stability, predictability, and a sense of community. The recent blanket rezoning undermines that foundation.

The promise of increased affordability has not materialized in any meaningful way. Instead, many of the new developments replacing single-family homes are high-priced townhomes and duplexes, often exceeding \$1 million. These are not attainable options for the average family, nor do they address the housing challenges faced by those most in need. What we are seeing is not affordability, but densification without accessibility.

At the same time, the impact on infrastructure has been immediate and concerning. Roads that were never designed for higher volumes of traffic are becoming congested. Schools are facing increased enrollment pressures without corresponding expansion in capacity or resources. Essential services are being stretched thinner, and the character of established neighborhoods is changing rapidly, without adequate planning or consultation.

This is not about opposing growth—it is about responsible, thoughtful growth. Blanket rezoning removes the nuance required to balance development with livability. It disregards the expectations of residents who chose their neighborhoods based on long-standing zoning rules, and it places undue strain on systems that are not prepared to handle such rapid change.

Calgary deserves a more measured approach—one that genuinely addresses affordability while respecting existing communities and ensuring infrastructure keeps pace. Repealing the blanket rezoning is a necessary step toward restoring that balance.





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First name [required] Jim

Last name [required] MacDonald

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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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Morning Mayor and Council, I am in favor of cancelling the R-CG designation imposed by the previous council and administration on my R-1 lot. Reverting back to what existed prior to the May 2024 Council decision is the best first step. City Planning had a system in place that worked - albeit not as quickly as some would like - but it worked. Property owners that would be affected by re-development of adjacent properties had the opportunity to address the SDAB and work for a better solution. The May 2024 decision effectively took that right away from those affected. Those that are not caught up in the rush to cash in are left defenseless in dealing with this new breed of developer/builder. This R-CG designation was sold to taxpayers as the best solution to provide affordable housing, utilize existing infrastructure in the Inner City, and address the expected population increase to our city and province. The City either forgot (or chose to ignore) the impact to the seniors and new owners in established neighborhoods in their zeal for additional housing and the resulting property tax revenues. The market is evolving as it should in the Inner City. Seniors sell to young families, and those neighborhoods are always changing. Seniors are not here to provide housing for new purchasers at the expense of our current status. I'm a senior and will be gone soon enough. Any new purchaser with foresight and some drive can choose where they wish to live, knock on doors, plead their desire to live in my neighborhood, and perhaps be the one to move in when I move out. That is how I have purchased 3 homes over the decades in the Inner City. Enough of "poor me" I need a home. Get off your pedestal and show some initiative. The City should not be in the business of pushing existing residents out to make room for newcomers. The CREB representatives (panel 61) stated quite clearly that the housing market will work itself out. It does not require interference from City Administration and Council. The actions of the previous Council has resulted in anger, angst, stress, worry, etc. by the introduction of R-CG and upsetting senior's lives. Stop the foolishness. Get back to running the City and improving the roads, infrastructure, crime, and return our city to a place where you can walk down the street without fear of being attacked.



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First name [required] Patrick

Last name [required] Kelly

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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

Repeal 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)

Blanket rezoning will not increase affordable housing in most established suburban neighbourhoods. The end result will be the destruction of quite established neighbours with traffic and parking problems that were not planned for



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First name [required] Susan

Last name [required] Obrien

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed City Wide rezoning

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 voters of Calgary sent a clear message on repealing blanket rezoning and this council was elected on that promise. Rezoning destroys affordable houses by tearing them down and building expensive housing. It destroys neighborhoods leading to a loss of community, something Calgarians desire and which charities have been working on creating. Sustainable, planned, thoughtful development which benefits Calgarians and not just developers needs to be considered.



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First name [required] Scott

Last name [required] Aitken

How do you wish to 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.

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 dont think that any of these multiple units on one small lot is helping to make things more affordable. More profits for developers. Theres an 4 unit + basement suites around the corner. So 8 units theres no parking the building looks ugly compared to neighbors. Max duplex and maybe a basement suite.



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First name [required] Sandi

Last name [required] Landymore

How do you wish to attend?

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

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

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I respectfully object to the rezoning being a broad stroke over the whole city.

We bought our home in the early 1960's to live in a nice quiet single-dwelling home community. It has already evolved too much for my liking. Basement rentals have been allowed so now we have to vie for parking on our street since 2 neighbours with renters each have three cars to park. A lot of single family homeowners have two cars already.

As houses go up for sale, big landlord tycoons will buy them up, tear them down and put as high structures as possible to make the most rent money. Or even those owned by a landlord now may decide to build more to make more. Multi-unit dwellings squeeze out little single family dwellings and really decrease the resale value for them.

As soon as former Mayor Joyti Gondek announced people could build up and out, a structure was built in our back alley. This blocked one of our views to the mountains we had. Their balcony overlooks our yard. I cannot keep my dining room curtains open or they have a view into my house from their front room. Also their very bright dusk to dawn security light shines right in to us and more so into our neighbour's bedroom windows.

I have attached a letter I wrote Jan. 7/25 in the hopes we might get our community exempt from that ruling .

Jan. 7/25

With the new bylaw that allows a homeowner to add suites/condos/apartments to their single dwelling home yards, it has already begun in Fairview. The garage was already almost as tall as the house on the property and now a residence is being added to the top of the garage. Those across the alley have a tall fence but that does not protect their privacy when the large windows of this addition look right into their yard. This now obscures their vision of the mountains/chinook arch and makes a shadow over their lovely back yard all summer.

If you have a rental property beside you already, the landlord might decide to make it a fourplex or sixplex or I guess even a full apartment block spanning the whole lot. Investors with lots of money will snatch up houses that go up for sale, tear them down and build large rental units on the properties.

A large number of homes already have two vehicles to park on the front street so where are all the cars for this increased population going to park?
This lovely community of single dwelling homes with a few having basement suites will soon become an overcrowded unpleasant community in which to live.



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First name [required] Michele

Last name [required] Magee

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 am in favour of repealing the blanket rezoning decision made by the last council. Thoughtful, strategic and targeted densification in this city is desired, but a blanket rezoning is not an appropriate means to achieve this goal. There have been so many speakers bringing impressive research, knowledge, empirical data and experience to demonstrate blanket rezoning has not and will continue to not provide for affordable housing and the key word is "affordable" which the is the city's end goal here... is it not? Blanket rezoning has destroyed Calgary neighbourhoods in it's wake with no thought or care of existing residents financial and personal investments in their beloved neighbourhoods.

I do not need to reiterate the blanket rezoning concerns that have been so well articulated during the past and present hearings. Furthermore, I will remind council of the many brilliant alternative solutions which have been brought forward for careful targeted density which should be explored by city planning and councillors instead of a "one size fits all" blanket rezoning. Well qualified speakers have offered to share their research and discuss their ideas more in depth with the City. Residents of each community are the experts on their community, not developers, not council, and the residents should be consulted on changes to their communities, not live with the blanket rezoning pandemonium in our neighbourhoods. Further engagement and collaboration with Calgarians will provide effective solutions across this great city where this hasty blanket rezoning bylaw has not. I implore the council to vote yes to repealing the blanket rezoning and take the opportunity to explore far superior solutions that will not continue to destroy this amazing city we call home.



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First name [required] Allan

Last name [required] Sept

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)

We need amendments to the current zoning to fix any issues may have been raised (proper electrical for more than a duplex, etc.), not a blanket repeal with council going back to wasting our tax dollars spending their time and effort on deciding whether or not I should be able to build something on a property that I own. This is time that could be spent trying to get the federal government back on track with an underground C-train or literally anything to do with helping Calgarians off the streets or making sure our energy aren't going to skyrocket and setting us up for success in the near future.



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First name [required] Alana

Last name [required] Arblaster

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)

Blanket rezoning has ruined older communities that people have moved to because they don't want to be in new communities that are overcrowded and lack community. When you slam a bunch of houses and people in a small area this ruins the community feel. People are less friendly and the culture of Calgary is ruined. Properties are also ruined by the new "homes" taking up the whole lot. We will lose animals, trees and the Canadian dream by continuing with the blanket rezoning.



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First name [required] Teresa

Last name [required] Ooyevaar

How do you wish to attend?

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

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have been appalled with the changes in zoning bylaws. I live in an inner city neighbourhood and am very concerned by the quality of the new townhouse builds whether 4 plexes, 8 plexes or more. These complexes have no consideration of the neighbourhood context. Often dwarfing older bungalows, limiting natural light and limit privacy for neighbours in their own yards. Again the main concern is the very poor quality of the buildings, the uniformity of the new buildings and concern that new owners will be left with homes that have multiple issues. I have seen some of these issues already in relatively new builds with crumbling exteriors and siding that is warping etc. As well these new townhouses are certainly not affordable for the new home buyers so I cannot see that how it is beneficial for our families seeking housing. I strongly feel that we need to go back to drawing board to plan for increasing density in an affordable & sustainable manner producing good quality housing that complements the neighbours rather than creating eyesores. Thanks for listening.



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First name [required] **Scott**

Last name [required] **Godsman**

How do you wish to attend?

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

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)

ReZoning should be done on major streets, with bus routes or near LRT only.



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First name [required] Mike

Last name [required] Rose

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 opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The old bylaw protected me. It protected me from greed. It protected the quality of my life. When the last council changed the bylaw I lost that protection. Today the count-down to the appeal board granting permission for the 10 plex across the street mid block to be built I have no hope that decency will prevail
When a bylaw that protect the weak from the strong can be changed because that bylaw no longer serves the agenda of the powerful then what good was it.
I attended Tuesdays general council meeting and then sat in a virtual appeal meeting and i heard 2 things that concerned me
1st an alderman commented about how older neighborhood didn't pull their weight when it came to property tax revenue
2nd a city representative commented that because of how close this area is to a transit line that 4 and 5 story building would be within the guidelines.
20 years ago Ric Mciver told me that the most efficient form of government was a benevolent dictatorship. My response was benevolent depends on which end of the stick your on.
When the last council disregarded the will of the stakeholders it became a dictatorship and today I learned that benevolent was a 10 plex not a 4 or 5 story apartment.
If we live in a democracy then follow the will of the people and do the right thing and restore the protection that the old bylaw provided.



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First name [required] Kevin

Last name [required] Holdstock

How do you wish to 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

Revised Letter 2026-04-01 Holdstock-Smillie.pdf

ATTACHMENT_02_FILENAME

Photos of Thorncliffe Development 2026-04-01.pdf

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

Please note this revised letter includes photographs. Original letter is included in Attachment 23, Page 240-241 of the Agenda for the March 23, 2026 Public Hearing.

March 13, 2026

REVISED – see photos attached

To: Calgary City Council

Re: Comments on Proposed Citywide Rezoning Change – Public Hearing on March 23, 2026

We own a home directly next door to one of the townhouse developments approved last year in Thorncliffe under the Citywide rezoning that took place (See photos attached). We have owned and lived in our home since 2001 and **strongly oppose** the continuation of developments of this kind in these historic neighbourhoods. We would like to share our experience as homeowners impacted by this decision by the previous City Council.

As property owners that will be affected by the previous Council's decision causing our lifestyle to change going forward, we would like to make the following comments to prevent additional developments of this kind in our, and similar neighbourhoods:

1. The eight-unit complex currently being built next door contains a four-unit townhouse each with a secondary suite and a garage for four cars . All of these units are apparently to be rented out by the owner of the development. We have gone from a single-family dwelling on this property to the possibility of 8 families living here.

