



Public Submission

CC 968 (R2024-05)

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

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First name [required] Phillip

Last name [required] Croom

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Public meeting of council



Public Submission

CC 968 (R2024-05)

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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am for real of blanket up-zoning immediately and retroactively for all requests submitted but not approved. I live in Mt. Pleasant and the scale and density of the town homes are out of proportion with the neighborhood, blocking site lines at intersections, increasing traffic beyond the narrow street capacities, potentially overtaxing very old infrastructure and in most cases, providing insufficient on site parking and space for refuse bins. The bins are left on the street or laneways continually against city ordinances. Finally, the nature of the neighborhood is rapidly changing due to the conversion of the historically prevalent bungalows.



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First name [required] **Rajdeep**

Last name [required] **Kandola**

How do you wish to attend?

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What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Mar 23, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Motion to repeal blanket rezoning**



Public Submission

CC 968 (R2024-05)

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My name is Rajdeep Kandola, a family physician who works in forest lawn. Many of my patients suffer from restrictive housing policy and I am speaking on behalf of them. If the baseline zoning changes are repealed, this will cost the city federal Housing Accelerator funds, and you will need to consider this in your budget. Also consider how changes to housing policy will effect spending overall. A study done in Edmonton found that focusing new housing in existing neighbourhoods would lead to property taxes going down by eight per cent. In a study done in Ottawa, it was found it now costs the City of Ottawa \$465 per person each year to serve new low-density homes built on undeveloped land, over and above what it receives from property taxes and water bills. On the other hand, high-density infill development, such as apartment buildings, pays for itself and leaves the city with an extra \$606 per capita each year. If Edmonton and Ottawa can do these studies, then Calgary council should authorize a study such as this for our city too. WE have legacy communities in this city with schools and playgrounds and few kids in those neighbourhoods because we refuse to allow enough infill. That is resulting in tax payer costs for new roads and other infrastructure, while kids have to spend a large part of their childhood riding a bus from the outside of the city inwards. I was told by council candidates during the last election that people simply do not want the city wide RCG zoning. However, taxes are pretty clearly a far bigger priority for voters than infill. In a poll of priorities of voters by Leger during the last election the highest priority was lowering taxes with 43% ranking this priority highly, and infill was only the 11th priority with only 11% of respondents ranking this priority highly. Are you going to let the 11% raise taxes on all of us? If you must repeal the current RCG, then consider changing it to an RC2 with 4 units maximum, which would still comply with HAF.



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First name [required] **Yannick**

Last name [required] **Spelier**

How do you wish to attend? **Remotely**

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What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Mar 23, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Motion to repeal blanket rezoning**



Public Submission

CC 968 (R2024-05)

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm a 25 year old man who strongly believes in the importance of housing affordability for citizens of Calgary.



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First name [required] Leontine

Last name [required] Atkins

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Repeal Blanket Zoning (LUB)

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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

ParkHill is one of the densest communities. To zone commercial or 4 stories plus next to Stanley Park baffles the mind. Responsible and affordable development can be done but not at cost of parking, traffic safety, mature trees, shading or community parks.



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First name [required] Michel

Last name [required] Selim

How do you wish to attend? Remotely

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters proposed repeal of citywide rezoning

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

In opposition

ATTACHMENT_01_FILENAME

Proposed repeal of citywide rezoning.pdf

ATTACHMENT_02_FILENAME

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

I call on all the city councilors to keep the blanket rezoning as is with no change for the following reasons:

1- Single family on RC1 is outdated: According to Statistics Canada July 2022, one-person household in Canada rose to 29.3% which is the highest in Canada's 150-year history. The growth of one-person households has implications for the demand for various types of structural dwellings.

2- Parking is not a human right, Housing is: parkingless housing development should be encouraged and incentivised. Building an automobile-dependent city is very costly financially and environmentally. Thanks to covid, working from home is the new norm. I can see myself in the future living in a vertical neighbourhood where I buy groceries, and go to the gym on the main level, while I live and work from home using public transit or a car sharing program when needed.

It won't be far in the future when I order my self driving car through an app that will drive me to my destination and go park itself in a remote location.

3- According to the United Nations, the number of people aged 65 or over is projected to reach 201 billion by 2050, more than double today's numbers. We need a mix of housing types so residents can downsize easily in their own neighbourhood, keeping their routines, networks of friends and destinations. Higher density mixed housing helps the elderly age in place and keep connected to their community, rather than feeling lonely and isolated in out-of-the city seniors housing.

Subject: RE The proposed repeal of citywide rezoning

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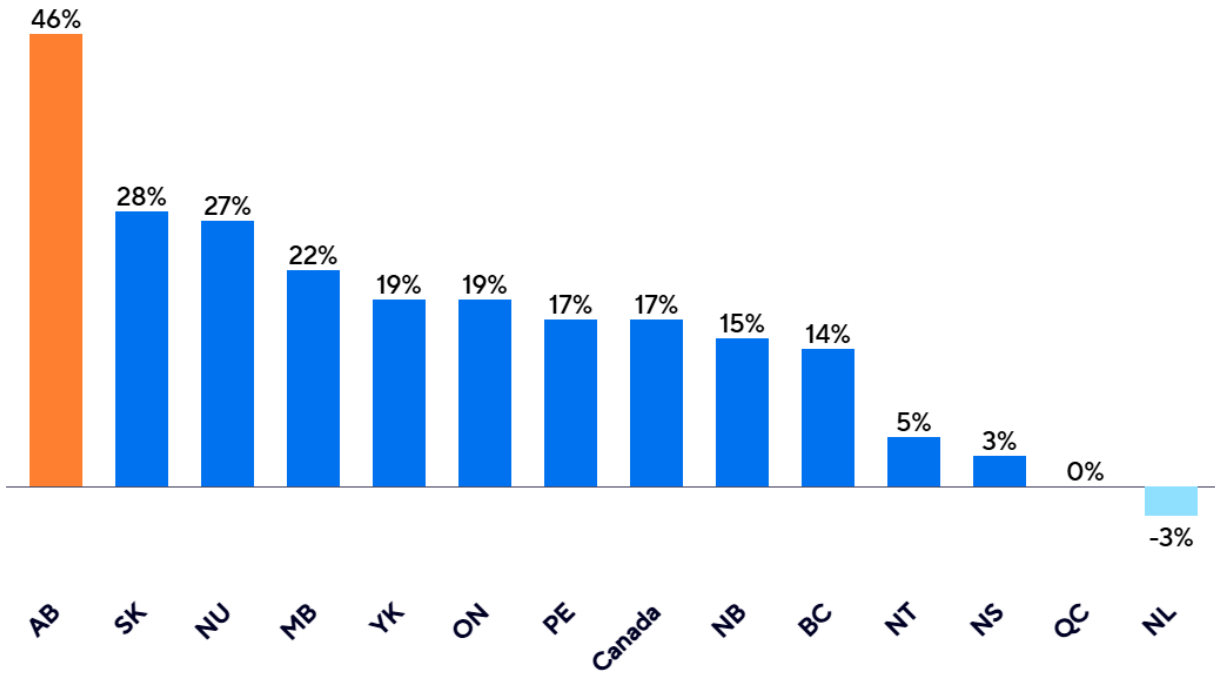
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4- Alberta projected to lead all provinces in population growth. According to Statistics Canada's "M2" medium-growth scenario, Alberta's population grows from about 5 million residents today to **over 7.3 million in 2050**. At 46%, Alberta's population growth over the projection period is the highest of any province with the national population growing by a more modest 17%.

Projected population growth

ATB Economics

% change between 2025 and 2050, M2 medium-growth scenario



Source: Statistics Canada Table 17-10-0057-01 and ATB Economics

How cities worldwide are planning for an aging population

Boosting density and social cohesion will draw residents together and save cities money, experts say

IVY LERNER-FRANK

In 1997, Paul McGarry wrote his first action plan to improve the lives of older people. The award-winning head of the Greater Manchester (Britain) Ageing Hub crafted a vision for urban planning that accounts for all ages, bringing together stakeholders from civil society, government, social work and more.

He'd go on to help Greater Manchester – where, in 2015, approximately 33 per cent of the population was over 50 – become an age-friendly region, the first in Britain to join a global network of them.

Mr. McGarry was in his 30s when he wrote his first age-friendly city design plan. He's almost 60 now, and he's still talking about the same issues: social isolation, transport and housing, issues that are gaining prominence in his field as the global elderly population grows.

"Aging isn't going anywhere," he says, noting that investing in age-friendly urban design can reduce the need for high-cost health and care services later on. "We need leadership, including older people's leadership, to connect the quality of life and the health care-social services savings agenda."

Today, Mr. McGarry is one of a growing number of urban planners grappling with the question of how to serve a population that's aging worldwide. According to the United Nations, the number of people aged 65 or over is projected to reach 2.1 billion by 2050, more than double today's numbers. What's more, the population of older people living in cities increased by 68 per cent between 2000 and 2015.



According to the United Nations, the number of people aged 65 or over is projected to reach 2.1 billion by 2050, more than double today's numbers. ISTOCK

That trend shows no signs of abating – and has the potential to transform the way our cities operate and how people live, travel and socialize.

This presents policy questions for municipalities, which must figure out how much to invest in planning while providing for and averting unnecessary costs from health care, emergency-room visits, social services for the elderly, and the like.

The trick, Mr. McGarry says, is providing supportive environments for aging populations "without pathologizing them."

Manchester deemed its aging population "valuable, not vulnerable" in a recent campaign celebrating the contribution of older adults in the coronavirus pandemic response. In the wake of COVID-19, elderly residents took paid front-line roles, provided support to family and neighbours and offered community engagement in a time of crisis.

But this doesn't mean the municipality ignores the reality of health-related issues for its aging population.

"We've got compelling international evidence and guidance on the devastating effects of falls,

for example, but the uptake [on implementation] is patchy," Mr. McGarry says. "The challenges are in what we do right now, and connecting those actions to medium- and long-term changes."

Making a city age-friendly involves more than implementing a falls-prevention program – though Manchester has one, along with programs for creating age-friendly homes, creative care kits for isolated citizens, and *Talking About My Generation*, a radio news program run by older volunteers. Systematically improving intersections by adding longer crossing times, shorter crossing distances and sloped entrances for street access are important, but not everything. High-quality housing, social networks that improve health and well-being, and a vibrant cultural life are also key components of an age-friendly city.

University of Toronto Scarborough human geography professor Andre Sorensen researches urbanization and development issues in Canada and Japan, including the importance of active transportation such as walking and cycling. Cities shouldn't be automobile-dependent, he says, and need a mix of housing types

so residents can downsize easily in their own neighbourhoods, keeping their routines, networks of friends and destinations.

High-density development brings residents of all ages together, Prof. Sorensen says – and saves cities infrastructure and maintenance costs along the way. "If you have six houses on a one-kilometre stretch of road, covering all the long-run supply and maintenance costs will be a lot higher per house than if you have 60 houses on that stretch of road," he says.

The city of Toyama, Japan, is one example of a city that has taken a high-density planning approach, bringing older residents together in Residential Encouragement Zones (REZs), where public facilities, frequent and accessible transport, inter-generational activities and housing design meet their needs. Toyama's Compact City Strategy was developed in 2002, subsidizing those who moved into and built REZs, which had the effect of creating revived neighbourhoods with sparkling cultural centres.

Moving citizens into Toyama-style zones is a classic strategy, Prof. Sorensen says. "Property taxes in low-density areas don't raise enough money to supply and maintain local infrastructure like water systems, public transportation, or ambulance and fire services," he indicates. "Toyama recognized the high cost of low-density development and made an economic analysis and policy in response."

"Planning for an aging society is not just where people live," says assistant professor Jordana Maisel, director of research at the Center for Inclusive Design and Environmental Access (IDEA) at the University at Buffalo. Rather, planners thinking about accessibility should consider all elements of a city that residents interact with – shops, community hubs and the like.