We estimate at least 16 vehicles will need to be parked somewhere. If the tenants are anything like the builders/contractors of this development, their parking spot of choice will be on the street completely blocking access to our driveway. (As we write this letter once again our driveway is blocked – it's a weekly occurrence)

2. Parking for these developments in older neighbourhoods will be an issue. Although there will be four spots created in a back garage, with the possibility of up to 16 vehicles for the eight units, many of the cars will need to park on the street. The roads in Thorncliffe are quite narrow, and often two cars cannot pass by each other when driving down the road when there are vehicles parked on both sides of the street. One car must pull over and wait until the oncoming vehicle has passed by.
3. These developments do not fit in with the historic character of the Thorncliffe neighbourhood. Most of the homes on this section of Thornton Road were built around 1956 and are small bungalows. The new complex being built towers above the homes on the street and I believe is built as close to the property lines as allowed. It is located between two small homes on the street (one being ours) and quite frankly with the size of the building it doesn't look like it belongs – it's an eyesore.
4. The development will infringe on our privacy; particularly since the height of the building will tower above our small home and look right down onto our back deck – a place we spend most of the summer relaxing on. We feel the closeness of the new complex will make even a private conversation impossible.

We bought this house 25 years ago to enjoy the amenities of the community which included a certain amount of privacy, greenery and space. Even the trees that grew between our property and the development were, of course, cut down when the single-family dwelling was removed. I doubt there will be much greenspace for 8 families to enjoy once building is complete.

5. The development is located within a “playground zone” as there are two elementary schools located across 54th street (Corpus Christi Elementary and Thorncliffe Elementary) with one school on one side of Thornton Road and one directly across on the other side. This will be a safety hazard as there are many cars that already speed down both Thornton Road and 54th Street, ignoring the playground speed limit of 30 kms. Adding possibly 16 more vehicles right by the schools will only exacerbate the problem. When approving this development was there consideration of the reality of this many vehicles so close to a school zone?
6. The neighbourhood have many alleyways and the alley behind the development (and our home) is unpaved, narrow and through the winter is usually covered in sheer ice and very muddy at other times of the year. These alleys are not built to be used as a main access for an increased number of vehicles and in our neighbourhood this will be the access for the 4-car garage.
7. Our neighbourhood was strongly opposed to this development, and our community association was also opposed. Petitions and letters were submitted and yet it was still allowed to go ahead. We hope that in the future the community will have a real voice, otherwise it seems like a pointless exercise to express an opinion.

We are extremely concerned that this development may set a precedent in the neighbourhood and once one huge complex is permitted then it may lead to others being automatically approved. We want to ensure that future approvals of development are not made based on the precedent set during the citywide rezoning decision which we are opposed to.

We are not opposed to smaller complexes with a height similar to the current homes; for example, a duplex containing two units with two secondary suites using the same square footage the former home that sat on the property had. Complexes such as the one being built next door to us with eight units and 36 feet high are just too big for small parcels of land and definitely do not fit in with the character of the neighbourhood.

We ask that City Council amend the Land Use Bylaw to repeal citywide residential rezoning and restore previous low density residential land use districts.

Thank you very much!

Kevin Holdstock & Corrie Smillie

Kind regards,
Kevin Holdstock and Corrie Smillie
Homeowners
5424 Thornton Road NW
Calgary, Alberta
T2K 3B7

Attachments: 2 Photographs





Super Save Group
• Disposal
• Fence Rentals
• Trench Rentals
• Programs
1-800-665-2800

CONTACT INFO

Tyvek HomeWrap

Tyvek HomeWrap



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First name [required] Bob

Last name [required] Rama

How do you wish to attend?

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

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

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)

Council,

I was born in Calgary and am approaching retirement, am married, and have been fortunate enough to have entered the housing market when ownership was more achievable. My wife and I have 3 adult children in their 30's, all of whom struggle to find suitable accommodations at reasonable cost. This despite the fact that they all have post secondary education and good jobs. After understanding the housing challenges first hand, we decided to get involved.

We purchased a small home in Glamorgan where we could add a secondary suite and a back yard garage suite. It has a 60 ft lot, small 1000 ft2 home, lots of room for a double garage with a suite over it, and ample room to add a dedicated basement side entrance to a suite.

Our plan included adding a front yard parking pad for the secondary suite (parking pad in front yard) along with adding two or three garage parking spots. We prepared drawings for the secondary suite application but haven't submitted yet, because we discovered that we couldn't have a secondary suite and a backyard suite.

We didn't want to jeopardize our future potential backyard suite approval. This seems an unnecessary restriction and will limit the housing units that could be added.

I also believe the restriction of "only on corners" is overly restrictive. Our street has 30 houses between corners meaning only 7% of the lots would be eligible. Maybe mid-block shouldn't have a 40 ft tall 8 unit structure, but I don't see why a 50 - 60 ft lot couldn't have a duplex style with basement units with garages or parking pads, hence 4 units with onsite parking.

If blanket rezoning is repealed, please have a real plan for how many more housing units will be facilitated. Many neighborhoods aren't suitable to add density but neighborhoods with bungalows and large lots are. We should maximize those opportunities without creating chaos.

People may not want their neighborhoods to change, but the city needs an impactful increase in the number of housing units, and increasing density is inevitable. Its a question of how, not if.

Reduced bureaucracy, reduced cost, and streamlined approvals are also needed to

make this happen. Please don't make the rules so restrictive that only a tiny fraction of the land in these prime neighborhoods for density increase is eligible. Please allow both secondary suites and backyard suites on these large lots without re-zoning. Please do the right thing.



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First name [required] Sumer

Last name [required] Matharu

How do you wish to attend?

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

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

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

Proposed Repeal Submission - Sumer Matharu.pdf

ATTACHMENT_02_FILENAME

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

Please see my attached document for the full submission. I oppose a full repeal of Calgary’s blanket rezoning. While the policy may require refinement, a complete rollback would move the city backward at a time when housing access is already a growing challenge for many Calgarians.

Public participation is important, but it does not always reflect the full demographic reality of the city. Younger households, renters, and future families—those most affected by housing availability—are often underrepresented in formal processes. At the same time, younger Calgarians face lower homeownership rates and increasing barriers to entering well-located neighbourhoods.

Calgary’s own data shows affordability pressures are significant and growing. Limiting housing options in established communities will push growth to the edges of the city, increasing commute times, infrastructure costs, and social fragmentation.

A full repeal would reintroduce delays, uncertainty, and discretionary processes for modest housing forms such as duplexes and rowhouses. This is not an effective response to a housing shortage.

The better path forward is to refine the current framework:

- Allow incremental, gentle density
- Strengthen design quality and material standards
- Improve developer accountability
- Align density with infrastructure, schools, and transit
- Streamline approvals and modernize planning
- Simplify the Land Use Bylaw for consistency

Developers are essential to delivering housing, but higher standards must be enforced. The City should also consider a more active role in enabling attainable housing.

Calgary should not choose between stagnation and uncontrolled growth. A balanced, incremental approach is both achievable and necessary.



Public Submission to Calgary City Council

Re: Proposed Repeal of Blanket Rezoning (Bylaw 9P2026)

*“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.” — Jane Jacobs, *The Death and Life of Great American Cities*.*

Executive Summary

I oppose a full repeal of Calgary’s blanket rezoning. A wholesale rollback would move Calgary backward at a time when affordability pressures are already severe: the City’s own housing work says at least 84,600 Calgary households are in need of affordable housing, nearly one in five households cannot afford the home they live in, average market rent in 2023 required about \$84,000 in annual income to be considered affordable, and only about one-third of residents in the City’s 2025 Spring Survey agreed that Calgarians have access to adequate housing. The better response is not full repeal, but targeted refinement: keep gentle density moving forward, tighten design and construction standards, improve developer accountability, modernize approvals, simplify the bylaw, and align growth with infrastructure, schools, transit, and amenities.

Credentials

I am a Registered Architect, a Professional Engineer, and a graduate of the School of Architecture, Planning and Landscape at the University of Calgary. I have contributed to notable infrastructure and architectural projects throughout Calgary, and I have taught in the University of Calgary’s Master of Architecture program for the past five years. I am also an entrepreneur and a father of three, living in the inner city to remain close to work and rooted in community life. I am seeing, in real time, the effects of rising prices and shrinking access in the very neighbourhoods that offer schools, parks, transit, and daily amenities.

Introduction

The current repeal proposal would bring back the low-density residential zones that existed before the 2024 citywide rezoning, with exemptions for some parcels that already received approvals or had applications in progress. In practical terms, that means many rowhouse, townhouse, and duplex projects would once again require a land use

redesignation approved by Council before they could proceed, on top of development and building permits. That is not a minor adjustment. It is a return to a slower, more discretionary system at a time when the City's own housing strategy says Calgary needs more homes and faster, more predictable delivery.

The repeal motion itself points back to the 2024 public hearing, noting 15 days of sittings, more than 1,000 initial speaker registrations, 736 speakers who ultimately spoke, and more than 6,100 written submissions, with "nearly 70%" of speakers opposed according to the motion text. Those numbers show intensity of engagement, but they do not by themselves prove that the hearing reflected the full demographic reality of Calgary or the needs of future households who are not yet securely housed.

Representation and Demographics

Public participation matters, but it is not the same thing as demographic representation. People who already own homes in established communities generally have more stability, more familiarity with municipal processes, and often more time and confidence to participate in lengthy hearings. Younger adults, renters, newer families, and future residents are far less likely to be represented in those formats even though they are deeply affected by the outcome. That is exactly why Council should weigh public-hearing sentiment alongside broader citywide housing evidence.

Calgary's own demographic data shows two things that matter here. First, Calgary is not only a city of established owners: in 2021, 18% of Calgarians were aged 15 to 29, and Calgary's median age was 38, which is relatively young among major Canadian cities. Second, the older population is growing quickly: the number of Calgarians aged 65 and over reached 177,405 in 2021, up 28% from 2016, and more than double the 2001 figure. That means Council is governing a city with both a large older cohort and a substantial younger cohort whose housing needs are different and increasingly strained.

Housing tenure data reinforces that generational divide. Statistics Canada's 2021 figures for Calgary show a homeownership rate of 52.7% for primary household maintainers aged 25 to 39, compared with 73.7% for those aged 40 to 54 and 76.8% for those aged 55 to 74. That is not a small gap. It shows that younger households are entering the city on much weaker footing than older households who bought earlier under very different market conditions.

Recent polling points in the same direction. A 2025 Canada Pulse Insights poll for Rogers CityNews found that a majority of Calgary's non-homeowners believe they will never be able to own a home in the city, and CityNews reported that this feeling was especially pronounced among the 18-to-35 group. Even if one treats polling cautiously, it is entirely consistent with the City's own affordability data and with what many younger households are already experiencing.

So the strongest version of the demographic argument is not that Council should ignore older residents. It is that Council should not allow those already securely housed to dominate decisions that will determine whether younger households and future families can live in established communities at all. That is a planning question, a fairness question, and a long-term city-building question.

Housing Access for Young Families

The core issue is access. Young families need more housing options in neighbourhoods where their children can walk to schools, use parks, access transit, and live closer to jobs and daily services. Calgary's own Housing Needs Assessment says an annual income of about \$84,000 was needed in 2023 to afford average market rent, and about \$70,800 was needed to afford the median apartment purchase price. For a first detached home in 2023, the City said an annual household income of about \$156,000 was required. Those are not conditions that support broad access to established communities.

The broader scale of need is already clear. The City has said at least 84,600 Calgary households are in need of affordable housing options and that the number could approach 100,000 households by 2026. This is not a marginal issue affecting only a small group. It is a citywide structural problem. When Calgary's own research says nearly one in five households cannot afford their current housing, the policy response cannot be to make it harder to add more housing options in the places people actually want and need to live.

Full Repeal Is the Wrong Response

If aspects of the current rezoning framework need adjustment, those issues should be addressed directly. But full repeal is too blunt. It would reintroduce a costly and time-consuming land use redesignation process for many low-rise projects, increase uncertainty for builders and owners, and place more weight on case-by-case political battles over modest housing forms that many other cities now allow more routinely. The City's own repeal page states plainly that the pre-2024 zoning would be restored and that rowhouse, townhouse, and duplex proposals would once again require land use redesignation approval by Council in many cases.

At the same time, the answer is not uncontrolled densification. Full density, everywhere, all at once, can be a shock. Communities need time to absorb change, infrastructure has to keep pace, and design quality matters. The right answer is incrementalism: move forward, but calibrate the rules. Refine setbacks, massing, parking, landscaping, and frontage standards where needed. Tighten quality. Simplify the path. But do not take fifteen steps back after ten steps forward.

What Other Cities Are Doing Better

Calgary is not being asked to invent this from scratch. Other cities are already showing how to increase housing choice without giving up on quality, predictability, or neighbourhood livability.

Vancouver enacted by-laws to add missing-middle housing and simplify regulations in low-density areas, creating a new R1-1 zone across areas previously zoned RS. The City explicitly framed the change around a wider range of housing choice, tenure, and lower-cost homeownership options in low-density neighbourhoods. Vancouver also created a permit pathway for multiplexes that, in some smaller cases, allows applicants to choose a more streamlined process and, for certain projects, apply for all permits at the same time. Calgary should pay attention to both parts of that approach: not just the zoning reform itself, but the permitting reform that makes it usable.

Edmonton undertook a five-year Zoning Bylaw Renewal, approved a new bylaw and associated citywide rezoning in 2023, and made it effective in 2024. The City describes the effort as the first comprehensive review of its zoning rules in over 60 years and says the purpose was to align zoning with current city policies, regulate the things that matter most, and enable incremental redevelopment so neighbourhoods can adapt over time and welcome a wider variety of housing options. That is the sort of language Calgary should be moving toward: clarity, modernization, and incremental adaptation, not retreat into a more cumbersome system.

Minneapolis is often cited because its 2040 plan allowed duplexes and triplexes on all residential lots that had previously been restricted to single-family detached homes, while also pairing that shift with broader transit-oriented and affordability goals. Whether one agrees with every element of Minneapolis' approach or not, the important lesson is that the city linked modest density reform to a bigger framework about access, resilience, and complete communities rather than treating every low-rise project as a one-off political exception.

These examples are better than Calgary's repeal approach for one basic reason: they move forward by refining rules and improving process. Calgary's repeal proposal moves backward by restoring more friction.

Developers Are Essential, but Standards Must Be Higher

Developers are essential to housing delivery. If housing is not financially viable to build, it will not be built. That is reality, and policy has to acknowledge it. Councillors do not have to like every developer to understand that private-sector delivery is indispensable in a growing city.

At the same time, the public is right to be concerned about poor-quality outcomes. More housing cannot mean careless design, cheap materials, weak urban frontage, or projects that degrade the public realm. The right response is not to suppress supply; it is to raise standards and improve accountability. Calgary should look seriously at stronger design requirements, clearer material expectations, better façade and massing standards, more consistent review processes, tighter inspections and enforcement, and better ways to evaluate developer track record on projects that shape established communities. That is a better policy response than using zoning scarcity as a proxy for quality control.

And if Council believes the market alone will not meet all needs, then the City should also play a more active enabling role in family-oriented and attainable housing. Calgary's own Housing Strategy is already premised on the need for both market and non-market responses. The issue is not whether the private sector matters. It does. The issue is whether Council is willing to pair housing flexibility with quality standards and public accountability.

Planning Reform Is Also Needed

This debate should not be limited to zoning. Calgary's planning and approvals system also needs modernization. If Council wants better housing outcomes, it has to deliver a more streamlined, predictable, and accountable process. Files should not stall because of internal inconsistency, staff turnover, or a lack of continuity when key personnel are unavailable. Applicants should know who is responsible, what timelines apply, and how interpretation will be handled.

The Land Use Bylaw itself should also be reviewed and cleaned up. In practice, repetitive wording, cross-references, layered exceptions, and inconsistent terminology create unnecessary friction for applicants, planners, and the public. Edmonton explicitly treated bylaw renewal as a modernization exercise after decades of accumulated complexity. Calgary should do the same. A clearer bylaw would not weaken planning; it would strengthen it by making expectations easier to understand, easier to administer, and easier to enforce.

Calgary should also be more ambitious in adopting digital tools, automation, and AI for routine zoning checks and baseline bylaw interpretation. Used properly, those tools can improve consistency, reduce avoidable ambiguity, and ensure that similar applications are treated similarly each time. That does not mean removing professional judgment. It means reserving professional judgment for the places where judgment is actually needed, instead of wasting time on repetitive interpretive friction that machines can handle more consistently.

Property Rights and Community Balance

Neighbourhoods should have a voice, but that voice cannot amount to a veto over all change. Property owners also have rights. If someone owns land in a developed urban area, there should be a fair and predictable framework that allows reasonable redevelopment without forcing every project into a political fight. That is what good zoning is supposed to do: establish the rules in advance so that communities understand what is possible, owners understand what is permitted, and change happens with legitimacy instead of endless case-by-case conflict.

The current repeal proposal moves in the opposite direction by increasing reliance on discretionary and political processes for housing forms that should increasingly be normal in a growing city. That is not better planning. It is more procedural uncertainty.

The Risk of Exclusionary Planning

The desire to preserve bungalows and single-family character at all costs is often framed as neighbourhood protection. In practice, it can also preserve exclusion. It can lock high-amenity neighbourhoods into a form that limits who gets to live there and under what conditions. That is especially hard to defend when those areas already benefit from existing schools, transit access, jobs, parks, mature services, and public investment.

Older households that bought into these neighbourhoods decades ago often did so under very different price conditions. Younger households are now trying to enter the same parts of the city under much harsher affordability conditions and with lower ownership rates. When established neighbourhoods resist even modest increases in housing choice, what is effectively being protected is not only built form, but access itself.

If Calgary continues pushing new households to the edge of the city while protecting centrally located, well-serviced neighbourhoods from incremental change, it will produce a hollow urban structure: amenities in the middle, growth at the fringe, longer commutes, higher infrastructure costs, and fewer realistic paths for young families to live near jobs and schools. That is not a resilient or fair long-term model.

Toward a More Livable Calgary

The most livable cities are not the ones that freeze themselves in place. They are the ones that evolve in a disciplined way. They make room for more people, more housing types, and more complete communities. The best versions of gentle density support walkability, school enrolment, local businesses, neighbourhood vitality, and the kind of daily proximity often described as a 15-minute community.

That is the urban future Calgary should be aiming for: not indiscriminate density, and not nostalgia-based exclusion, but a stronger middle ground where more people can live in established communities without sacrificing design quality or neighbourhood function. Jane Jacobs' point remains the right one: a city works when it is created by everybody, not only by those who arrived first.

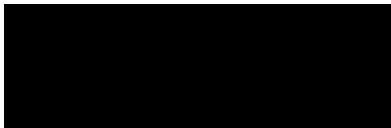
Conclusion

Calgary should not fully repeal blanket rezoning. The City's own housing research shows large and growing need. The City's own survey work shows weak confidence that Calgarians have access to adequate housing. The demographic and tenure data show younger households are entering the city under worse conditions than older ones. And other cities are demonstrating that the right response is not rollback, but refinement: simplify the rules, modernize the bylaw, streamline approvals, keep gentle density moving, and hold builders to a higher standard.

If the current framework needs improvement, then improve it. If design quality needs to be strengthened, strengthen it. If infrastructure, parking, or approvals need recalibration, recalibrate them. If poor developers need tougher scrutiny, impose it. But do not reverse course entirely.

Calgary needs more housing options, more predictability, and more access to established communities for the next generation of households. Change should be incremental, disciplined, and well-designed. But it has to continue.

Respectfully submitted,



Sumer Matharu, Architect, AAA, P.Eng.

B.App.Sc, M.Arch., MaCAD



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First name [required] Keltie
Last name [required] Steenbergen

How do you wish to attend?

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

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

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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 strongly oppose blanket rezoning. Proposed developments are often by low density, bungalow family homes. Usually they are larger than surrounding houses, both its footprint and height, thus it creates a visual imbalance that is inconsistent with the character of the nearby homes.

Most proposed structures appear to push the limits of allowable setbacks, encroaching on minimum distances from property lines. This intensifies the overcrowding and reduces the separation that current residents enjoy. The inclusion of side access doors & walkways further exacerbates this issue by introducing additional noise, activity & disturbances directly adjacent to neighbouring properties.

Proposed developments are much taller than surrounding homes and its large footprint will cast shadows on neighbouring properties. This will negatively impact sunlight, outdoor enjoyment & and overall quality of life for neighbouring residents.

Privacy is a serious issue. The height of these buildings with the numerous windows reduces the privacy for adjacent residents.

We have no problem with an R2 duplexes being built here. 77% of Calgarians that previously voiced their opinions, said that they are OPPOSED to blanket rezoning. This council needs to listen to their constituents.

The removal of existing mature trees and bushes negatively impacts the current privacy, shade & environment benefits. This also raises concerns for storm water runoff. Mature trees & bushes play a critical role in absorbing water and their removal alongside with the increased hard surfaces potentially will contribute to drainage issues directly negatively impacting neighbouring properties.

The current infrastructure is not capable of supporting these additional units ie. water, sewer power.

Bowness often has watermain breaks as our current pipes are failing and the added strain of additional units would have a detrimental impact.

I recently spoke with a city electrical inspector & they said that they are often seeing residents running electric cords across sidewalks in an effort to charge their Electric vehicles. These cords are not compliant with safe charging! Cords across sidewalks is also a concern. With the push for electric vehicles and the lack of parking in these multi

unit developments, creates huge concerns! Parking & transportation considerations are inadequate. 93% of Calgarians own or lease a vehicle with 2024 statics confirming there are between 1.04-1.1 million vehicles registered.



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First name [required] **Corine**

Last name [required] **Jansonius**

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_02_FILENAME

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I had submitted comments a few weeks ago, but would like to ask a clarifying question, and add one more concern:

FIRST: "CORNER ADJACENT"

Could you clarify the language of corner-adjacent? I read it as any lot near a corner (as per the 20 m from the property line of a corner lot). When I hear people talk about where R-CG could be built, under the proposed changes: it sounds like the expect the townhouse/rowhouse to be ON the corner. And not on an inner block lot that is near a corner??

If that's the case, the language needs to be clarified.

If it's not the case, the lots NEAR the corner it will have all the same disadvantages of inner-block construction, esp. needing many walkways to reach all the doors, reducing permeable surface area.

(actually, regardless of which is intended, I hope City Admin can change the language to make the intent clearer!)

SECOND: PERMEABILITY / LOT COVERAGE

Building homes with a footprint so large that it requires storm drains, removes water from the streetscape. Calgary is already very dry. Draining even more water away from the neighbourhood, rather than letting it soak into the ground, raises the risk of flooding (when storm drains can't take the volumes during heavy rains), and reduces the water available for evaporation / water cycle, and for vegetation on the boulevards / neighbouring yards.

Please favour designs that allow the water to be retained on site (what is the threshold / logic, for requiring storm drains on a new development? If building coverage was 45%, would that suffice, given that is currently working for single and semi-detached homes?)

Thanks,



Corine Jansonius



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First name [required] Juliet

Last name [required] Guichon

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I favour the land use bylaws as they existed prior to 2025 because they promote the principal of subsidiarity. This principal holds that decisions should be made by the smallest, lowest, or least centralized authority capable of addressing the issue effectively. The core idea is to keep power close to the people affected. Higher levels (e.g., national government) should act only when lower levels cannot adequately handle the matter. All three levels of government ought to work together to build low income housing to address the rapid influx of migrants to this city mostly from abroad under the previous federal government.