"There's a trend to build age-friendly housing or assisted living facilities in the middle of no-

where, disconnected from social supports and activities," Dr. Maisel says. "Social participation is a critical component of our interpretation of inclusive design."

Founded in the mid-1980s, Dr. Maisel's IDEA Center is focused on inclusive, evidence-based, built environment design. Among the centre's projects is a new certification and resource program called isUD: Innovative Solutions for Universal Design, for buildings that go above and beyond minimal code compliance for accessibility. Similar to the Leadership in Energy and Environmental Design (LEED) certification doled out for green buildings in the U.S., isUD awards museums, stores and offices based on their adherence to eight principles, such as wellness, comprehensibility and cultural appropriateness.

Making a space accessible involves more than just mobility impairments, such as focusing on wheelchair users, Dr. Maisel says. "Inclusive and universal design thinks of a broader population, including individuals with vision and hearing impairments, as well as the more frail."

Wider hallways and doorways to accommodate modern wheelchairs – which have changed considerably in the half-century since the original accessibility standards research was done – are only part of inclusive design, Dr. Maisel says. Wayfinding, acoustics, lighting and limited steps are also considerations. To be truly inclusive, consultations with end-users are an essential element of the design process, whether referring to buildings or programming.

"We're not just thinking about addressing issues for an aging population," Dr. Maisel says. "We're focused on good design. If you think about the most vulnerable, it's those with disabilities and older adults. By addressing the needs of those populations, you provide a better solution for all."

Special to The Globe and Mail



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First name [required] Nancy

Last name [required] Eaid

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Recall of the Blanket rezoning

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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The blanket rezoning needs to be recalled. It has ruined neighbourhoods. The old neighbourhoods with large lots and larger homes have higher taxes and the residents choose these neighbourhood's for that reason and the cost of the homes reflect that. To rezone and mix in multi-family ruins the esthetic of the neighbourhood. Not to mention the pressure on the infrastructure.



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First name [required]

Alma

Last name [required]

Pedersen

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Repeal of Blanket Rezoning

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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Re: March 23rd Hearing on the Rezoning issue.

We want a full repeal of blanket rezoning in Calgary. This terrible decision by the previous council has ruined our neighbourhood, ravaged our small, residential street and destroyed our previously peaceful lives.

So much damage has already been done – we implore you to stop this crazy blanket rezoning before the entire city is broken beyond repair.

Alma & Marius Pedersen and all our fed-up neighbours in Glendale.



Public Submission

CC 968 (R2024-05)

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First name [required] Nancy

Last name [required] Wiese

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Public Hearing Meeting of Council



Public Submission

CC 968 (R2024-05)

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

In opposition

ATTACHMENT_01_FILENAME

NANCYletterheadzoning.docx

ATTACHMENT_02_FILENAME

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

NANCY WIESE

371 Hidden Valley Grove N.W.
CALGARY, ALBERTA T3A 5X1
[REDACTED]

Subject: Rezoning Concerns – Preservation of Single-Family Communities

Dear Mayor and Members of Council,

I am writing to express my strong opposition to further rezoning that allows multi-family developments within established single-family residential communities.

I am a homeowner of 29 years in the community of Hidden Valley. Our neighbourhood was thoughtfully planned with multi-family housing located along the outskirts of the community, while single-family homes remain in the centre. This approach has worked very well. It provides housing diversity without disrupting the character, livability, or functionality of the established single-family areas. I urge the City to return to and prioritize this type of planning model.

I do not support the construction of duplexes, four-plexes or similar multi-family developments adjacent to my home. Our community is already experiencing parking challenges due to the addition of secondary suites. Street congestion, limited parking availability, and increased density are ongoing concerns, and further intensification will only worsen these issues.

I purchased a single-family home with the reasonable expectation that the surrounding area would remain primarily single-family in nature. I chose to invest in this community because of its character, layout, and livability, and I wish to remain in a neighbourhood made up of single-family homes.

From my perspective, the rezoning policies adopted by the City have disproportionately benefited the City of Calgary, developers, builders, and property owners seeking to maximize profits. Established communities, however, have borne the negative impacts, including changes to neighbourhood character, increased congestion, and reduced quality of life.

These rezoning decisions do not meaningfully assist the average Calgarian. Many of the newly built multi-family units are priced well beyond what most residents can afford and are often purchased as investment properties, contributing to high rental costs rather than affordable home ownership.

If the City's goal is to address housing affordability, I believe the focus should be on meaningful solutions such as rent stabilization measures and the construction of purpose-built, genuinely affordable and low-income housing. Increasing the number of expensive duplexes, four-plexes, and larger multi-family developments does not address the core issue.

Recent infrastructure failures, including multiple major water main breaks, raise serious concerns about the City's ability to support additional density. Basic life-supporting infrastructure — water, electricity, heating, transportation, policing, and waste services — must be in place before approving significant increases in population density.

I respectfully request transparency regarding the studies and data that demonstrate our existing infrastructure can adequately support these additional developments and residents.

City Council has a responsibility to ensure that growth is both sustainable and respectful of established communities. I ask that you carefully reconsider rezoning policies that erode the character of single-family neighbourhoods and instead focus on thoughtful planning that balances growth with livability.

Thank you for your time and consideration.

Regards,
NANCY WIESE



Public Submission

CC 968 (R2024-05)

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First name [required]

Mike

Last name [required]

Roberts

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Repeal blanket rezoning



Public Submission

CC 968 (R2024-05)

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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I want a full repeal of the blanket rezoning. No exemptions, no tweaks, etc.



Public Submission

CC 968 (R2024-05)

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First name [required] Tracy

Last name [required] Cherniawsky

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Full repeal of Blanket Upzoning



Public Submission

CC 968 (R2024-05)

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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

To be very clear, I am and have always been against blanket rezoning. A full repeal is necessary....no tweaks, no amendments, but a complete repeal of blanket rezoning. Calgarians have already spoken at length regarding this issue. Blanket rezoning has caused many problems for many people. This was not the answer to providing affordable housing. This must be repealed completely and as soon as possible.



Public Submission

CC 968 (R2024-05)

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

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]	Council
--	---------

Date of meeting [required]	Mar 23, 2026
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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters	Full Repeal of Blanket Upzoning
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Public Submission

CC 968 (R2024-05)

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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

To be very clear, I am and have always been against Blanket Rezoning. The last council disregarded the democratic process and ignored what the large majority of Calgarians were very clear in not supporting Blanket Rezoning.



Public Submission

CC 968 (R2024-05)

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First name [required] **Thomas**

Last name [required] **Zuorro**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Standing Policy Committee on Community Development**

Date of meeting [required] **Mar 23, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Public Hearing Meeting of Council - Repeal of Blanket Rezoning**

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

In favour

ATTACHMENT_01_FILENAME

Concerns with Blanket Zoning.docx

ATTACHMENT_02_FILENAME

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

I am in favor of and urge council to repeal the Blanket Rezoning Bylaw in its entirety. Redevelopment of existing properties can be achieved by other means that appropriately address all area concerns.

Concerns with Blanket Zoning Bylaw

I live in the inner-city neighborhood of Rosedale. Most developments in the neighborhood are single family redevelopment of existing properties.

I am writing in support of repealing the Blanket Rezoning Bylaw. I do not believe that Blanket Rezoning works as initially intended. Current redevelopment of the Mount Pleasant neighborhood shows that many of the increased density developments have created excessive traffic and parking problems.

In my neighborhood, Rosedale, many of the properties have restrictive covenants that only permit a single residence on a property. A developer has purchased a property on my block and has been repeatedly trying to ignore the Restrictive covenant on the property and use the Blanket Rezoning Bylaw to increase the density on the property. The developer seems to be trying to get around the community objection to these applications and the process by using multiple applications and hoping that one will end up being ignored and will pass.

Residential Density Allowance: many proposed developments are overbuilt for the lots they are located on – the application on my block exceeds the residential density allowance by almost 50%. Also, this development does not appropriately incorporate the Heritage Area Guidelines, which do apply to this lot. Of particular concern is a front set back that is out of alignment with the guidelines for designated Heritage Areas.

Safety Issues: many proposed developments exceed general safety guidelines, again in our case, = 8 separate households with different practices around safety with no common standards/norms/procedures as would be the case with a condo or multi-family development)

Waste services - insufficient space to accommodate storage and management of the bins required for the waste, recycling and organics approach used by City of Calgary in this district or to accommodate the bins on collection days.

Parking - insufficient parking spaces and no visitor parking this will result in excessive on-street parking on an already congested street in our case mid-block on a dead-end street.

Design – in our case the proposed development does not conform to set back as per North Hill Heritage Guidelines, which indicate in designated Heritage Areas the set back should conform with existing streetscape

Drainage – increased density creates a situation where it is likely that drainage from the property will be directed onto neighboring properties in contravention of City by-laws, this was the case on our block.

Ownership structure – does the redevelopment result in a condo, or a rental development?

In conclusion, I am in favor of and urge council to repeal the Blanket Rezoning Bylaw in its entirety. Redevelopment of existing properties can be achieved by other means that appropriately address all area concerns.



Public Submission

CC 968 (R2024-05)

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First name [required] Jennifer

Last name [required] Wallace

How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? no

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Pub. Hearing Meeting of Council on development negative impacts

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a resident of Bowness, a community that has been under siege by faceless developers since the Blanket Rezoning went into effect. I wish to speak specifically to the quality of life/community impact and the disappointment we feel as Bownesians, as the city has abandoned us in the name of development. I will be providing supplemental images to show an example the unacceptable work sites and behavior of these contractors and how Bowness is no longer a great place to live because of this development.















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First name [required] Yvonne

Last name [required] Nadeau

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

All current new building permits are to be put on hold.
All construction in progress to be halted.
All building construction that have not commenced to be STOP.



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First name [required] Terry & Jan Home

Last name [required] murphy

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 28, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

For gods sake please use common sense ! The quality of life is a risk . High density will over load Calgary's services and infrastructure that are already broken . Crime and chaos in schools , hospitals, homes , emergency service and business is a daily news item in our once fine city . I pray or new mayor , a born Calgarian will step up address and fix the damage past city hall puppets have caused ! Our fire department , police , paramedics , building inspectors , teachers are all beyond their limits . Wake up city hall ! break the bubble , be honest and transparent . Calgary water supply is Not unlimited , we depend snow and mountain run off . NEWS FLASH ! THE MORE PEOPLE THE MORE WATER ! GET IT ! . For the health and safety of our children we must control this cities population and welcome folks with skills to interact and have the passion to add to the CANADIAN quality of LIFE , LIBERTY AND FREEDOM . City managers , YOU MUST ANSWER and be accountable for your decisions , when you go home can you look your children in the eye and say " YES I AM A GOOD PERSON AND I DID A GOOD JOB FOR YOU TODAY .



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First name [required] John

Last name [required] LeBlanc

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Blanket Rezoning



Public Submission

CC 968 (R2024-05)

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I do not want any high rise apartments or infills in my Thorncliffe area. We bought this house because of the established neighbourhood and larger yards and feel if they start to tear down these homes and putting apartments here our property values will decrease.



Public Submission

CC 968 (R2024-05)

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First name [required] **Nadine**

Last name [required] **LeBlanc**

How do you wish to attend?

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What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Mar 23, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Blanket rezoning**

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We moved to our home in Thorncliffe four years ago. We purchased this house because of the neighbourhood being an established area and loved our larger yards. I do not want to see an apartment building in our neighbourhood or infills.