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First name [required] Sara

Last name [required] Francis

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing the current blanket zoning legislation. Please restore the city of Calgary back to low density residential zoning.



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First name [required] Rianna

Last name [required] Neufeldt

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Proposed Citywide Rezoning Changrme

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like you to repeal the blanket rezoning. No one who currently owns a single family home wants a 10-plex going up right beside them. It takes away from the feel of the neighbourhoods that we chose, lowers the values of our homes, and in my opinion, expands the city far too quickly for what we can handle and sustain well. Please, repeal this blanket rezoning!



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First name [required] **Russell**

Last name [required] **Parker**

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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 **Apr 2, 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)

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

In favour

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ATTACHMENT_01_FILENAME

Blanket Zoning Feedback.docx

ATTACHMENT_02_FILENAME

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

Hello Members of Council and Mayor Farkas.

I live in Altadore and I am in favour of a full repeal.

One house away from ours, on a quiet street defined as a “neighbourhood local”, the lowest urban form on our local area plan, a single bungalow is proposed to be replaced with a seven unit, 3 story, 11 Meter high rowhouse and seven secondary suites — fourteen homes on one former residential lot. 7 PLUS 7. The 11M height will span the entire front and side yard.

If you have seen what a semi-detached 11M high, 3 story building looks beside a bungalow or two-story home, I encourage you to now picture that across 7 houses. The sheer mass is jarring.

This is not a future concern. It is happening to us right now.

Our appeal hearing for this development was scheduled for March 26th, one day ago. Residents researched and prepared for weeks on end and submitted written materials on the due date of March 18th. AS is the standard process, our arguments were made public and accessible to the developer two days later on March 20th.

Then, just days before the hearing, the developer requested an adjournment because their newly retained agent was unavailable for the March 26th hearing — this despite knowing the hearing date since December 23, 2025. Three months had elapsed. Residents had returned from international travel, personal days were taken and time had been set aside for the hearing. The appeal board, who also had committed to this day long hearing, faced a very difficult and unique decision. The city had also set aside the day for the hearing.

So now, residents, the non-experts, who met every single deadline, have our submissions publicly exposed. Our next hearing date is July 30th, 2026. We will have been actively involved in this process for over a year at that point.

This is not a balanced process.

In our specific case, this proposal would increase density on our block from approximately 21 homes to 35 — a 66% increase — 11 meters in height and setback only 3 M. This will significantly impact privacy, parking, and daily livability.

More than 90 residents submitted opposition. The City received over 100 pages of comments. The city then had to summarize those 100 pages to **4 sentences**. All the site specific concerns were gone. All the time residents took to submit their concerns relegated to 4 sentences. With two relaxations to chamfer and 3rd level mass approved, the application met the remaining bylaws. Check. Approved.

But what I want to emphasize today is not just the outcome — it is the process.

Because this process is not working for residents.

Residents are not planners. We are not architects, lawyers, or developers. But we are being forced into those roles.

We spend evenings and weekends reviewing technical drawings, interpreting bylaws, analyzing shadowing, parking, grading, waste collection — trying to understand complex applications just to participate in a process that affects our homes.

This is not casual participation.
It is a significant, unpaid workload.

And I heard a developer's representative recently speak about the cost of an hearing to the applicant.

But the cost to residents is no less real.

It is measured in time, stress, and the responsibility of navigating a system we were never meant to operate in.

We are neighbours.
We are not doing this for a living.

We are not getting paid.

This is where blanket rezoning makes the problem worse.

Because when zoning is broadly pre-approved, these conversations don't happen early — where they should.

They happen late, at the development permit stage, or at appeal.

At that point, the burden shifts almost entirely onto residents to react, respond, and escalate.

And that is not an efficient use of anyone's time — including the City's.

City staff, Council, and SDAB are now repeatedly pulled into highly detailed, site-specific disputes that could have been addressed earlier through more tailored planning.

Instead of proactive planning, we are left with reactive conflict.

Council must also consider what happens next.

If this bylaw is repealed, but existing applications are allowed to proceed, or simply reapply under the same framework (which I believe is the current proposal) then residents like us will continue to experience the full impact of a policy that Council has already decided should not stand.

Janet Noble recently spoke publicly of an example in Altadore where the applicant is re-applying for their third time using the RCG framework.

That is not a meaningful repeal if this is allowed.

If repeal is the decision, it must apply to **all applications** that are not fully approved. None should be grand-fathered.

When we bought our home RCG did not exist. When the developer bought the lot it did. We are both impacted by change. Who decides who is impacted the most? Should it be the resident and neighbour or the developer?

Without a full repeal, including existing applications ,the neighbourhoods already under the greatest pressure will continue to carry that burden.

Calgarians are not opposed to growth.

We understand the need for housing and intensification.

But residents are asking for responsible growth — growth that reflects neighbourhood context, infrastructure realities, and a fair, functional process.

Right now, the process is neither fair nor functional for the people living in these communities.

I respectfully urge Council to:

1. Repeal the Blanket Rezoning Bylaw in full.
 2. If amendments are approved, and form a a part of this decision, apply the amendments to all applications not fully approved — with NO grandfathering of applications or zoning.
 3. Restart Local Area Planning so growth reflects actual community conditions.
 4. Restore meaningful community engagement early in the process — not at the point of appeal.
-

Residents deserve a planning system that works with them, not one that requires them to become experts just to be heard.

Thank you for tirelessly hearing all of the submissions. Regardless of your decision, you deserve acknowledgment for your engaged involvement.

Thank you,

Russ Parker



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First name [required] Rick

Last name [required] Loftson

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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 26, 2026



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Proposed Citywide Rezoning Change

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In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please repeal the blanket zoning and go back to low density residential zoning.



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First name [required] Joyce

Last name [required] Loftson

How do you wish to attend?

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

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

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



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am requesting a repeal of the blanket rezoning and a return to low density residential zoning to maintain family friendly neighbourhoods.



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First name [required] **Beth**

Last name [required] **Atkinson**

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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

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In favour

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ATTACHMENT_01_FILENAME

March 23 Blanket Rezoning Repeal hearing - HHBH CA comment - update and clarification.pdf

ATTACHMENT_02_FILENAME

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

in favour of revision/amendment to R-CG rules, as proposed, and repeal of blanket rezoning



**HOUNSFIELD HEIGHTS – BRIAR HILL
COMMUNITY ASSOCIATION**
Box 65086, RPO North Hill
Calgary, AB T2N 4T6
403-282-6634
<http://www.hh-bh.ca>

To the Mayor and Councillors, regarding the repeal of blanket rezoning and revision of R-CG, Clarification of Hounsfield Heights – Briar Hill Community Association position

Hounsfield Heights – Briar Hill Community Association supports the repeal of blanket rezoning, based on democratic principles. R-CG generally has not led to affordability, but it has led to many developments that do not fit in their context and cause many problems, such as loss of tree canopy, shadowing, privacy, and traffic/parking issues. The better way to reach affordable housing goals is to develop local plans that find solutions that fit each of Calgary's unique vibrant communities.

At the same time, existing Local Area Plans, including our Riley LAP, allow and support widespread R-CG redesignation. Therefore, the R-CG development that is built must be improved to fit in the context of inner city and established communities – that “C” is supposed to stand for Contextual! Thus, we **need the revision of the R-CG rules**, as outlined in the city's materials for this hearing and proposed in the advertised draft bylaw. The current rules have lost context and would leave all of the burden on communities with LAPs. Without revisions, R-CG will become a nightmare for us, as developers concentrate on LAP communities (where they can still easily get redesignation to R-CG) and build to the maximum allowed. Thus, for us, the **R-CG revisions and repeal of blanket rezoning are a package - they must go together!** **We do not support repeal without R-CG revisions, and strongly support the passage of the complete proposed bylaw 9P2026.**

We accept the proposed package of R-CG revisions as a general improvement that will help with contextual fit. Further engagement on R-CG revisions is appropriate and necessary, following this hearing and passage of the current proposed bylaw. **Piece-meal amendments from the floor during this hearing, that weaken these revisions without engagement, would not be fair or helpful.** HH-BH CA signed the joint Community Association letter in support of repeal, well before the hearing. That letter mentions not making amendments – we understand this to refer to negative amendments from the floor. We are **very much appreciate that, since we signed the letter, councillors have proposed good positive revisions to R-CG** – the type of positive revisions that we have asked for in previous letters to council.

Delaying this package of positive R-CG improvements to a future hearing would not be fair or appropriate, as more poorly designed R-CG will be built in the meantime.

Advertising of the full package could have been done better, but this is not a reason to invalidate the needed revisions that will protect the LAP communities. **Yes, some people are confused about these amendments, but our community members will be very confused as to why a 4+4 unit 11 m tall 3 m front setback mid block development is still allowed beside them, if the revisions are not passed!** Developers can still add density at a profit with more sensitive developments.

We are pleased to see **improvement in front setback** (the biggest impact change for us), the number of units and lot coverage decreased, the change to either secondary or backyard suites – not both, and the height provision of 10 m from grade. R-CG rowhouses applying only on the

the corner lot and 'corner adjacent lots' is a great improvement – text could be improved to clarify that this clause does not confer a right to R-CG redesignation on every such lot in the city, but rather such redesignation will be based on appropriate local plans. We are not keen on R-CG becoming a permitted use, and if that is changed, the other positive revisions must also be passed, and the city's notification of permitted use applications must be changed.

Further refinement of the R-CG rules, after subsequent engagement, should consider details such as privacy protection, shadowing mitigation, better front setback provisions (do not max out at 4.5 m setback, which still leaves a large contrast), better protection for the tree canopy (both public and private, requiring full-sized vs. columnar trees), real infrastructure capacity reviews (and potential contribution to upgrades), better waste handling and clear rules on the number of waste bins, and contributions to transit where minimum parking is provided. **To reiterate, it is extremely important that R-CG rules be revised in sync with the repeal of the blanket R-CG zoning**, so that context is properly respected where R-CG continues to be built, and new proposals blend into inner city and established communities better. Further revision can, and should, follow more consultation.

Returning to local plans – we need the existing Local Area Plans revisited, with real engagement and the incorporation of community ideas, real local input, into those statutes. The Riley LAP engagement was a huge disappointment, and significant intensification and changes to policy were made at the last minute with absolutely no discussion – this must be corrected. There is precious little local material in our Local Area Plan. All LAPs should have “Limited Scale Maps” where the appropriate zoning is illustrated more granularly. Future LAPs need a wholesome process that actually accomplishes local input.

Our support for blanket rezoning repeal and R-CG revision **does not reflect a desire to see no changes** in our community or return to the past. **Rather, we seek densification that is well planned** and designed to harmonize with the context of its surroundings, and that respects the local environment, including the tree canopy. We seek meaningful input into proposals in our community. Our community members have invested their lives into their forever homes and our community, and their legitimate needs deserve consideration. Our community is beautiful, vibrant, green, and wildlife filled. Density can be added without losing these key attributes – inner city and established communities are not blank development sites, context matters!

In conclusion, we respectfully ask Council to listen to citizen input and reset the planning process – **repeal blanket R-CG zoning, revise the R-CG rules as proposed**, revisit existing LAPs, improve the LAP creation process, direct the city to notify communities about permitted applications, and engage further on R-CG rules in future.

Sincerely, Beth Atkinson, Director- Land Use
Hounslow Heights – Briar Hill Community Association



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First name [required] Sean

Last name [required] Blair

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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_02_FILENAME

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I am in favour of returning to prior zoning laws. Thank you councillors for putting this forward.