Public Submission

CC 968 (R2024-05)

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First name [required]

Lori

Last name [required]

Craig

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Public hearing Meeting of Council



Public Submission

CC 968 (R2024-05)

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

In favour

ATTACHMENT_01_FILENAME

Request to repeal BUZ 2026.03.23.docx

ATTACHMENT_02_FILENAME

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

Subject: Request to Repeal Blanket Upzoning (BUZ)

Dear Mayor and Members of Council,

My name is Lori Craig and I live in Renfrew. I am writing to respectfully request that Council repeal Blanket Upzoning (BUZ) and restore confidence in Calgary's planning process.

At its core, this issue is about democratic legitimacy and trust.

Approximately 70% of speakers at the 2024 public hearing expressed opposition to Blanket Upzoning. In the 2025 municipal election, several members of Council were elected with clear commitments to repeal or revisit this policy. When a planning decision of this magnitude proceeds despite sustained public opposition, it creates a trust deficit that technical amendments cannot repair.

Blanket Upzoning also fails to address affordability in any meaningful way. While it permits denser redevelopment, it does not require affordable housing. In practice, modest older homes are often replaced with more expensive units. Developers have access to financing tools linked to density that allow them to outbid families competing for existing homes. As a result, the policy can intensify competition without guaranteeing affordability.

Beyond affordability, the one-size-fits-all nature of BUZ ignores neighbourhood context. Local Area Plans have been overridden, despite significant community engagement. Infrastructure capacity varies widely across Calgary. Water systems, sewer capacity, roads, parking availability, and transit access are not uniform. Pre-1970 communities in particular were not designed for sustained intensification without careful infrastructure assessment and phased upgrades.

Residents are also experiencing cumulative impacts: removal of mature trees, increased lot coverage contributing to runoff concerns, repeated construction cycles, noise, dust, and safety issues. These impacts are not theoretical; they are lived realities in many neighbourhoods.

Importantly, repealing BUZ will not halt housing construction. Most initiatives within the Calgary Housing Strategy can and have proceeded without blanket upzoning. Alberta's current housing growth is occurring province-wide, including in municipalities without BUZ, driven by broader economic and demographic factors.

This is not primarily a technical issue. It is a governance issue. Amendments will not restore trust. A full repeal, followed by a more thoughtful, locally responsive approach to growth, is the only way to reset the process and rebuild public confidence.

Under the Municipal Government Act, public hearings are required by law. The fact that time and resources have already been invested does not justify maintaining a policy that lacks social licence.

Calgarians want growth. But we want thoughtful growth — growth aligned with infrastructure, affordability requirements, neighbourhood character, and meaningful public engagement.

I respectfully ask Council to repeal Blanket Upzoning and commit to a planning process that reflects democratic accountability, local context, and long-term sustainability.

Thank you for your time and service to our city.

Sincerely,
Lori Craig
1420 Remington Road NE

Calgary, Alberta T2E 5K5





Public Submission

CC 968 (R2024-05)

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First name [required]

Kim

Last name [required]

McKylor

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Repeal of Blanket Re-zoning



Public Submission

CC 968 (R2024-05)

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

Neither

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Affordable housing is at issue both for purchase and for rentals. The current bylaw has not achieved this. Rezoning for multi unit households should be allowed along major/minor arteries. And in areas where multi family homes (4 plex and above, excluding secondary suites) already make up the majority of homes (downtown; Inglewood; Kensington, and similar), AND where public services are already in place with a reasonable distance (grocery; schools, parks, professional services), AND parking is provided at the current census data - which I believe is 1.6 cars per household. You cannot build an 8 plex, provide 4 spots and consider that adequate - it is not, especially when the unit being built have limited access to services via walking and/or public transport. ALSO, all new development (infill) should be contributing to soft levies on the increase in door number (single family to 8 plex?) increase of 7 doors and there should be a corresponding contribution to recreation, police/fire, etc. Finally the current SDAB process DOES NOT WORK for average residents. Developers hire lawyers, residents either have to hire consultants (\$1500 to \$2500) or come to the SDAB armed with water gun, while lawyer come with bazookas. There needs to be a step for average citizens to have their say before it gets to SDAB - this used to be Council - now it is not. If blanket rezoning remains in current or even in a modified form - there needs to be a another step because after SDAB (which aren't subject to precedent, which doesn't always rule the same way on identical items, when different board members rule differently on similar items) the only step is Provincial Court - which would cost a resident \$15,000 +/- . Right now the system heavily favours developers and their lawyers who have way more money.



Public Submission

CC 968 (R2024-05)

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First name [required] Mark

Last name [required] Sasges

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Byaw to amend, and/or, repeal bylaw Bylaw 21P2024



Public Submission

CC 968 (R2024-05)

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

In opposition

ATTACHMENT_01_FILENAME

Comments Submitted by Property Owner in the R-CG Land Use District, Public Hearing 2026 March 23.docx

ATTACHMENT_02_FILENAME

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

Comments from a Property Owner in the R-CG Land Use District, Public Hearing 2026

March 23

My wife and I are the property owners of single-detached property in various Calgary communities with the Land Use District of R-CG.

1. We do NOT SUPPORT the repeal bylaw amendment, in whole, across the City;
2. We do NOT SUPPORT the repeal bylaw amendment of properties under our ownership; and,
3. We SUPPORT the investigation by City Council, the Planning Department, and Communities for new development rules (amendments) in the pursuit of reducing the impacts of gentle density development on existing adjacent development.

Our rationale is as follows:

- a. The current R-CG (and R-G, and H-GO) zoning supports the evolution of the City in support of much-needed, varied, low-gentle-density, missing middle housing
- b. The current zoning supports the Federal Housing Acceleration Funding Agreement with Calgary, and this funding is at risk of being rescinded to the detriment of the whole of Calgary, as CMHC has advised Calgary

"To remain compliant with the agreement, the letter says that any updated zoning policies in Calgary "must not reintroduce exclusionary (single family only) zoning, allow for at least four units on a lot across the city without additional approvals, and must not reintroduce approval processes or other barriers that slow down development." Calgary Herald, byline Scott Strasser, 2026 02 12

- c. As regards our own properties, we have plans to develop the subject properties for both our downsizing in retirement
- d. The current zoning should not be reversed, but rather, practical amendments, should be investigated and implemented, which would accommodate better physical integration and compatibility with "in situ" site-adjacent development, including;

1. *Maximum Building Height*

-reduce maximum building height for 3 storeys, generally, to fit in better with adjacent existing development, which is generally of a lower building height from past decades.

-for Single-Detached and Rowhousing, introduce a new rule that requires a step-back building setback at the third-storey, front and rear, to reduce the physical bulk and height impacts

-roof decks should be allowed/encouraged to accommodate an option for private outdoor amenity space, due to the limiting factors of the at-grade private outdoor amenity space

2. For Rowhousing on Corner Lots, the Rear Building Setback should be increased in conjunction with a decrease in Front Yard Building Setback, in effect to situate the rowhousing closer to the street, and, further from the neighbouring property

-the Front Building Setback should be a maximum of 0.6 metres and Rear Building Setback increased by the 2.4 metres gained by shifting the building footprint toward the street; in so doing the street absorbs more of the height and mass impacts of new development, and is a row house configuration which is seen throughout urban settings worldwide

-this would reduce building height and mass impacts on the property adjacent inward to a corner lot rowhouse development

-as well, the increase to the Rear Building Setback would better accommodate, size-wise, a larger patio (not a deck) for each of the Rowhouse units, and a footprint for columnar trees or hedges for landscaping buffer

- the 0.6 metres Front Building Setback would also be a precautionary measure to prevent any minor inadvertent encroachments on City R.O.W (sidewalk and boulevard)

3. Rowhousing - Garbage Storage Molok (Common) Garbage Storage (see link: <https://www.molok.com/>)

-The multitude of chaotic, displaced, and lane-encroaching Green, Blue, and Black Bins in Rowhousing development should be addressed by a rule amendment that requires a "common" garbage storage, such as the Molok system (NB the Molok system is already accepted by City Planning approvals in development)

4. There are likely numerous other innovative creative amendments for development rules that would assist the goal of making gentle density housing more compatible and reduce adjacent impacts, in existing and new communities, which City Council, the Planning Department, and Communities, could investigate and implement through land use bylaw amendments

Thanks kindly for your review and consideration.

Mark Sasges

Property Owner/Citizen



Public Submission

CC 968 (R2024-05)

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First name [required]

Mary

Last name [required]

Spensley

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Motion to repeal blanket rezoning



Public Submission

CC 968 (R2024-05)

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I support blanket rezoning to increase density, rather than to extend Calgary miles beyond what infrastructure can handle.

Any time I've spoken to those who believe it would harm their neighborhood, I hear statements that are not fully based on truths. Any developer willing to buy multiple homes in say Mount Royal, or Roxboro, is not going to build a less expensive townhouse development than its surroundings. The new homes would retain the status, glamour and investment commensurate with the neighborhood. In any neighborhood where townhouses might go in, the same situation applies. The new builds will be typical in terms of status and investment commensurate with the rest of the neighborhood. Of course I can't speak to the tastes of every Calgarian, so the same conditions that allow neighbors to protest an unsightly development should remain.

I live in Mission, which has many upscale high density buildings that have only increased real estate values.

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

The only concern I see is a lack of parking for some developments. I agree that parking spaces should be available for most units in most developments. If there isn't sufficient parking, rapid transit or short bus routes to rapid transit must be nearby.

Mayor Farkas campaigned on the concept of "gentle density". Now is the time to elaborate on that, if city council goes ahead and gets rid of blanket rezoning.

Not only would expanding Calgary miles and miles beyond our infrastructure be disastrous, it would threaten badly needed federal funding. Why would you all risk that?

It's not just water that we have good reason to worry about, it's all municipal services, transit, fire, police, and so on. At a time when provincial funding is being lowered, we absolutely cannot afford more fire engines despite older units getting rusty, or more police stations when they cannot hire enough officers, and even administrative officers like sergeants are having to hit the streets and wrestle combative criminals.

I'd prefer that Mayor Farkas and Council keep the blanket rezoning as it is, to allow more density throughout the city. Otherwise I ask that Mayor Farkas sticks to his campaign promise of "gentle" density. Anything else would be a windfall for suburban developers and a catastrophe for our city.



Public Submission

CC 968 (R2024-05)



Public Submission

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First name [required] Sheryl

Last name [required] Purdy

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? no

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Blanket Re-Zoning

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

"Infrastructure's Last Days" - Sheryl Purdy's Presentation for Blanket Re-Zoning Repeal, March '26

Imagine for a moment ... it is – 35 degrees Celsius, it is Christmas Eve and you have a full house of guests and family, then you hear a voice holler from the washroom... "THERE IS NO WATER!!"

Our neighbours experienced this scenario 2 x Christmas' ago. No water for the whole street for Christmas week, then their street ripped up due to a broken water main, in the middle of winter.

Why is this happening?

Our neighbourhood was built in 1952, and the infrastructure has NOT been updated since then. The water pipes are 74 years old! This infrastructure was NOT planned for high density – basic FACT.

The City of Calgary knows all about this... now, how do I know this? Because over the past 2 years they have put a 'slip liner' INSIDE the 74 year old pipes on our street. Not replaced, not made bigger, just a 'bandaid solution' to decaying pipes is what the gentleman from the City of Calgary Waterworks Division told me, when I asked them what they were doing.

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

Now... with the "Blanket Re-Zoning" Policy having been forced through, a normal residential street that would have had approximately 20 homes over 1 block, and say 4 people in each home, would have 80 people using the 74 year old pipes.

But, if you keep this egregious 'Blanket Up-Zoning" Policy in place... there could be in a 1 lot, (instead of 4 people)... you could have 8 doors, or more, and now 32 people or more using the same 74 year old pipes, where previously there was only 4.

NOW, multiply that x 20 homes turned into 8-Plex units with 4 people living in each one... would be 320 people using the same 74 year old pipes where there were only 80 people previously using them. These pipes were not designed, nor built for this!

What will happen if allowed to continue? MARDA LOOP is what will happen. A failed experiment of jamming as many doors and people into what was previously a wonderful neighbourhood. NOW, it is PURE CHAOS! The amount of burst pipe emergencies has been outrageous, and it is a clear failure shown in real time what Blanket Re-Zoning has done in our City of Calgary.

** STOP IT! You have gorged yourselves with vanity at the expense of your citizens.

** Please vote to REPEAL Blanket ReZoning and return our neighbourhoods to what it was before this failed experiment was forced upon us.

** Do better – we literally VOTED for you to repeal this – stop this insanity, please. Than



Public Submission

CC 968 (R2026-03)

Collection Notice:

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

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First name [required] Katherine

Last name [required] Peterson

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to express my opposition to the proposed changes that would revert residential properties to their pre-2024 citywide rezoning status, specifically the reintroduction of deleted low-density districts and the general rollback of zoning.

Calgary is facing a critical housing crisis, and a key part of the solution must be allowing for greater density of housing. The 2024 Rezoning for Housing initiative was a necessary step in enabling more diverse housing options, which is crucial for affordability and for meeting the needs of our growing population. Reversing these changes, particularly without strong justification for specific areas, would impede our ability to address this crisis effectively.

However, I do support the other proposed amendments within Bylaw 9P2026. I believe the refinements to the Residential – Grade Oriented Infill (R-CG) District, such as reducing parcel coverage, building height, and density, introducing contextual setbacks, eliminating zero lot lines, limiting parcels to one primary building, and prohibiting rowhouse/townhouse forms on mid-block parcels, are sensible restrictions. These amendments appear to aim for a more integrated and contextually appropriate form of infill development, which can be beneficial.

I also support the textual amendments for non-conforming buildings and uses, as well as the retention of other Council-directed amendments. These are important for clarity

Public Submission

CC 968 (R2026-03)

and ensuring existing approved developments are respected.

In conclusion, while I strongly oppose the rollback of density-promoting zoning, I commend the proposed sensible restrictions for R-CG infill development and the other textual amendments. I urge the council to prioritize allowing for increased housing density across the city as a primary strategy to combat the housing crisis.

Thank you for considering my input.



Public Submission

CC 968 (R2024-05)

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First name [required] Sonia

Last name [required] Perna

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Urban Sprawl

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to express my strong support for maintaining Calgary's current residential zoning to reduce sprawl and protect Calgary's precious natural spaces. Calgary is Canada's fastest growing major city with a population that could reach 2 million by 2030. We cannot afford endlessly paving over wetlands and sensitive areas we rely on. We can make sure every Calgarian is housed, by reinvesting in established neighbourhoods that are supported by a strong public infrastructure. It means putting fewer cars on the roads, protecting wetlands and reducing our city's carbon emissions. To meet this demand, we need to build a wider range of housing across the city that meets the needs of our diverse population and does not continue the legacy of inefficient and environmentally destructive urban sprawl.

Calgary's current zoning promotes investment in existing communities, reducing growth pressure on suburban land, preserving wetlands and agricultural areas, lowering traffic and increasing public transit use.

Repealing residential rezoning will work against the city's own environmental goals. It pushes new housing development to the city's fringes, eats into wetlands and prime agricultural land, puts more pressure on aging public infrastructure, and puts more cars on already congested roads.

Endless urban sprawl eliminates natural spaces that are a hallmark of life in our city. It destroys the habitats for many species, resulting in more human-wildlife conflict as wildlife is forced into urban areas.

Calgary has already lost 90 per cent of its wetlands along the Bow River, wetlands that can never be restored. It is imperative that we protect what remains for future generations.

This is why I am writing and asking you to maintain current zoning and vote no on repeal. The Calgary I want to live in is a city that offers families, seniors, working professionals and low income residents the opportunity to make this place home while protecting the natural spaces that make this a place worth living.

I respectfully urge the City Council to retain Calgary's current base residential zoning as residential grade-oriented infill (R-CG) and vote no on repeal.



Public Submission

CC 968 (R2024-05)

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First name [required] Ashish

Last name [required] Panda

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Motion to repeal blanket rezoning



Public Submission

CC 968 (R2024-05)