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First name [required] Jon

Last name [required] Neufeldt

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_02_FILENAME

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

The blanket rezoning of 2024 effectively stripped communities of the inherent right to self-determine their own development. Communities are more than a tax base and the very fabric of community life should be determined by community members themselves. Projects that meaningfully alter the community should be the prerogative of the community themselves. The 2024 rezoning was an egregious bureaucratic overstep, something the participation rates in the most recent election testify to.



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First name [required] Colette

Last name [required] Martinez

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)

What did the pervious City of Calgary council hope to achieve by forcing blanket rezoning on neighbourhoods, irregardless of voiced concerns? To provide more affordable housing opportunities in desirable neighbourhoods closer to the main routes and downtown? How is a sliver of property with the same price tag as an entire lot and house just down the street "opportunity" for anyone other than the developer? Creating these monstrosities doesn't help make "housing" more affordable. It causes issues with neighbours in that the needs of the property overwhelm what it is able to provide. For example: a 5-plex, all with approved basement suites, built on what used to be a single family dwelling cannot contain the vehicles, the pets, the children, etc to keep peace among neighbours. These houses do not sell with stipulations like "no children", or "you must walk and take transit everywhere because it is best for that type of person to live here". No. We live in reality. Our reality is that a 5-plex with basement suites, and 5 garage spots could potentially have 15 vehicles needing to park somewhere (if there were young professional couple upstairs and a single person in the basement). Where do they go? In front of the neighbours houses.... Where do the children play? Where do you take your animals when there is no yard?

This is a gross money grab and doesn't seem to actually be at the service of Calgarians. I would like to see it repealed and to have greater care taken when selecting development strategies. We need to ask, "Who does this serve?"



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First name [required] Debbie

Last name [required] Willis

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" Apr 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

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As we deal with water shortages caused by aging infrastructure, I want our city to focus on financially responsible policies that will allow us to invest in repairing and maintaining the infrastructure that is already built. I want to see gentle density being embraced as a compromise that allows Calgarians who are uncomfortable with blanket rezoning to be heard, while also respecting the fact that we absolutely cannot afford to annex more land and build more sprawl. I am the mother of a young child so I am deeply concerned about the future of this city. This is about our survival as a city that functions and that is resilient in the face of coming stressors due to climate change and political instability. I want council to choose gentle density now and to refuse to support sprawl.



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First name [required] Lisa

Last name [required] Doyle

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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 you today as a resident of Chinook Park/Ward 11 to express my strong support for increased housing densification across our city as approved in the 2024 rezoning decision.

Density is the only viable path forward for a thriving, modern city. I am asking you to use your position of leadership to make the right choice for our city's future, even when it appears to be politically difficult.

I support densification because:

It is fiscally responsible: Sprawl is a drain on our tax base. Building "up and in" allows the city to utilize existing infrastructure, making it significantly cheaper to provide services like fire, police, and road maintenance compared to building new, far-flung suburbs.

It improves transit: Better transit is only possible with the ridership levels that density provides. If we want a world-class transit system, we need more people living near our main corridors.

It creates more vibrant neighborhoods: Increased density brings the "critical mass" needed to support more local amenities—like grocery stores, cafes, and small businesses—within walking distance of our homes.

It is an issue of equity: We are in a housing crisis. We need more homes of all types to ensure that young families, workers, and students aren't priced out of our city.

I understand that many people are fearful of change. Their concerns often come from a place of love for their neighborhood, but they may not fully realize what the city "gives up" by maintaining the status quo: higher taxes, not enough money spent on aging infrastructure (ex. water mains), worse traffic, and a city that their own children and grandchildren can no longer afford to live in.

As a councillor, you have access to the data and the long-term vision that many residents do not. I trust you to prioritize the long-term health and affordability of our city



over the loud but short-sighted opposition to growth.



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First name [required] Terry

Last name [required] Kozlyk

How do you wish to attend?

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

What meeting do you wish to comment on? (If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026") Standing Policy Committee on Infrastructure and Planning

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



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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

ATTACHMENT_02_FILENAME

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

We purchased and now live in Legacy - Ward 14 - in a small bungalow since April 2023. Legacy is now nearing completion of development and like several new communities, I do NOT see the need to have our home (or any home in Legacy) rezoned.

If proper planning for Legacy was done initially (was it???) there should be NO need for homeowners in Legacy to have their homes rezoned, under this city-wide blanket rezoning. Also, density is desired in the core of Calgary. Legacy is about as far from the core as you can get.

So why rezone Legacy? Not needed.

Regards
Terry & Jadwiga
Bungalow Owners of Legacy



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First name [required] Diana

Last name [required] Sherlock

How do you wish to 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" Apr 2, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Honourable Mayor Farkas and Councillors,

I am writing to oppose Dan McLean's previously dismissed proposal to annex any more land from Foothills County. Urban sprawl is killing the environment, eating up agricultural land, and subsidizing developers at the cost of citizens who are made to foot rising infrastructure costs to serve far-flung communities instead of taking care of what we already have within the City limits.

I support the current rezoning (R-CG rules) that increases density across all neighbourhoods in Calgary. If there is a change to the current rezoning, which severely impacts where I live in Ward 8, I would support a partial repeal of the current rules.

Developers need to pay their fair share of development costs to the City when developing and redeveloping an area (trees, sidewalks, roads, other infrastructure, etc.), and contribute to community amenities (landscapes, parks, public art, etc.). Developers are making too much money to just stop developing because there are checks and balances in place that foster responsible urban development for the long-term benefit of communities.

Thank you for carefully considering these issues on behalf of your constituents.

Respectfully,
Diana Sherlock

I am grateful to live and work in Mohkinstsis, the traditional lands of the Blackfoot Confederacy (Kainai, Piikani, Siksika, Aamskapi Pikuni) and Treaty 7 Territory, home to the Stoney-Nakoda People (Bears paw, Chiniki, Wesley) and Tsuut'ina Nations and Métis Districts 5 & 6.



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First name [required] Ed and Diana

Last name [required] Reuther

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" Apr 2, 2026



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[required] - max 75 characters

Proposed Citywide Rezoning Changes

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

In favour

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ATTACHMENT_01_FILENAME

Letter to Council on BUZ.docx

ATTACHMENT_02_FILENAME

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

Thank you Council and Mayor Farkas for allowing us to express our thoughts on repealing BUZ.

April 2, 2026

To: Mayor Farkas and Council

Re: BUZ (Blanket Upzoning Bylaw)

Our names are Edward and Diana Reuther and we live in the community of Wildwood in the S.W.

We are asking Council to fully repeal the blanket upzoning bylaw, revisit the issues and reinstate the Land Use Bylaw that existed immediately prior to the blanket upzoning (BUZ) bylaw's implementation. Also, restarting the planning and revisiting the densification process is paramount and should encompass a transparent, expedited and inclusive Local Area Plan and a corridor planning process.

The issues as we see them are as follows:

- The current BUZ is a reactionary document, was rushed and ill conceived, and does not truly serve the purposes it was put place for, nor the citizens of Calgary who voted 70% against it. As background and for perspective, we have lived in Wildwood for a cumulative 54 years, but have also lived in Killarney, Scarborough, Lower Mt. Royal and Beddington prior to the last 36 years in Wildwood. Over the past 55 years we have witnessed many changes in the housing market.
- Diana was employed in the energy industry for 40 years and I was first in photography, and then as a Realtor / Manager / Broker for 22 years, and finally 10 years at the Calgary Assessment Review Board (8 as Chairman). We have lived in rooming houses, half duplexes and single-family homes over time.
- The real estate market is *always* in flux. Many factors and influences are at play: world political issues and conflicts; federal, provincial and municipal policies; inflation and interest rates, etc. For example, in 1980 mortgage interest rates were averaging 14.5% and by 1981 hit a high of 21.5%. High interest rates, inflation and other factors caused a housing crash in Alberta. When I started as a Realtor in 1984, they averaged 13.5%. Many people lost their homes because the value was much less than their mortgage balance and they could not afford the payments. Only one in three houses on the market on average were owner occupied, the others were bank foreclosures; *the number of homes of all types far outnumbered the available buyers*. People sold their homes to "Dollar Dealers" just to get out from under their mortgages. It took several years for the market to rebalance.
- Several times since 1980 the market has had at least six fairly dramatic shifts (from six months to more than a year) encompassing shortages of housing of all types and multiple offers, to over-supply, due to the factors stated above. The market always rebalanced

itself. At times the Province or Federal Government provided financial assistance programs to help First Time buyers with their purchases, which were effective.

- BUZ is like killing a fly with a sledge hammer. The inequities within it are many.
- BUZ will most often affect stable, single-family neighbourhoods, many of which are like Wildwood, 60 to 70 years old. The infrastructure was not designed to accommodate multiple housing units with up to 10 or 12 units per lot. The pressure this type of development will put on older water, sewer, electric systems and even roads is a recipe for failure and greatly increased expense to maintain or likely replace. Taxpayers can ill afford this at this time, or in the foreseeable future
- BUZ does not make housing more affordable. The average home buyer is now forced into competition with developers and house flippers who will pay a premium based on development potential, and seek as much profit as possible from a given site. Many typical home buyers cannot realistically outbid these commercial buyers. Also, CREB has noted that zoning changes by themselves do not guarantee affordability.
- The pressure that BUZ will put on parking in these neighbourhoods is unrealistic and unfair to current owners. When a property with 10 units is put in place there is no realistic way to accommodate the vehicle pressure, even assuming only half the buyers may own a vehicle. Many buyers in single-family areas buy because they have several vehicles and need them to commute to work, or for their children to get to SAIT, U of C, etc. The alternate of using public transit and spending 1.5 hours or more each way commuting is not feasible nor realistic. This forms a good part of their home buying decision.
- A factor that also is a reality is that high-density housing puts upward pressure on policing and fire resources. R-1 neighbourhoods most typically have the lowest crime rates as backed up by Crime Stoppers and CPS statistics.
- Social contract with the citizens of Calgary. The citizens of Calgary who live in single-family home neighbourhoods bought homes there for many reasons. The quality of life, stability of the area, green space and amenities, safety, schools, and size of lot and home are primary. They understood that their neighbourhood would always consist of the type of single-family housing as when they purchased. I can attest to this *from direct input* from those I sold homes to. It is patently unfair and unreasonable to change this social “contract” that so many have relied upon and believe should still be in place and apply.
- As the former President of the Wildwood Community Association, I can tell you that a stable community with people who value the assets of a single-family neighbourhood such as ours are a great asset to our city. Our members are strongly vested in the quality of life and our volunteerism is very high. The stability and assets of single-family neighbourhoods is something that many buyers see as the pinnacle of home ownership. This should not be taken from them with a plan such as the BUZ. We owe them a much better thought-out solution.

- The City has designed new neighbourhoods to accommodate much more multi-family housing since the 1980s, Boddington being one example as it has town homes, duplexes and single-family homes. This is the proper approach to addressing a great deal of the current housing situation. Even now, the housing market is slumping across Canada, and this is starting to show signs in Calgary.
- It is now up to Council to take the time to put a properly thought-out and executed plan in place that will respect the existing and heritage aspects of our neighbourhoods, and currently evolving needs and wants of the citizens of Calgary in a manner that is fair and equitable and respects the past, also with an eye to the future.

Respectfully submitted,
Edward and Diana Reuther
83 Woodlark Dr. S.W.



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First name [required] Rachel

Last name [required] Lea

How do you wish to attend?

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

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

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



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Blanket Rezoning - Rachel Lea.docx

ATTACHMENT_02_FILENAME

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

I was supposed to speak on Panel 109. I was on the phone all day and never got a chance to speak. I have afternoon commitments, so I am submitting the attached document to express my support of being in favor or repealing blanket rezoning. Please have a read through, and if you have and questions, please contact me via email. Thanks.

Good morning and thank you for allowing me to speak today. My name is Rachel Lea, and I have lived in Ward 7. I am speaking for myself, my husband and my neighbors. I am in favor of repealing the blanket rezoning that was put into place under the previous mayor.

While increasing housing supply is an important goal, applying uniform rezoning across all neighborhoods creates significant challenges. Increased density brings increased traffic, placing strain on streets that were never designed to handle higher volumes, leading to congestion and safety concerns.

Parking is also a growing issue. Many new developments provide little to no on-site parking, forcing more vehicles onto already limited street space and creating ongoing frustration for residents.

In addition, blanket rezoning results in constant construction across communities. Instead of gradual, planned change, residents face prolonged disruption, noise, and uncertainty as redevelopment happens simultaneously on multiple properties.

Most importantly, many established neighborhoods were never designed for the level of density this policy enables. This risks fundamentally changing the character of these communities while placing added pressure on infrastructure and services that were not built to support it.

I urge the council to vote in favor of repealing the blanket rezoning.

Additional comments based on a discussion during Monday's meeting.

There was a question from a councilor on Monday, about how does the council regain citizens' trust?

If we go back to 2024 when the topic of rezoning was being discussed and anywhere from 70-88% of citizens spoke or wrote against rezoning.

Fast forward to 2025 – during the mayoral election blanket rezoning was a hot topic. At the end of the day the mayor and the runner up were both candidates that had “repeal blanket rezoning” as part of their campaign.

If you want to regain the trust of the people – please listen to what they say.

Rachel Lea

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)

Living in Calgary I have walked around every Calgary neighborhood, seeing in person the changes city-wide rezoning did. The city-wide rezoning did so much to improve the city, and allow for our existing inner-city neighborhoods to become more vibrant, and give more opportunities for people to move into this.

Among some of the greatest changes I've seen were in Forest Lawn (where I used to live), I cannot describe how beneficial citywide rezoning has been for previously declining areas. The citywide rezoning gave incentive to demolish abandoned houses or houses in extreme disrepair, and developed empty lots that were plaguing existing areas. Since I started walking around every Calgary neighborhood back in 2022, I've seen again and again so many neighborhoods go in the right direction since the implementation of the citywide rezoning. Just to name a couple of examples: Capitol Hill, Forest Lawn, Albert Park/Radisson Heights, Crescent Heights, Deer Ridge, Rosscarrock, Sunnyside, etc etc etc.

By repealing citywide rezoning, we are allowing our existing neighborhoods to continue their population loss, and pushing more and more people to live in further suburban neighborhoods that put a toll on our tax dollars such as Auburn Bay or Evanston.

Currently I am 18 and turning 19 soon, and am looking for a place to live. I cannot imagine living down in Seton anymore as it is too far away from any career opportunities. I have to usually travel at least 1 hour by transit to get to places, and usually much more if it's in the north. I'm planning on moving to the inner-city soon, and I'd imagine there's many other young people in my exact same position. If we repeal blanket rezoning, we are making it much harder for people to move back into inner-city neighborhoods. I don't get why we need to allow our inner-city neighborhoods decline and lose people, when there are actually people wanting to move into them?



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First name [required] Kendra

Last name [required] Hlynski

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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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Hello, mayor, council persons and fellow Calgarians. My name is Kendra Hlynski, I'm 29 years old and I'm a lifelong Calgarian. I live in Ward 6.

I'm here to speak on behalf of myself, but I would also like to speak on behalf of the people who aren't able to be here and who haven't had a voice in these proceedings, even though they will be some of those most affected by your decision. Some of these people were actually not able to vote in the municipal election either. I'm talking about the children and teenagers living here, and maybe the people in their early twenties too who just haven't quite realized that politics affect them yet.

This is the worst kind of politics. The swinging back and forth, undoing all the work of the previous council to please the people who voted for you, with no thought of planning for the future or creating actual sustainable policy.

I understand that a lot of people were upset about citywide rezoning. It wasn't popular. However, good leadership isn't all about popularity. It's about doing what needs to be done, planning for the future, and taking the welfare of everyone into consideration, not just the loudest minority.

I am so frustrated, hearing all the same circular arguments. I am angry that this entire clownshow that we're calling engagement has been going on, where we're asking a bad question and asking people who aren't qualified to understand city planning give their opinion on how we can build our city for the future. I can't believe we're having a vote to repeal the bylaw made by our previous council without even trying to come up with a reasonable replacement first.

I want to speak for young Calgarians, because we are the ones who are going to be inheriting the mess if you choose to repeal this bylaw. We are going to inherit the higher tax burden, the forced car ownership and the unaffordable home prices. We are going to be stuck paying over half our monthly income in rent just to survive. The people who are currently homeowners, who have lived in their neighbourhood for 20, 30, 40 years and are against change, will be gone.

Can we perhaps try to spend our time creating policies that actually aim to HELP young Calgarians? If you're going to repeal citywide rezoning, you must work to quickly



Public Submission

CC 968 (R2026-03)

put better policies in place, with a focus on social, non-market and accessible housing.



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First name [required] Justin

Last name [required] Willcott

How do you wish to attend?

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

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

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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 strongly urge City Council to vote AGAINST striking down blanket upzoning (R-CG). As Calgary experiences record population growth, reverting to exclusionary single-family zoning is a recipe for a worsening affordability crisis. We must base our decisions on housing economics, not fear and hyper-local NIMBYism.

Recently, opponents have cherry-picked data from Auckland, New Zealand, claiming its 2016 blanket upzoning failed because nominal home prices rose. This completely ignores global post-COVID inflation and misrepresents the facts. Peer-reviewed economic studies prove Auckland's upzoning was a massive success. Following the change, Auckland's housing supply growth outpaced adult population growth for the first time in a generation. Furthermore, Auckland rents are now 22% to 35% lower than they would have been without upzoning, protecting residents from the massive spikes seen in comparable New Zealand cities that refused to upzone.

Calgary's housing supply is currently inelastic. With the vast majority of our residential land locked into single-family zoning, our market physically cannot respond to population booms. Preserving R-CG corrects this by legalizing the "Missing Middle", townhomes, triplexes, and rowhouses. By allowing gentle density by-right, you empower small and medium-sized local builders to continuously construct family-sized homes, rather than leaving our housing supply entirely dependent on mega-developers who halt large-scale projects the second interest rates rise.

Failing to build enough middle-class housing causes a severe cascade effect: the middle class buys down, which pushes lower-income Calgarians out of the market entirely and drives up homelessness.

Finally, blanket upzoning is the only equitable approach. Neighbourhood by neighbourhood zoning forces exhausting, block-by-block political battles, usually resulting in density being unfairly dumped on lower-income areas or along busy, polluted arterial roads. Blanket upzoning shares the responsibility of growth across the entire city. Gentle density creates vibrant, walkable neighborhoods capable of supporting local businesses and viable public transit.

Please do not let a resistance to change break our housing continuum. Vote to protect blanket upzoning so Calgary remains a city where young people, workers, and families



can actually afford to live.



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First name [required] Cheryl

Last name [required] Seneraine

How do you wish to 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

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 do not like all the large buildings I am seeing in so many communities all over the city. It devalues property. It would destroy my view to have a large building beside me, make my garden not produce, and make it dark. I want zoning to go back the way it was. Give me a say in what is built around me. Make it easy for my area to let you know what we want built where. I WANT A REPEAL OF BLANKET REZONING. I do not think small changes will work. I do not think we have been listened to in the past. Thank you for considering what I have to say.



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First name [required] Julia

Last name [required] Gunst

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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 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 this comment today to bring my perspective as a concerned resident in opposition of the proposed repealing of rezoning. Our residents deserve more options, both market and non-market, to help alleviate an accelerating affordability crisis and address climate change. I want to see middle housing options, more rental housing, and more affordable and non-market housing that gives those with lower incomes a chance at quality of life. The lack of housing diversity and accessibility in Calgary has become increasingly obvious to me, but there has been a notable improvement in the past year with a decline in rents and housing prices.

We are in a housing crisis and a crisis demands a rapid response. According to the City's 2023 Housing Needs Assessment 1 in 5 Calgary households cannot afford their housing. While I know that middle housing will not be accessible to me, at least not in the near future, it opens the door for increased supply, lowering market prices and increasing rental vacancy. There are many that have presented evidence for this well during the hearing.

Removing exclusionary zoning is also presently key to funding and building more non-market housing. I want to express my concern regarding the risk to the Housing Accelerator Fund (HAF) if rezoning is repealed. We have heard during the hearing how HomeSpace and Norfolk Housing face a potential loss of access to federal funding if the repeal is passed. From the information available to me, I do not see a clear proposal on what comes next after a repeal to satisfy requirements for federal funding by keeping up the pace of construction, or an alternative way to fund desperately needed non-market units.

I do not think that instability and confusion around zoning will help our housing and rental market if the blank rezoning is repealed.

I want people to access community and reduce isolation where they live, and stability fosters connection. A growing segment of the population lives alone. Garden suites and basement suites are options to keep friends and family close. Mixed models like Norfolk Housing allow for tight knit bonds to form through stability, and this is something I observed through a friend who has lived there for years. It would be my preference to be one of their market rate units, or to live in a co-op close to transit, but I likely can't until more units are built. We need cooperation with all levels of government



when it comes to building affordable housing.



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First name [required] Kyle

Last name [required] Dobson

How do you wish to attend?

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

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Memo_city rezoning_dobson_april5,2026.pdf

ATTACHMENT_02_FILENAME

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

City re-zoning comment memo attached. Thank you.

Kyle Dobson, P.Eng
319, 40th Street SW
Calgary, AB T3C 1V9

April 5, 2026

Attn: Mayor and Council
The City of Calgary

RE: Blanket Re-zone Impact analysis and recommended solutions

Dear Mayor Farkas and City Councillors,

I am a homeowner in the community of Wildwood in Ward 6. Wildwood is one of the few remaining low-density neighborhoods in Calgary, with nearly 100% of properties having an RC-1 designation prior to the blanket re-zoning brought in by the previous Mayor and Council.

I am against the forced rezoning, as it was created under the previous rules. In discussions with people in my neighborhood, and others across the city, there are several common issues that continue to come up.

This MEMO describes what I believe are the key problems with the prior rule and provides solutions that could be acceptable to affected homeowners such as me and my neighbors.

1. Parking:

Homeowners in R1, low-density neighborhoods want to be able to park in front of their houses. They also want visitors to be able to park in front or close to their house. This is a major complaint heard through the City's consultation sessions. Historically, the response from City planners was to conclude that Calgarians are driving less, don't want cars, want to walk to the grocery store, and will drive bikes instead. This is simply false and not supported by data.

Assuming street parking as the only parking location for any dwelling unit is a poor plan. In many cases, existing street parking has been removed in various neighborhoods to install bike lanes (example: 37th street south of 17th ave SW).

Solution:

Ensure at least 1 on-site parking space for each dwelling unit. This includes secondary suites. For example, if a building has 8 separate units plus 4 secondary suites, 12 parking stalls would be required

2. Setbacks:

Homeowners in low-density neighborhoods do not want reduced building setbacks. New high-density row-houses have reduced front, side and rear property setbacks. This reduces the front-yard green-space and tree cover and makes the street “feel” crowded and less welcoming. Large, healthy, old-growth trees are also being removed regularly from front yards. These trees are impossible to replace, and instead small patches of grass and concrete patios are installed.

Solution:

Keep original building setbacks for front and sides. The setbacks for lots with back alleys should be reviewed for reduction as many of these homes already have rear garages. Back yard setbacks for lots without back alleys should be reviewed separately.