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

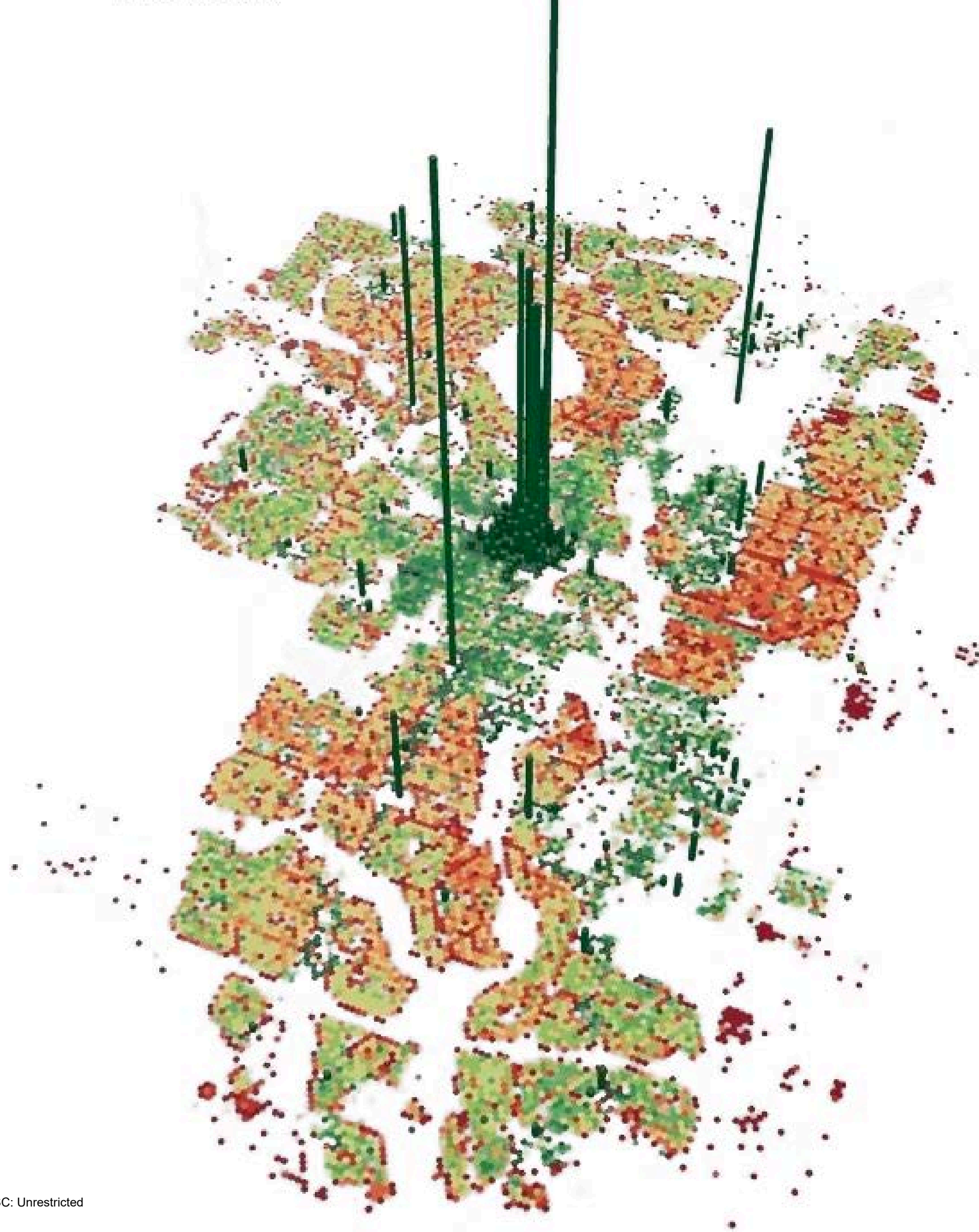
In opposition

ATTACHMENT_01_FILENAME

Ashish-Panda_2026_Rezoning-SLIDES_Compressed.pdf

ATTACHMENT_02_FILENAME

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



Motion
NOT
to
repeal
blanket
rezoning

A s h i s h P a n d a

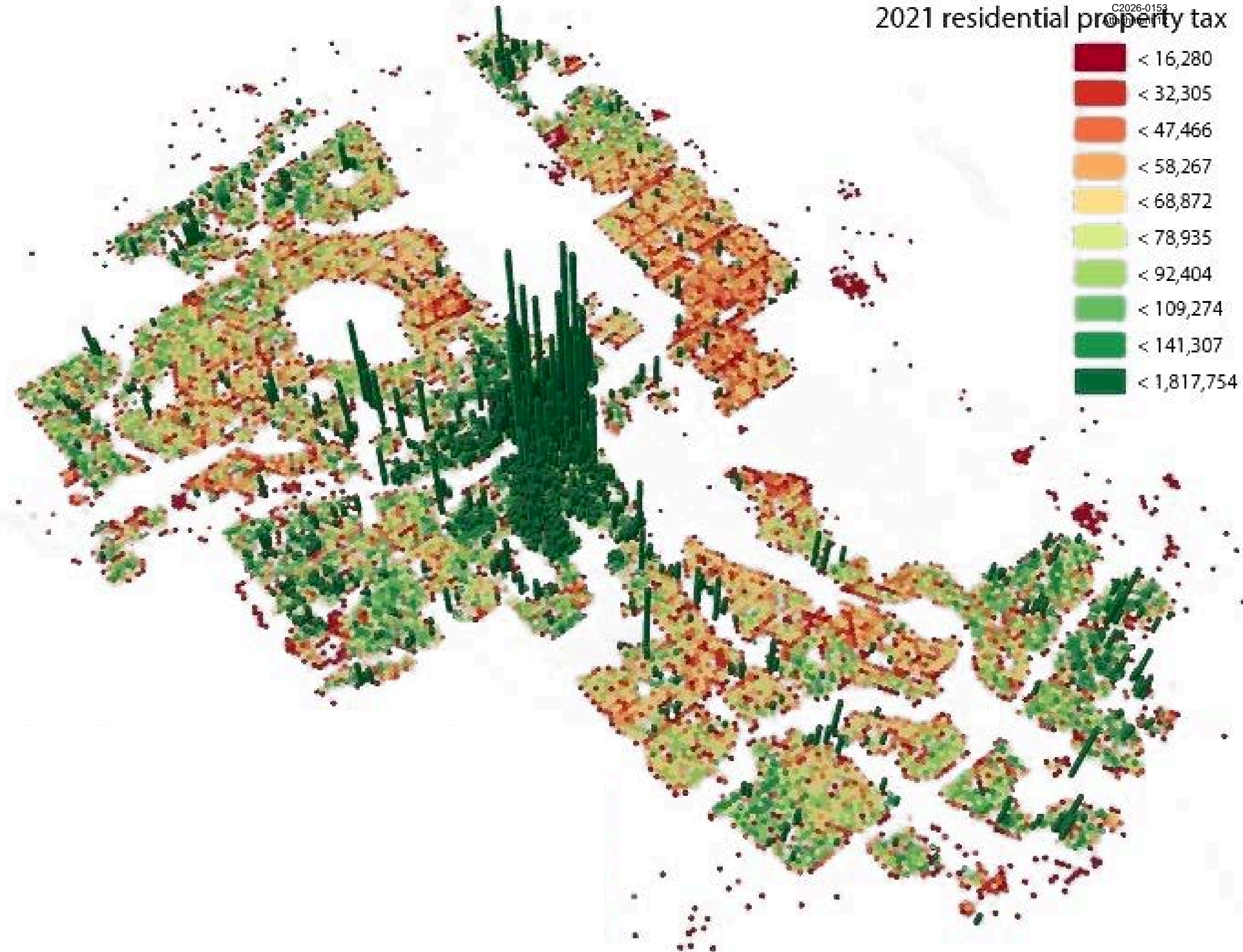
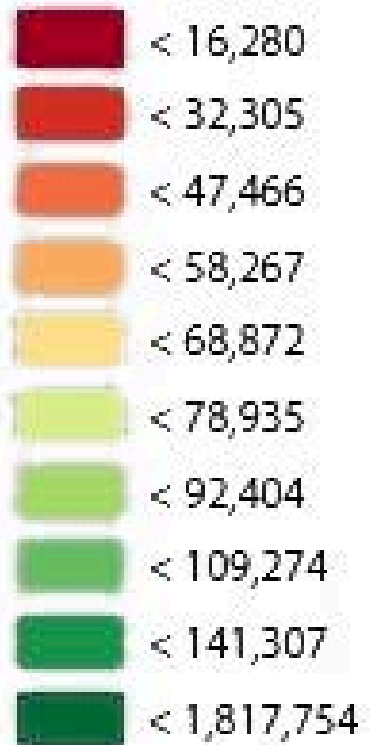
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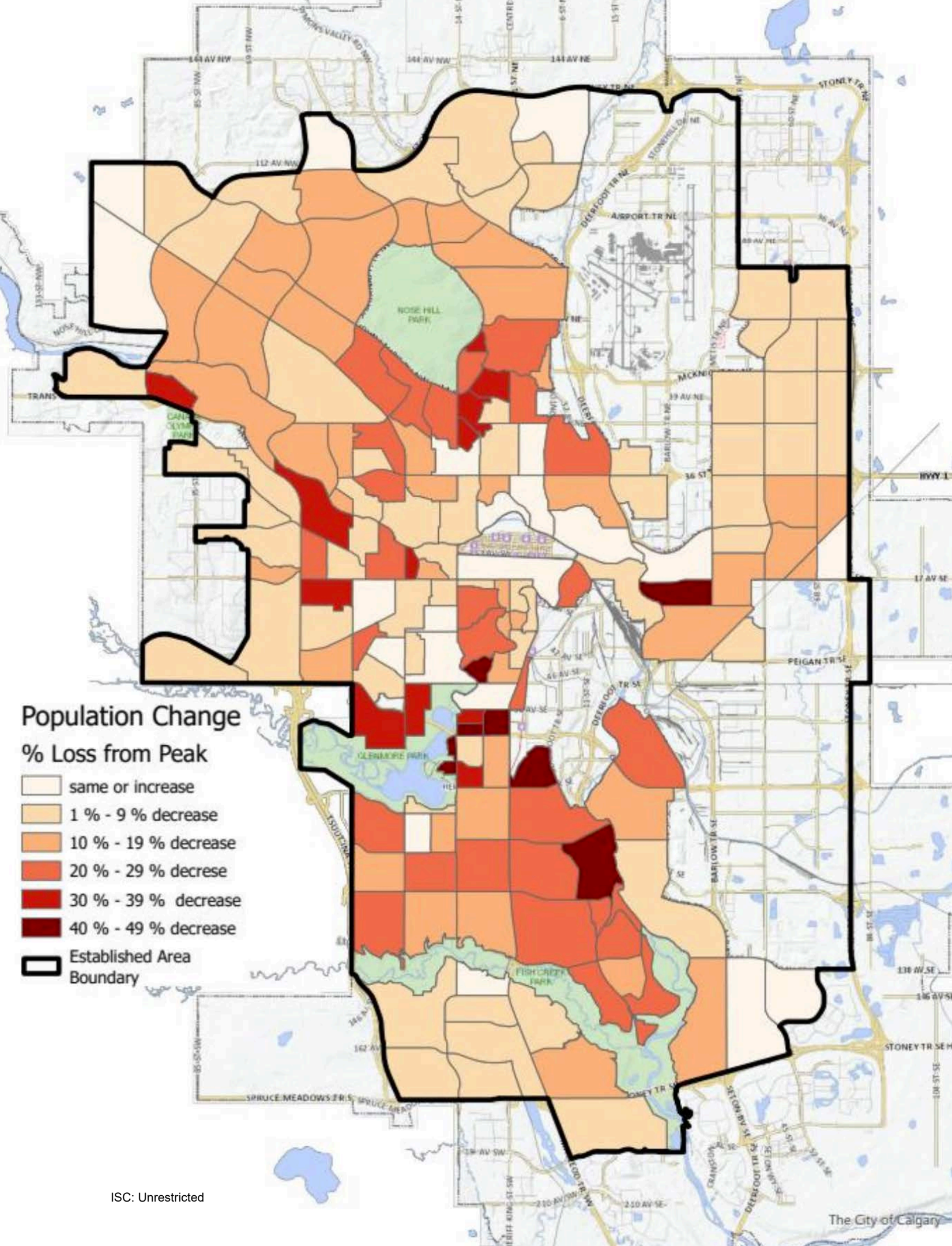
more expensive to continue urban sprawl growth pattern

- City of Calgary [2009]

2021 residential property tax

C2026-0153
06/09/2021





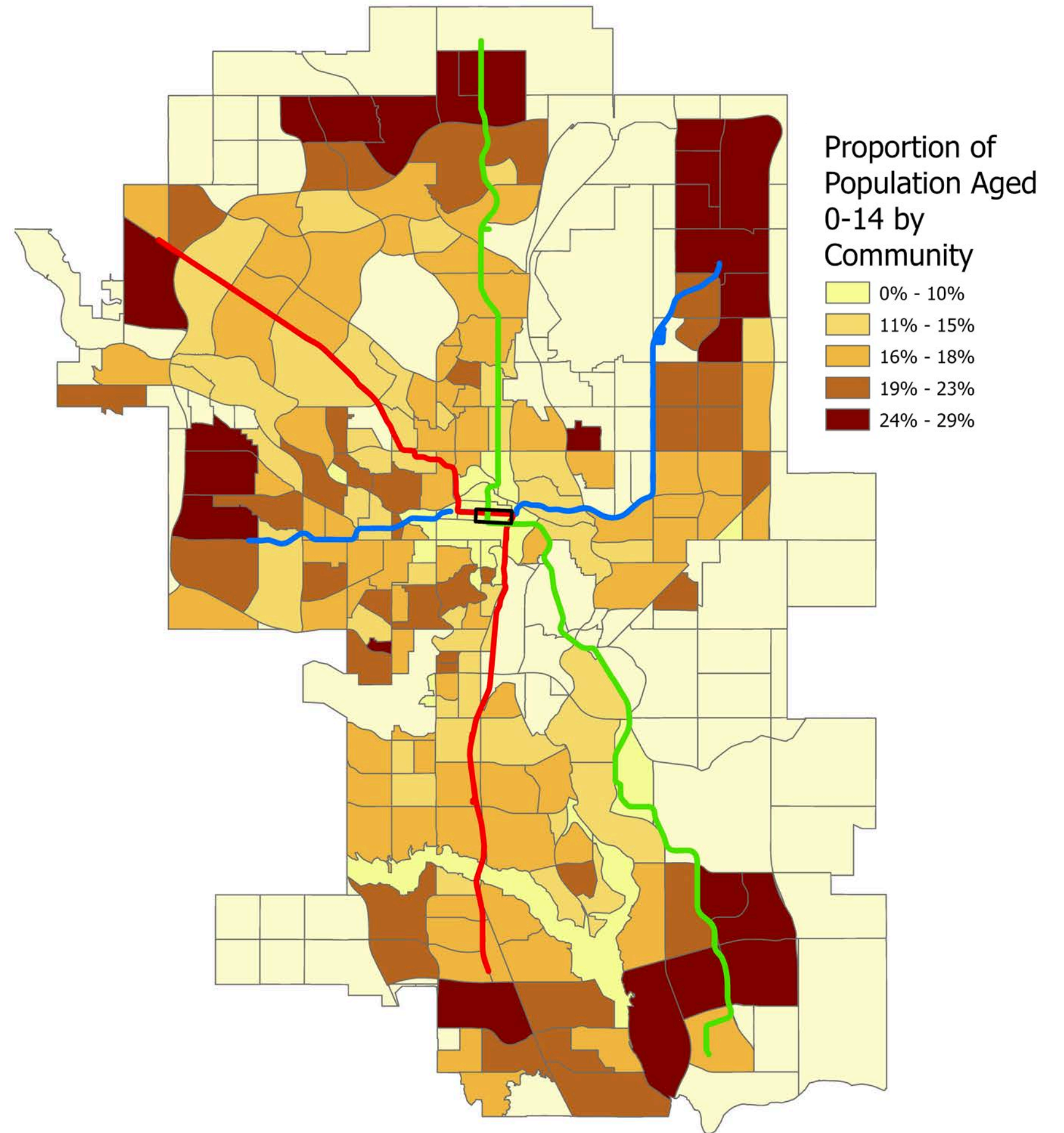
86%

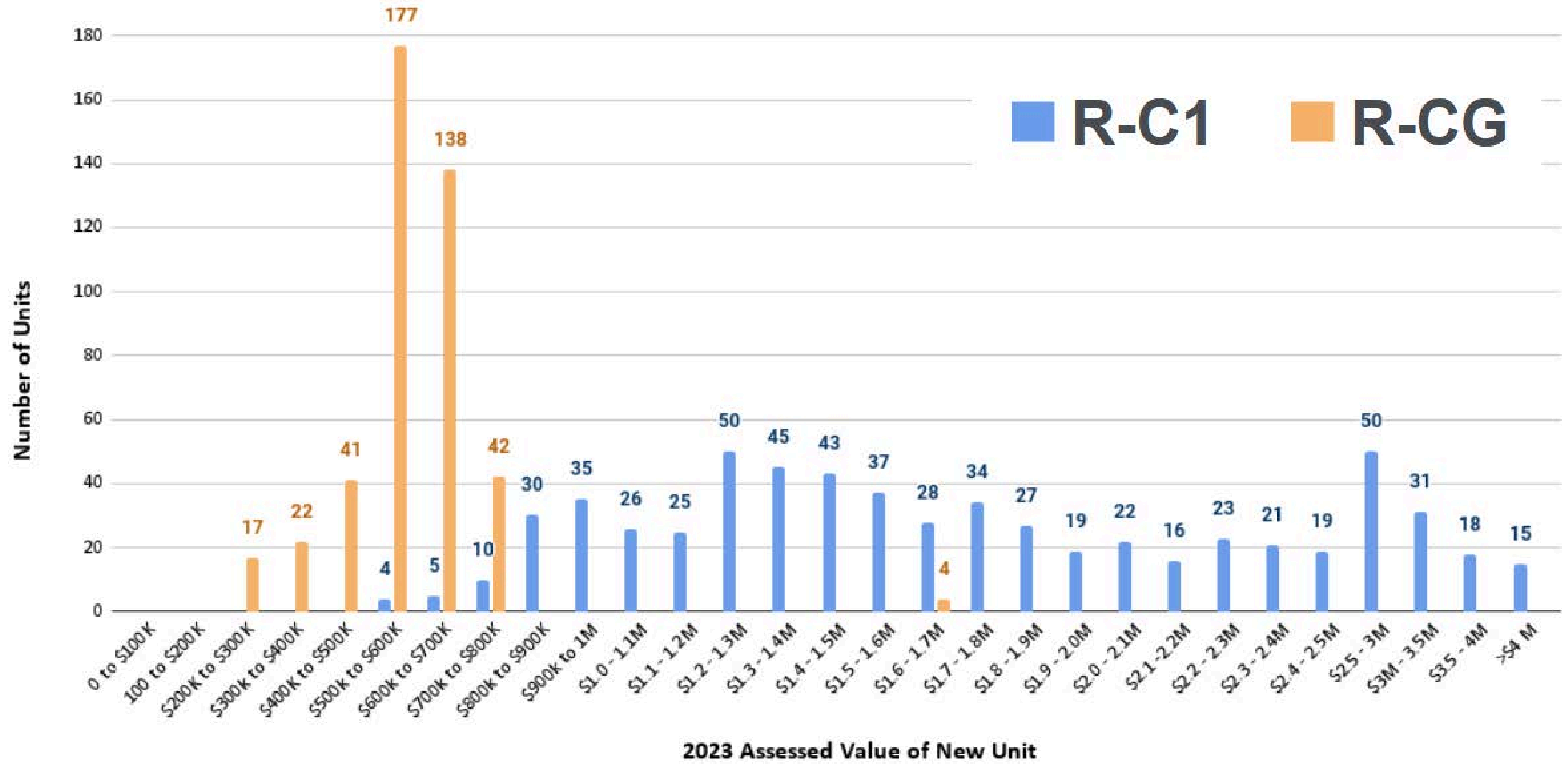
of existing communities have seen a **population decrease** from their peak population

- City of Calgary [2024]

CBE has as many students [in 2010] as it did in the year 2000, however we say we're short 34 schools because the kids are not living in the neighbourhoods where the schools are

- Naheed Nenshi [2010]





6 months

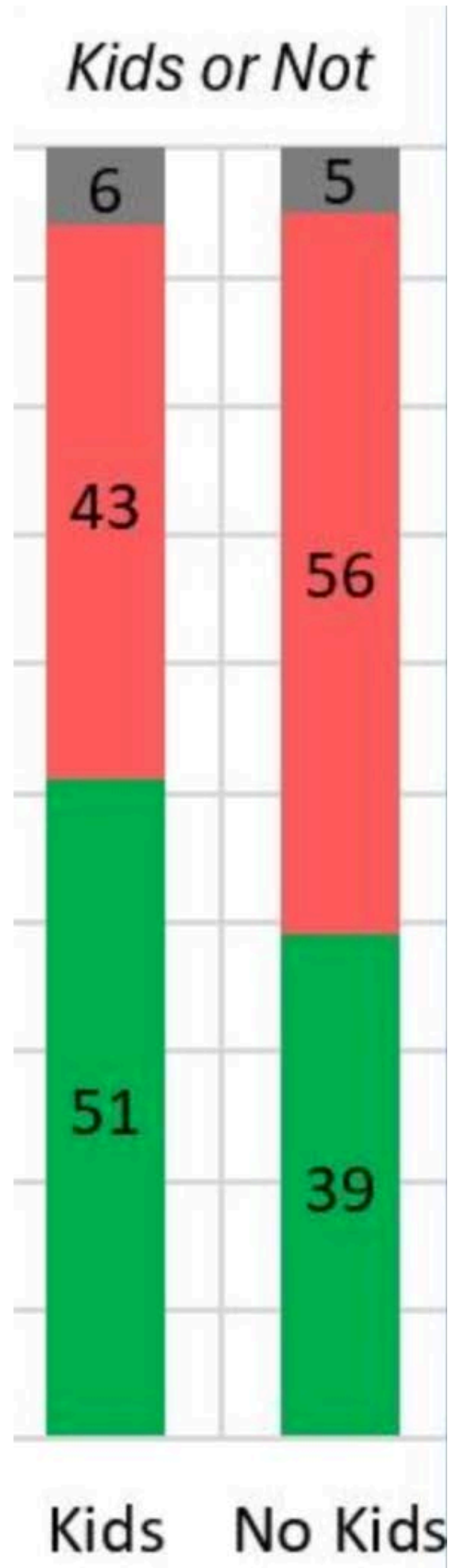
95% approval

\$50,000 [tax]

6 months

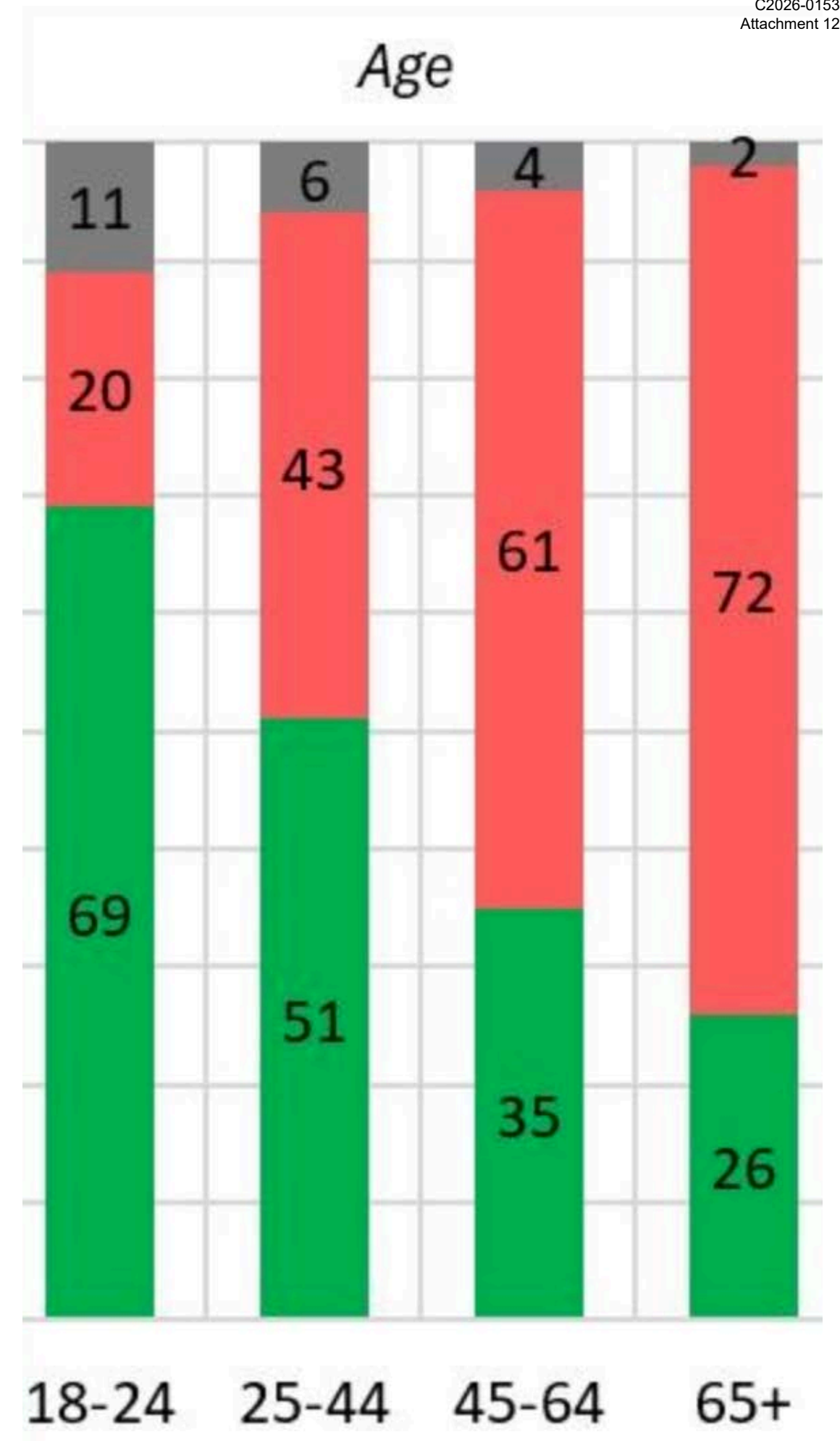
95% approval

\$50,000 [tax]



Majority of Calgary's youth and parents support RCG

Janet Brown Opinion Research [2025]



Motion **NOT** to repeal blanket rezoning

Ashish Panda





Public Submission

CC 968 (R2024-05)

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First name [required] Marlene

Last name [required] Roza

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Repeal of blanket rezoning



Public Submission

CC 968 (R2024-05)

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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of the FULL REPEAL of blanket rezoning. Densification and affordable housing can be done in strategic areas such as areas close to public transit, commercial and retail developments. Densification should not happen in neighborhoods that were zoned single family. The most desirable neighbourhoods for family friendly life are in single family zoned neighbourhoods. New buyers want to live in those areas to raise young families. Densifying in single family neighbourhoods reduces the city to untenable stresses such as limited parking, too many garbage bins, tree canopy loss, so many people who don't know one another. Maintain our single family neighbourhoods and build affordable housing in strategic locations.



Public Submission

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First name [required]

Guy

Last name [required]

Brookes

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What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Blanket Rezoning



Public Submission

CC 968 (R2024-05)

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I wish to express that I am vehemently opposed to the Blanket Rezoning. Our once beautiful single family neighbourhood has now been destroyed by the unsightly monstrosities. We now have 4 story buildings dwarfing the neighbours, blocking the sun, taking valuable parking etc. Further, I would comment that from the last council, eight members decided to over ride the public majority against the Rezoning. To ignore the people that voted them in is unconscionable. As a council member you must respect the will of the people and those who are paying your salary. Blanket Rezoning is not what the constituents want.



Public Submission

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First name [required] **Robert**

Last name [required] **Bobinski**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Mar 23, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Blanket Rezoning**



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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required] **Edithe**

Last name [required] **Dandenault**

How do you wish to attend?

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What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Mar 23, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Blanket Rezoning**



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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required]

Kelly

Last name [required]

Mackay

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

Feb 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Blanket rezoning



Public Submission

CC 968 (R2024-05)

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

In purchased a home in an R1 area. The caveat on my title allows for 1 house. We paid a premium for this.



Public Submission

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First name [required] Valerie

Last name [required] Hudson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Repealing Blanket Fezoning

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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a long-time resident of Bowness I have watched and experienced the rapid deterioration of the character of our once charming community due to the blanket rezoning that was introduced. Side streets are now lined with gigantic apartment and condo buildings, the majority of which have insufficient parking to meet the needs of residents. This is leading to an increased lack of safety on our streets for pedestrians, cyclists, and motor vehicles. None of these hundreds and hundreds of units are affordable housing, with the exception of one building that Trellis is currently constructing. There is so much short-cutting of cars now along Bowness Road due to the water main issues/construction on 16th Ave that north-bound traffic is backed up several blocks at rush hour. This Main Street was never designed to accommodate this volume of traffic. Our community simply cannot handle any additional residential/commercial new build activity. We do not have the infrastructure or room for this. Repeal blanket rezoning!



Public Submission

CC 968 (R2024-05)

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First name [required] **Gerald**

Last name [required] **Miller**

How do you wish to attend?

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What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Mar 23, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Blanket rezoning**



Public Submission

CC 968 (R2024-05)

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have seen first hand the devastation in neighborhoods that blanket rezoning has caused to what once was a thriving residential community of single family homes and do not want the same thing in my community which I have lived in for over 50 years.



Public Submission

CC 968 (R2024-05)

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First name [required] Michelle

Last name [required] Regel

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Blanket Rezoning Bylaw



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

In opposition

ATTACHMENT_01_FILENAME

Blanket Rezoning Letter Regel 26Feb2026.pdf

ATTACHMENT_02_FILENAME

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

Michelle Regel
Ward 6 resident; Glamorgan Community
26 February 2026

To: Mayor Farkas, City Council, and Calgary Administration

CC: Councillor John Pantazopoulos (CFA, ICD.D), Ward 6 (E: ward6@calgary.ca)

Re: March 23 Rezoning Hearing – Repeal of the Blanket Rezoning Bylaw

I am a native Calgarian who has always loved and been proud of my city. I chose to raise my family in Calgary, and I hope that my adult children will also choose to live here. I want our city to be affordable, culturally vibrant, and economically robust.

I support repealing the blanket rezoning bylaw and replacing it with a more targeted, implementation-ready framework aligned with the Calgary Plan (Dec 2024). The Plan is clear that Calgary must accommodate growth in a financially responsible way by leveraging existing and planned infrastructure and concentrating activity near the primary transit network, while still managing change across the city. The Plan recognizes the need for diverse housing options and speaks to affordability across the housing continuum.