3. Building Height:

The blanket rezone rules eliminated prior maximum building height limits. Developers also took advantage of a loophole in the regulations by using flat roofs to allow for more above grade living space. This has resulted in the building of 3-story apartment buildings which look directly into adjacent backyards, block sunlight and provide zero privacy for affected neighbors. Homeowners in any neighborhood in Calgary do not want this! It also greatly affects the property value of the lots next to and near the 3 story apartments.

Solution:

Restore maximum building height to prior R1 limits. Do not allow for living space above the 2nd floor.

4. Road Repair

The City has not charged enough to developers for road repairs after new utility connections are completed. The developer needs to backfill and repave the area directly affected by the connections. However, if you drive down any street in Killarney (or similar infill neighborhood), the road left after the entire street is infilled is terrible.

Solution: Require developers to pay into a fund to repave the entire street at some point in the future. Possibly after a significant % of homes have been torn down and infilled.

5. Sewer, water, and power utility upgrades

The City has not adequately charged developers to help fund utility upgrades to the primary sewer, water, and power infrastructure in Calgary to increase capacity. Instead, the costs of upgrades are subsidised by all utility users across Calgary. This hides the true costs of increasing density in neighborhoods that were never designed for it.

Solution: Require developers to pay a development levy to account for required main-line infrastructure, and main City Utility facilities

6. Dumpsters

The city requires each dwelling unit to have 3 bins (black, blue, and green). There is not enough room on the street or the alleys behind the high-density buildings allowed in the blanket rezoning to hold all the required waste bins. Neighbours don't want to see this or deal with this in streets and alleys that were not designed for it.

Solution: Ensure that there is on-site storage for 3 bins for each dwelling unit.

7. Listen to Feedback

"Consultation" sessions put on by City Planners in the past were primarily "Information" sessions. City Planners had already made decisions and were simply providing information and collecting surveys and feedback as a formality and to check the box to say Calgarians were consulted. Whenever the final feedback was presented, opinions were cherry-picked to provide only those which supported the Planning Department's opinions. In most cases regarding rezoning the opinions, plans, and decisions were definitely not held by the majority of homeowners (ie: tax-payers) in the affected communities:

Solution: Put existing homeowners' desires and property rights as the number one priority when considering re-zoning. These are the people who currently pay taxes in the City and are the people who Council was elected by and who Council is supposed to represent.

Conduct non-partisan, third party feedback and information gathering in affected neighborhoods. Ensure the data can be presented in a non-biased way and encompasses the majority of actual homeowners. On-line surveys on the City's website are not good enough. Surveyors should go door-to-door and get anonymous feedback from at least 50% of households in affected neighborhoods like the national census. Data should be presented on a neighborhood basis... not on a city quadrant or electoral district. If the homeowners in the community say "No" to increased density, the City should respect that.

For most homeowners, their home is their single, largest financial asset and the City should take this account when making decisions.

For the past 10 years, the primary focus of Calgary's housing strategy was on newcomers to the city due to record high, and arguably unsustainable immigration levels. The only solution considered was to build more, everywhere, and faster. In fact, the Demand for homes in Calgary provides a much more elastic impact on affordability than Supply. The recent changes to federal immigration policy have already reduced the demand in Calgary, with some relief in housing prices being reported. The previous Council made knee-jerk reactions to short-term, unsustainable housing demand increases at the expense of maintaining Calgary's

history, diverse neighborhoods, and small-town values. This put existing Calgarian's rights and needs at odds with newcomers.

I applaud you all for taking the first step to repeal the existing blanket rezoning bylaws. This gives the City of Calgary a chance to correct a mistake that caused stress, anger, and distrust for many Calgarians. By truly *LISTENING* to the actual homeowners in affected communities, I believe you can find a compromise to protect people's homes and neighborhoods from unnecessary development and gentrification.

Thank you for your time.
Sincerely,

Kyle Dobson



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First name [required] Robert

Last name [required] Ritchie

How do you wish to attend?

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

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The elimination of the Citywide Blanket Rezoning was already decided in the last election with the slate of councilors who opposed citywide blanket Rezoning being elected. Calgarians through various polls showed overwhelming opposition to citywide blanket rezoning. This should not be an item being relitigated, it has been decided in the last election and in many polls over the last number of years. Do the right thing and end this! By the way, Calgarians knowing that some federal funding would be lost to the city for not maintaining the citywide blanket rezoning, still supported getting rid of it. Time to do the right thing in accordance with your citizens' wishes.



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First name [required] Christopher

Last name [required] Kuzma

How do you wish to 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" Apr 6, 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)

Row houses & town houses are not part of an established family neighborhood, they can be constructed in new and upcoming communities. Who wants a condo complex built next to them when they live in a or are going to purchase a single-family home in the community???



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

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First name [required] Jeff

Last name [required] Toffin

How do you wish to 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 thank you

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)

My primary concern is the limited parking that often has neighbours competing with each other in order to be able to park near their home due to increased density.

Depending on the development, a community that has decades old infrastructure may not be adequate to support the addition of several new families to a residential street.

I also value public space and would like to ensure Calgary retains green space and parks.

Thank you for the opportunity to comment.

Jeff



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First name [required] sarah

Last name [required] magnan

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)

Firstly, the question is written in a confusing manner and I feel that if you read the comments you will find many people are "in favour" of repealing blanket re-zoning. A review of all submitted comments would best capture what people actually think. Secondly, I am in favour of repealing blanket rezoning. It was not thoughtfully done and many calgarians feel blindsided by the massive constructions happening in our neighborhoods.



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First name [required] Steven

Last name [required] Aspden

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 am against blanket rezoning and support going back to the original zoning.



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First name [required] Bob

Last name [required] Stouten

How do you wish to 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" Apr 6, 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)

On the afternoon of Monday March 30 2026, 2 application for development permit signs (dp 2026-01605 and 01606) were placed on the front lawn of the property adjacent to ours at 23 Fairview Drive S.E. The application is to subdivide the lot and build 2 infills and 2 garages, being the first of this type of development in this community. The signs stated that we had until April 4 2026 to comment on this proposal online or by phone. Seeing as Friday April 3 was a holiday and no one would be available by phone on the following Saturday either, we would have essentially only 3 days to comment by phone and 5 days by email! This is a very long street with the the majority of residents parking in their garages accessed by the back alley, so many residents didn't even see the signage and they have been already removed as of this morning (April 6). We feel signage should have been visible from the back alley as well as the front and left for at least 30 days. This "fast tracking" of the development process is about densification not "affordable housing". Many community members, myself included, feel that our comments are irrelevant at best and that decisions are already made before the dp process is even made public. It would appear that there is little to no regard for the original community "character" anymore - how sad... When we purchased our house in 1991, we paid a premium to have home with a view. If this project proceeds, I'll be starting at the side of a 2 story building just so a private investor (who doesn't even live in the community) can increase their financial portfolio.

Regards, Bob Stouten



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First name [required] ADEL

Last name [required] HENNICHE

How do you wish to attend?

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

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

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

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[required] - max 75 characters

Proposed citywide Rezoning

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

In 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

Land use redesignation - LOC2026-0022.docx

ATTACHMENT_02_FILENAME

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

I am writing to you on behalf of several residents in the community in strong opposition to this proposal to change the redesignation at 7480 17 AV SW based on the following parameters: This site of concern borders on 17th ave SW to the south, Aspen Ridge Heights SW and Aspen Ridge Place SW to the North and 73 st SW to the east. As such, this site is directly across the street from Rundle college which is a Junior and Senior High School.

As a consequence of Rundle parents dropping their children off and picking them up from school, Aspen Ridge Heights SW, Aspen Ridge Place SW and 73 st SW has morphed into a highly active Secondary School Zone for Rundle. It is the congestion of these Schools zones that led the Canadian Automobile Association (CAA) to forward a media release on Aug 27, 2025 written by Lauren Fisher that was titled "MEDIA RELEASE: Congestion in School Zones Sparks Safety Concerns Among Ontario Parents, CAA Survey Finds". This article detailed that "Every parent wants to see their child get to school safely, and an increase in vehicle traffic in these areas can pose a serious safety risk to young road users," says Lauren Fisher, manager, government relations for CAA SCO

This proposal doesn't do this.

In fact, this proposal does the complete opposite by adding another 68 dwellings that feed

more traffic into this already congested school zone system thereby placing Rundle school children at further risk of injury and possible death.

A further consideration is the trend of increased families living under the same roof. depending on how common this is in this development, this could serve to make the traffic congestion even worse, compounding the safety risk even further.

An increase of 68 units in one area creates a significant footprint that reduces the grounds ability to absorb water. The resultant impervious surfaces from more rooftops and driveways will lead to greater storm water runoff which can overload existing, aging infrastructure and lead to flooding that can damage nearby homes.

The addition of 68 units will lead to a significant increase in vehicles, decreasing air quality in this area.



Public Submission

CC 968 (R2026-03)

This community of Aspen Ridge Homeowners has been a strong supporter of Rundle College since its opening in 2005-2006. We continue to advocate for the safety of these children attending their school indefinitely.

It is for this safety, and for these other mentioned reasons that I write to you on behalf of numerous residents of the Aspen

6th of April, 2026

To: City Counsel

Re:

Land use redesignation - LOC2026-0022

Address

7480 17 AV SW

File number

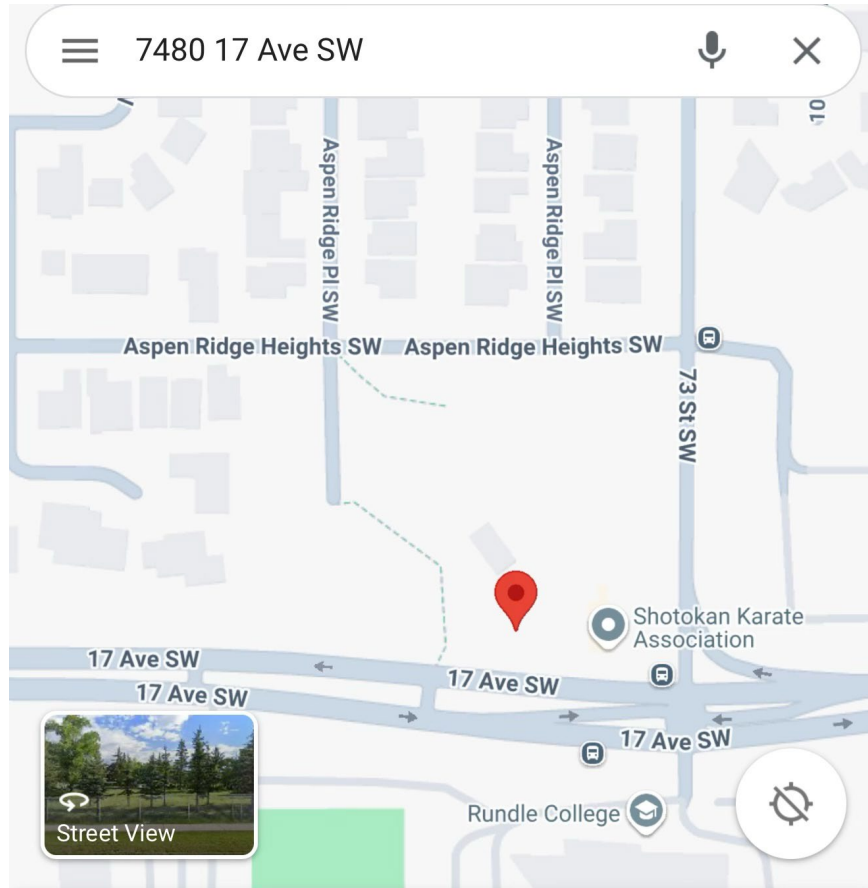
LOC2026-0022

Whereby the application proposes to change the redesignation of a portion of this parcel to allow for:

- multi-residential buildings (townhouses);
- a maximum building height of of 14.0 metres (an increase from the current maximum of 12.0 metres);
- a maximum of 68 dwelling units (an increase from the current maximum of 7 units), based on a density of 70 units per hectare;
- a portion of the parcel as park land; and
- the uses listed in the proposed M-1 and S-SPR designation

I am writing to you on behalf of several residents in the community in strong opposition to this proposal to change the redesignation at **7480 17 AV SW** based on the following parameters:

I. The location of this site:



This site of concern borders on 17th ave SW to the south, Aspen Ridge Heights SW and Aspen Ridge Place SW to the North and 73 st SW to the east. As such, this site is directly across the street from Rundle college which is a Junior and Senior High School.