To be clear, I am not against housing growth, redevelopment, or change. Calgary needs more housing options and better affordability, but I do not believe this bylaw is the right tool. Blanket rezoning applies a broad approach across unique communities. Neighbourhoods do not all have the same roads, lane access, drainage, parking conditions, transit service, or infrastructure capacity and a one-size-fits-all bylaw is not an adequate solution.

I also believe the electoral success of the new Mayor and Councillors who supported repeal shows a serious lack of public confidence in the bylaw. It does not indicate that Calgarians are against R-CG housing. It means many people do not trust this approach, and public trust matters if a policy is going to be effective over time.

Why I support the repeal of the blanket rezoning bylaw

The blanket rezoning bylaw is a major point of conflict because it applies a broad entitlement change without enough connection to the Calgary Plan's implementation logic: place-based planning, infrastructure sequencing, and ongoing monitoring. The Plan repeatedly signals that how and where growth happens should be planned and managed through local and system tools and not treated as uniform everywhere. Ideally, local area plans are developed with community and interested-party participation to envision how and where growth will occur and to identify community needs. Blanket rezoning contradicts the Calgary Plan strategy and ignores feedback from communities in that if a proposed development is zone-compliant, it's approved.

For example, the community of Glamorgan has seen a large increase in R-CG developments. These developments replaced older single-family homes that, to be fair, needed updates and repair. What we didn't need were 8-suite rowhouses on every other corner that:

- compromise the fragile water infrastructure,
- produce garbage storage and pickup issues,

- remove healthy, mature trees from the landscape and bring no replacements,
 - as per ByLaw 1P2007 they are required to plant trees but so far the new developments are not compliant and there is no evident enforcement
- squeeze parking on the streets and into the alleys, and
- infringe on privacy with rooftop patios that overlook neighbouring yards.

Many Glamorgan residents submitted concerns, and we held an information night with our Councillor. It was explicitly stated that while we may submit requests for amendments to proposed developments, the projects were compliant with rezoning and would move forward regardless of how they negatively affected our community.

A better path forward

Calgary can support both housing supply and affordability, and the Calgary Plan sets a clear direction: accommodate growth but do so in a **financially responsible way that leverages existing and planned infrastructure and concentrates activity near the primary transit network**, while still encouraging change across the city. This approach is feasible without jeopardizing future federal funding.

I am not an urban planner and do not pretend to understand the complexity around repealing this bylaw; however, as a resident affected by blanket rezoning, here are my suggestions:

Specific recommendations

1. Adopt an interim replacement framework immediately after the repeal

A) Temporarily revert the bylaw back to the previous version before blanket rezoning.

B) Keep housing moving by allowing approved projects to continue. Proceeding with the revitalization plans for downtown and the suburban expansions is important.

C) Build the new framework in partnership with local areas who will help define needs and detailed patterns of density and scale.

2. Publish a community infrastructure readiness dashboard

The Development Map on the City of Calgary website is helpful for getting updates about individual projects, but it doesn't provide a comprehensive view. In partnership with community associations, add another layer to the map that shows which communities have capacity for added growth and where upgrades are needed (water, wastewater, drainage, roads, lanes, transit, etc.). This will improve transparency and trust and provide communication about the long-term framework.

3. Tie growth permissions and zoning approvals to infrastructure readiness

The Calgary Plan requires that planning approvals be sequenced to prioritize land that is immediately serviceable by existing infrastructure or planned infrastructure with approved funding. After the repeal, adopt a transparent readiness approach:

- regularly update the community infrastructure readiness dashboard;

- prioritize approvals and targeted intensification where capacity exists or funded upgrades are planned; and
- where capacity is constrained, require either (a) identified upgrades or (b) reduced intensity until servicing is ready.

4. Create a Community Development Liaison position (or small team)

This role is part of the Community Planning Dept. and is dedicated to working directly with development / planning sub-committees of community associations. This person (or team) helps identify recurring local development issues, improves communication between residents and City departments, and navigates practical solutions before concerns escalate.

This role helps with:

- designing and updating the community infrastructure readiness dashboards,
- explaining City rules and development processes in plain language,
- gathering neighbourhood-specific concerns and patterns,
- coordinating follow-up across departments,
- sharing feedback with Administration to improve policy and standards, and
- reducing conflict by solving recurring issues early.

5. Keep the affordable housing strategy separate from development zoning

Treat affordability as its own issue, with clear tools, teams, non-profit partners, targets, and public reporting, but also include this as a section in the City of Calgary Annual Report.

A key weakness of the public debate is the tendency to treat zoning reform as a stand-in for affordability delivery. After repeal, Calgary should run two parallel tracks:

A) A housing location and format strategy that outlines where additional units should go and aligns with transit and infrastructure capacity, and

B) An affordability delivery strategy (non-market partnerships, purpose-built rental incentives, land tools, and faster approvals for projects with clear public benefit) that includes annual public reporting on outcomes and impacts consistent with the Calgary Plan.

6. Adjust the requirements for rezoning approvals in existing neighborhoods

Current permit requirements for new R-CG buildings miss the mark when these developments are *inserted into existing communities*. Developers might offer a bike rack or an EV charger, but additional consideration should be given to:

A) Age and fragility of existing infrastructure such as water, sewer, and drainage,

B) Privacy railings on roof-top patios,

C) Minimum 1.0 garage or driveway parking spot *per suite* (0.5/unit is not enough), and

D) Provision of trees *in the building plans* submitted for Development Permits.

Calgary needs housing growth, but we also need good planning, strong implementation, innovative partnerships, and public confidence. I have faith that City Council and Administration will develop a more balanced approach that is transparent, fair, and forward-thinking.

Thank you for your time and considering my submission.

Respectfully,

Michelle Regel

Glamorgan / Ward 6 resident



Public Submission

CC 968 (R2024-05)

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First name [required] SHIRLEY

Last name [required] VUONG

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Feb 26, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters I am okay with rezoning as long as its controlled



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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



Public Submission

CC 968 (R2024-05)

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First name [required]

Jordan

Last name [required]

Schumaker

How do you wish to attend?

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What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Repealing Rezoning for Housing



Public Submission

CC 968 (R2024-05)

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

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a lifelong Calgarian of over 35 years, I am in opposition to repealing the rezoning for housing bylaw. Calgary is not a young city anymore and there has been far too much misinformation around this bylaw. Council needs to be receptive to the needs of a changing city and allow for different types of housing. I myself have nearly ended up homeless several times due to the lack of available and affordable housing in the city, and the repeal of this bylaw will set a bad example for investors and people wanting to come to Calgary. As a planner I know that communities need to change and develop based on the needs of the city and be receptive to changes in demographics and the efficient use of land. This bylaw has helped newcomers and people of low incomes to secure housing and move up in the city, yet I feel like the new City Council is only listening to wealthy Calgarians and not envisioning how allowing for gentle density can help to offset infrastructure costs as well as help to alleviate red tape and unnecessary hearings for every development. While I understand that citizens have concerns we must be the Calgary of the future and not heed to the needs of those who spread misinformation about density and new development. Please keep the current bylaw in place!



Public Submission

CC 968 (R2026-02)

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First name [required] Noorin

Last name [required] Darvesh

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

N. Darvesh Full Repeal BUZ.docx

ATTACHMENT_02_FILENAME

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

Dear Calgary City Council,

I am writing to highlight the urgency of the upcoming March public hearing on blanket upzoning. For the past year, I have been tirelessly opposing a proposed 8-unit, 3-storey building that would have been the first of its kind in the heart of Glendale and directly adjacent to my home.

After nearly a year of advocacy, and with the support of John Pantazopoulos and our legal counsel, Chris Davis, the developer withdrew their development permit application (DP2024-01270). This was a meaningful outcome for our community, demonstrating that when residents collaborate with elected officials who listen, the planning process can work as intended.

While this result was significant for our street, the broader policy issue remains urgent. **I am asking you to support a full repeal of blanket upzoning and to move toward an expedited decision.**

Members of our community are losing sleep over this. More than 70 neighbours formally supported this appeal, many of whom have called Glendale home for decades. Their voices reflect a deep commitment to protecting what makes this neighbourhood special.

We are not opposed to thoughtful development. We oppose development that disregards context, scale, and existing residents. None of us signed up for development of this intensity, and approving applications like this sets a dangerous precedent, signalling that neighbourhood context can be overridden even when impacts are clear and significant.

As Council prepares to hear from the public, I respectfully ask you to vote for repeal and a return to planned, community-based growth. While I understand there may be pressure to amend rather than repeal, amendments do not address the core governance concern of a citywide default that bypasses meaningful local input.

We also urge you to ensure that grandfathering is triggered at first reading rather than delayed until bylaw implementation. It should apply only to applications submitted prior to the March public hearing and not extend beyond it, as prolonged uncertainty is creating real stress for residents.

Thank you for considering the voices of our community.

Sincerely,

Noorin Darvesh



Public Submission

CC 968 (R2026-02)

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First name [required]

Mary

Last name [required]

Lennox

How do you wish to attend?

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

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

Council

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Mar 23, 2026



Public Submission

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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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First name [required] **John**

Last name [required] **Hecht**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

February 27, 2026

To: City Council Members
Re: Hearing To Reverse Rezoning For Housing

Dear Members of City Council,

I am writing to express support to bring back the low density residential zones that existed in the land use bylaw prior to the citywide Rezoning for Housing that was approved by Council in May 2024 and came into effect on August 6, 2024. About 458 people presented reasons opposing the blanket rezoning at the public hearings in 2024, plus many written submissions. I can write many reasons, and will list a few. I really wish City Council had listened to the majority of the presenters in 2024 and not voted to approve the blanket rezoning then.

If the Federal Government chooses to withhold some Federal funding for Calgary unless the blanket rezoning remains in place, this taxpayer firmly supports raising the taxes in Calgary if need be, rather than to disrupt the lives of so many in Calgary with a free for all with building multi-unit housing anywhere and everywhere.

- People need choices for where they wish to live.
- People who have paid a premium for the choice to live in R1 Zoning should not be arbitrarily stripped of that choice.
- The lives of countless citizens in Calgary (including me) would be irrevocably disrupted with the complete loss of land use bylaws. Overbuilding multi-family units on a former single family home lot in an R1 neighborhood has potentially massive impacts, congestion, overlooking, stressing the existing utility infrastructure, inadequate parking, loss of lost green space and the list goes on. The effect of the health and well-being of existing people living in R1 (technically I suppose, previously R1 zoning) neighborhood must be taken into account.
- With blanket rezoning, the people who have achieved their dream of owning a single family home will be forever be nervous massive multi-family developments will be built anywhere in their neighborhood.
- Multi-family developments have their place in non-R1 zoned areas. There is lots of space in non-R1 zoning to build multi-family units for many, many decades to

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



Public Submission

CC 968 (R2026-02)

come.

Thank you for your attention to this matter.
Sincerely,



Public Submission

CC 968 (R2026-02)

PROTECTION OF PRIVACY ACT

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

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First name [required] **Henry**

Last name [required] **Davis**

How do you wish to attend?

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

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Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We are absolutely opposed to blanket rezoning in my community of Rosedale, Calgary. The proposals for redevelopment thus far in our community would completely violate the character in heritage of existing homes. We live in a house built 1931. A four Plex or an eight Plex in our area would not only violate heritage architecture guidelines, but it would significantly impact loss tree canopy (necessary to build a high density home), community parking, (we park on the street), infrastructure (water, drains, etc.). We question whether rezoning to, say, even a duplex would sell at level would improve affordability. It might elsewhere but blanket policy will not reach stated objectives.