As a consequence of Rundle parents dropping their children off and picking them up from school, Aspen Ridge Heights SW, Aspen Ridge Place SW and 73 st SW has morphed into a highly active **Secondary School Zone** for Rundle.

It is the **congestion** of these Schools zones that led the Canadian Automobile Association (CAA) to forward a media release on Aug 27, 2025 written by Lauren Fisher that was titled

“MEDIA RELEASE: Congestion in School Zones Sparks Safety Concerns Among Ontario Parents, CAA Survey Finds”

This article detailed that “Every parent wants to see their child get to school safely, and an increase in vehicle traffic in these areas can pose a serious safety risk to young road users,” says Lauren Fisher, manager, government relations for CAA SCO. Our survey reveals that parents are choosing to drive their kids to school because of the distance between home and school, convenience and traffic safety concerns.”

Parents in Calgary are no different

Furthermore,

“Speeding, stopping in undesignated areas and double parking are all commonly reported unsafe driving behaviours parents see in their child’s school zones... to help deal with that, most parents are in favour of increasing safety precautions in school zones”

Posted data on safety in Canadian school zones from traffic congestion shows a concerning trend:

- A study in five major Canadian cities found child pedestrian/cyclist collision rates ranged from 0.13 to 0.35 per school per year. (1)
- Traffic congestion near schools strongly correlates with an increase in double-parking and children crossing between parked cars.
- Injuries: While 51 children are injured annually in BC school/playground zones, national data indicates that traffic accidents are a leading cause of death and serious injury among Canadian children, with high concentrations of incidents occurring near schools (2)

Reasons for this include:

1. Traffic congestion along side both legal and illegal parking. This creates blind spots that lead to compromised visibility. This poses serious risk for children who emerge from behind cars or between cars, often leading to accidents.

2. Timing: With high traffic congestion, accidents often spike in school zones during peak school hours in the morning and afternoon when parents are dropping their children off and picking them up. This is related to unpredictable driving patterns in school zones.

What makes this location more dangerous is the added traffic of Aspen community members passing into this secondary school zone at the same times as these parents during peak school hours.

3. There exists a vulnerability to pedestrians in this zone especially children who are smaller in size and therefore less visible. These children are also less able to navigate complex, chaotic traffic environments.

As such, The CAA specifically recommends the need to **reduce** the volume of vehicles in school zones.

This proposal doesn't do this.

In fact, it does the complete opposite by adding another **68** dwellings that feed **more** traffic into this already congested school zone system thereby placing Rundle school children at further risk of injury and possible death.

A further consideration is the trend of increased families living under the same roof. depending on how common this is in this development, this could serve to make the traffic congestion even worse, compounding the safety risk even further.

II. Impact on Local Ecosystems and Green Spaces:

This proposed increase in density will lead to the loss of a mature established green space in this neighbourhood affecting local biodiversity. There exists wildlife like deer, bobcats and cougars that frequent this green space and they will be affected as their habitat is fragmented

It also reduces access to natural light due to an increase in shading that affect local ecosystems.

III. Infrastructure Strain and Surface Runoff:

An increase of **68** units in one area creates a significant footprint that reduces the grounds ability to absorb water. The resultant impervious surfaces from more rooftops and driveways will lead to greater storm water runoff which can overload existing, aging infrastructure and lead to flooding that can damage nearby homes

This volume of impervious surfaces can also have a toxic effects on human and animal health in the area due to the runoffs creating a concentrated soup of contaminants including heavy metals such as lead, copper, and zinc, plus grease, oil, antifreeze, pesticides, and lawn chemicals

This volume of units will also generate an increase in sewage and waste that can create environmental health hazards

This volume of units can affect existing water infrastructure by placing a strain on water supply to the community

IV. Air Quality:

The addition of **68** units will lead to a significant increase in vehicles, decreasing air quality in this area

V. Parking issues

An increase of **68** units will reduce the availability of parking spaces in the residential neighborhood

VI. Community character and economic impacts

This rapid increase of density with **68** units will create overcrowding and disrupt the character, privacy and charm of the established Aspen neighbourhood. This will affect the community and lead to a loss of community identity and sense of place. The added noise will also have a negative effect.

All this will lead to market instability in the Aspen area and a reduction in property values

This community of Aspen Ridge Homeowners has been a strong supporter of Rundle College since its opening in 2005-2006. We continue to advocate for the safety of these children attending their school indefinitely.

It is for this safety, and for these other mentioned reasons that I write to you on behalf of numerous residents of the Aspen community to **adamantly oppose the proposal to change the redesignation at 7480 17 AV SW**

Regards

Adel Henniche and Mounira Henniche (Spouse)
ahenniche@telus.net
(403) 7014093 and (404) 8164093

References

(1) Child pedestrian and cyclist injuries, and the built and social environment across Canadian cities: the Child Active Transportation Safety and the Environment Study (CHASE)
Rothman L, et al. Inj Prev 2022;28:311–317. doi:10.1136/injuryprev-2021-044459

<https://injuryprevention.bmj.com/content/28/4/311>

(2) Crashes injure 51 children every year in school and playground zones: ICBC
Published 11:30 pm Tuesday, September 5, 2023 By Wolf Depne

<https://aldergrovestar.com/2023/09/05/crashes-injure-51-children-every-year-in-school-and-playground-zones-icbc/>



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First name [required] Baxter

Last name [required] Hickey

How do you wish to 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)

Being a young family who has moved into Lake Bonavista, I am in favour of the repealing of blanket rezoning. We are living in the home my wife grew up in when she was a little girl and we are raising our two daughters in this home now. We want thoughtful consideration for where blanket rezoning should occur. I'm actually not against in other communities where it makes sense (like Tuxedo and Crescent Heights), but Bonavista is not a community that makes sense. This community has so much character and charm from the 70's-80's that would be a shame to see disappear. Thank you for your consideration



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

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First name [required] Jessica

Last name [required] Garland

How do you wish to attend?

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

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

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



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

[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm writing in support of maintaining current bylaws pertaining to citywide zoning. This is a crucial tool in reducing barriers to more housing in all parts of the city, including affordable, and reducing reliance on continued sprawl.



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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- **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)

Repeal the rezoning. Don't allow this in the community of Lake Bonavista. Create affordable housing in areas that have access to transit built out to in the suburbs. Don't wake away the reason people move to these communities.



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First name [required] Rachel

Last name [required] Husted

How do you wish to 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)

This will ruin our community if blanket rezoning stays. Please put an end to this



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First name [required] Mark

Last name [required] Ryall

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] Joann

Last name [required] Pickle

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in support of a full repeal of the blanket rezoning. I have lived in my home since 1998. I chose my community based on many factors such as single family homes, community size, availability of parking and established trees, to name a few. To have any of these qualities now taken away unfairly changes the reasons why I have lived in my community for so long and I suspect it will devalue my home when the time comes to sell. I know I would not choose to live in community of row houses or multi plexes and it upsets me greatly to think this could be forced upon me.



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First name [required] Shane

Last name [required] King

How do you wish to 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 3, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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 strongly opposed to a Citywide Rezoning Change, and would much prefer it goes back to each application requiring its own approval. Many communities are built on and around single family homes, and changing them after people have made such purchases based upon such single family zoning is frankly unfair. Please completely repeal this blanket Rezoning and return to single applications being required.



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First name [required] Ross

Last name [required] Strong

How do you wish to 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 for reversing the blanket reZoning done in 2024. As I stated in 2024 I want to preserve the community I paid heavily to move into and I am not against higher taxes to pay for larger lots with more trees in our neighbourhood.



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First name [required] Cheryl

Last name [required] Breiteneder

How do you wish to attend?

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

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

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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 understand that the city needs affordable housing. By rezoning and selling these "infills" for a million dollars does not help with affordable housing. Older city residents are not going to purchase a 3 story house to downsize to, too many stairs. We purchase homes in single family communities for a reason. Not to have a 3 story home with 4-8, or more, units next to us. It blocks the sun in your yard and destroys personal privacy. I do not feel it will be home owners in these units but renters, this itself brings loads of issues. There is also the issue of parking, garbage and recycling and also infrastructure. I am opposed to the blanket rezoning.



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First name [required] RebeKah

Last name [required] OConnell

How do you wish to attend?

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

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposed to the use of blanket policies for rezoning in Calgary.

Even the allowance of “corner +2” adds too many homes, particularly in newer neighbourhoods like ours where streets are narrow, sidewalks are limited to one side, and there is a high concentration of corner lots. Parking is already challenging, and increased density will only exacerbate this issue.

Additionally, our community includes a lake, which introduces further considerations around access and capacity. A one-size-fits-all approach does not account for these unique neighbourhood characteristics.

Planning decisions should reflect the specific infrastructure and constraints of each community rather than applying a blanket policy.



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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] **Fiona**

Last name [required] **Coldridge**

How do you wish to 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

Yesterday, speakers asked why communities are so against Blanket Rezoning. Here's my experience, due to non-implementation of LandUse Bylaws, that explains community issues.

The LandUse Bylaws and the city enforcement of those Bylaws is inadequate. Blanket Rezoning implemented but city did not recruit or train hundreds of new city inspectors. So, inspectors have an impossible task in front of them because if the DPmap is a "sea of blue"

Background:

December 2023, SDAB ruled direct overlooking, into our home, from city approved development next door, would interfere with and affect our use, enjoyment and the value of our property. The SDAB overturned the DP. Yet, the City's Bylaws were not amended to address privacy concerns on the front aspect of a property.

3 years later, the city's Bylaws do not protect our home.

A new development next door to my home has direct view down into our bedroom windows and direct view into living room of our adjacent neighbour's home from both the front and rear aspects. Privacy mitigation structures not built onto the over height decks at back of new development so the rear aspects of our homes are overlooked and entirety of our backyard amenity space. City = no enforcement or to require the privacy mitigation structures to be installed, required by the DP.

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

In Calgary, if a development immediately next to your home, is not being built to comply with the DP, system is:
submit complaint via 311.

city inspector visits development to investigate your complaint.

If the city inspector approves development, due to MISSING the non compliances with DP, you must plead with city to reconsider.

In our case, the city said a city inspector is a Development Authority. "DAs can approve changes made in the field"

You cannot appeal to the SDAB as no DP to appeal- the city invented its own approval



process.

City says an inspector can approve "minor" changes in the field but the city Bylaws do not specify what minor means.

MINOR can mean feet.

MINOR can mean inches.

and developers are well aware of this loophole.

The City's Land use Bylaws do not include guidelines to manage or control the privacy issues created by increased density. I urge you (Councillors and Mayor) to amend the city's Bylaws before continuing with densification and Blanket Rezoning.



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First name [required] Sharon

Last name [required] Iles

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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 am IN FAVOUR of REPEALING BLANKET REZONING and RESTORING PREVIOUS C1/C2 ZONING