Public Submission

CC 968 (R2026-02)

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First name [required] Douglas

Last name [required] Christie

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Cahnge

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

Letter in Support of Councils plan for Proposed Citywide Rezoning Change - City Council.docx

ATTACHMENT_02_FILENAME

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

February 27, 2026

To: City Council

Re: Proposed Citywide Rezoning Change

Dear Members of City Council

I am writing to express my support to the **Proposed Citywide Rezoning Change** to be discussed by council on March 23, 2026. The previous council's decision to get rid of previous land use designations by making most properties R-CG has had a very negative impact on older neighborhoods that were previously R-C1. In my Community (Rosedale) and others like it, developers have been taking advantage of these changes and developing multi-unit row homes, fourplexes, eightplexes and more if they could get city planning approval which seems to be in favor of significant densification.

I live within the Rosedale community (since 1982), a historical subdivision that is widely known for being the only inner-city communities in the City of Calgary where every lot has only a single detached dwelling on it. Rosedale's unique development scheme has been supported since its inception by historical restrictive covenants registered throughout the subdivision. Further, the North Hill Communities Local Area Plan (LAP) – which is also a bylaw (Bylaw 18P200) – designates Rosedale as a "Single-Detached Special Study Area", emphasizing the City's recognition of and desire to preserve Rosedale's historical single detached dwelling character. I am sure that there are other communities that were also R-C1 that have also been impacted by the changes made by previous city council.

By changing previous land use designations from R-C1 to R-CG the city has enabled developers to play the city planning department against community landowners. In many R-C1 areas for example Rosedale, a significant number of the properties have restrictive covenants (RC's) that state home must be "single family". When the North Hill Local Area Development plan was created and Rosedale was designated as a "Single Detached Special Study Area" emphasizing the City's recognition of and desire to preserve Rosedale's historical single detached dwelling character, I'm sure city council at that time

did not even consider that future council's may remove the R-C1 designation from Rosedale and other communities. This is enabling developers to "invade" residential communities and significantly change them. An example of this is Mount Pleasant which has changed enormously over the last few years, not only along major roads but within residential streets and avenues. This has led homeowners to have to use the courts to support the legal Restrictive Covenants" to preserve their communities when the city ignores these RC's and still grants development permits and eventually building permits. In some areas the developers have also tried to as the city to change the land use to DC and in such prohibit the development of a "single family dwelling".

It appears as if the previous city council's ideas have gone off the rails in the implementation in older communities.

For Example -Current development of affordable housing:

In the last few years development permits for several new multi-family housing developments within the LAP and immediately surrounding the Rosedale "Single-Detached Special Study Area have been granted totaling 631 dwelling units, which are more dwelling units than the entire community of Rosedale.

Part of the city's plan in going for Residential-Grade-Oriented (R-CG) land use designation was to increase housing supply and address "missing middle" housing gaps. Clearly this ongoing development shows that there is currently a large supply of affordable dwelling units being built in areas immediately adjacent to Rosedale **where the land use encourages such development.** The city should not overlook the North Hill Local Area Development Plan, Rosedale Single-Detached Special Study Area and the specific Heritage Guidelines nor other areas that have previously been R-C!.

- 1621 3 St NW DP2024-047416 (Crecent Heights)
 - New: Dwelling Units, Retail and Consumer Service (1 building)
 - 6-storeys (28 metres) in height
 - A mixed use building including, 2500 m2 of retail with **105 dwelling units**
 -
- 636 16 Av NW DP2025-02217 (Mount Pleasant)

- New: Dwelling Unit, Retail and Consumer Service (1 building)
- 6 storeys (26 metres) in height
- A mixed use building including, 620 m2 of retail with **100 dwelling units**

- 836 16 AV NW and 912 16 AV NW DP2023-04992
 - New: Dwelling Unit (2 buildings), Retail and Consumer Service
 - Two 12-storey buildings with a maximum building height of 44 metres for each building
 - 2 buildings, totaling 20,136 square metres in size with **220 dwelling units**

- 1015 17 AV NW DP2025-01404 (Mount Pleasant)
 - New: Multi-Residential Development (1 building), Accessory Residential Building (2 Pergolas);
 - 6-storey (21.0 metres in height); and
 - **206 Units.**

So, Yes I am in favor of the cities **Proposed Citywide Rezoning Change** to repeal the citywide “Blanket” rezoning policy passed in May 2024

Thank you for your attention to this matter.

Sincerely,

Douglas Christie



Public Submission

CC 968 (R2026-02)

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First name [required] **Gord**

Last name [required] **Strasdin**

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**

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Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

2026Submission.docx

ATTACHMENT_02_FILENAME

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

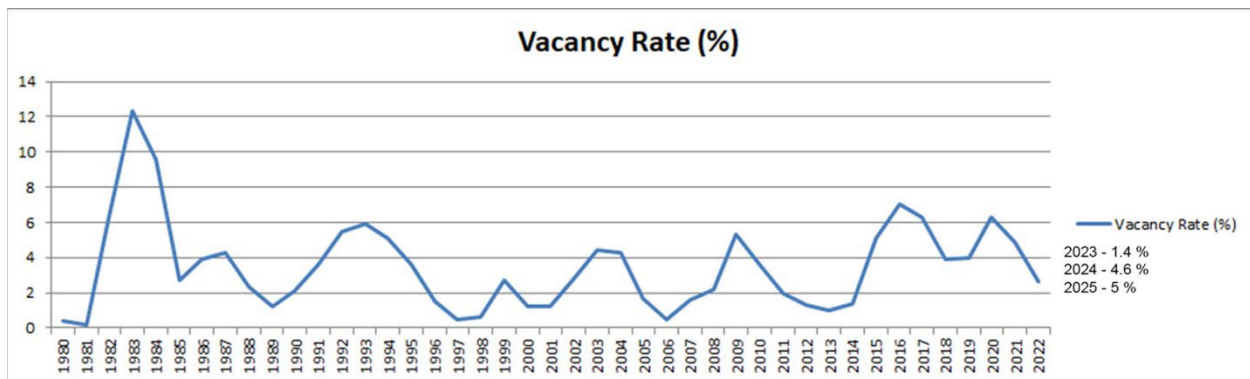
Greetings,

I am writing to ask you to make your vote at the end of the public hearing firmly to repeal the zoning bylaw and return city zoning to what was in place prior to August 2024.

Never say never and never say always is a saying that refers to absolute and limited comments, however I think it is applicable here. Blanket policies are always bad and should never be put in place. Blanket policies produce unintended consequences, and in this municipal context, the blanket policy pits neighbours against neighbours and residents against developers.

The Supreme Court of Canada recently voted to block a proposed blanket policy. The reasoning was that a hypothetical situation was presented that demonstrated how the blanket policy could produce an unintended consequence. The proposed policy was to have minimum sentencing for possession of child pornography. As revolting as child pornography is, the decision was prudent to prevent a wrong consequence. This does not diminish the need for appropriate sentencing in the vast majority of cases, but it gives the necessary latitude.

The blanket zoning policy approved by City Council in 2024 has in some discussions been credited with alleviating a housing shortage or housing crisis since we want to use that term to gain license. (I think the word should be included in the never say never group) I think the following graph with all data from CMHC, demonstrates that in fact it is simply market response. In 2013 / 2014 the availability was very similar to 2023, and the pattern in the following years was also similar. Housing starts doubled in 2014 and 2015, a predictable market response, and housing starts jumped in 2024 and 2025, again a market response. This has been the pattern repeatedly; the blanket policy created conflict and anger but it cannot be given credit for creating availability.



The blanket policy did not solve a problem, but it created some. The circumference of the block I live on, has changed from 39 single detached homes and a small church to 34 single homes and 96 new addresses. Most of the new addresses at the time of this writing are approved but not yet occupied. This will have a very significant impact to our homes and our right to peaceful existence.

The magnitude of change goes beyond the number of new residents, I no longer have access to documents related to a 2022 proposed development at 956 Radnor Avenue by Keystone Architects, but you do so feel free to fact check me. Going by memory, the City Planning response included a +/-170 meter upgrade to the water service and I believe a 540 meter to electrical service. This was for 65 units, so when will we need a utility upgrade to accommodate this increase in residents, and who pays for it. The utilities were designed for R-C2, should any development with more than 2 addresses bear the cost?

The MDP and the LAPs repeatedly include the requirement for new developments to be architecturally sensitive and be designed to fit into the existing neighbourhoods. This has been a grandly ignored requirement.

In my opinion, the MDP and the LAPs should be used by City Planning as MAXIMUM developments. Many of the new developments are to the maximum allowable so in fact they have become the norm, not the exception.

Building codes and bylaws should be the MINIMUM, not the standard, yet they have become the standard. Parking is not only routinely at the .5 minimum, but routinely at the minimum size of 2.5 meters or 8'2". This is somehow is considered a parking space. We own a compact Mazda 3 that measures 7'6" mirror to mirror. The car would fit into the space but it would be a challenge to open the doors.

There is an eight unit development at 967 15 Ave NE, that has been occupied for months. This picture shows how well the parking stalls are used. Not a single tire track to any of the stalls and 2 bins that live in front of one.



I would like to circle back to the comments on the Supreme Court decision.

It is my opinion that the proposed blanket policy was wrong. I believe what is required is that judges be given better direction to apply appropriate sentences. Similarly in regard to blanket zoning, I believe that policy is wrong. I also believe City Planning should be given better direction to assess maximum allowed stands and minimum codes and bylaws.

Please fully repeal the zoning policy approved by the previous City Council. Blanket policies do not work, but do cause consequences.

Gord Strasdin

1423 Remington Rd NE Calgary AB T2E5K4





Public Submission

CC 968 (R2026-02)

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First name [required] Mark

Last name [required] Klingbeil

How do you wish to attend?

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

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

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

City wide RCG rezone Mont 022726.pdf

ATTACHMENT_02_FILENAME

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

February 27, 2026

City of Calgary Council

RE: RC-G rezoning city-wide – Montgomery area city block experience

We are writing to oppose the current RC-G blanket rezoning, specifically as it applies in Montgomery. Four years ago, we built a new bungalow and a laneway suite on our RC-1 lot in this community. Since then, numerous duplexes were built on this block with a new RC-2 zoning. These new cookie cutter, big box duplexes do not fit into the neighborhood context and the character of the block. So, in four years, we have seen a shift to 4x the previous density (4 units under RC-2).

For two years, we have had this new RC-G zoning, to allow for taller 8 unit multiplexes, including on 6000 square foot steep-slope, hilly lots in the middle of suburban city blocks. These lots are not typically near commercial areas and not in a transit/LRT friendly area.

Developers are doing what they want on a single lot, with little scrutiny, what they could not do on a larger project. A 100,000 sq ft residential development would require a detailed neighborhood plan, address issues like infrastructure and affordable housing, and be thoroughly planned and reviewed. Yet in Montgomery, we have a single developer who has bought over 15 single 6000 sq ft lots (90,000+ sq ft) and built massive duplexes at a selling price of over \$1,000,000 per half duplex.

As an aside, let's also consider the City's indifference to residents' concerns regarding the builders operating in the area and their disrespect for the neighbors and the neighborhood. Examples include: destroying alley gravel and grades, unnecessarily blocking streets and alleys, overflowing garbage bins (which blow throughout the neighborhood), garbage thrown around the neighborhood, damaging neighbor's fencing, and construction debris including lumber, nails, metal, soil, sod, etc. left in the alley and street. As well as: un-shored excavations collapsing neighbor's properties, temporary fencing falling across public sidewalks, no snow shoveling or clearing their mud and debris from public areas, etc. The builders seem to violate health and safety rules for the workers; we often see workers on these 3 story roofs without fall protection.

The increase to 8x the density is an unprecedented affront to the character of these blocks and this neighborhood. This is NOT the so-called missing middle of density, it is just massive multiplex density. It is driven by maximal profit developers who do not care about the neighbors and will not have to live with the consequences of their development.

Under the new RC-G zoning there are two representative examples close to us of new 8+ unit multiplex builds. One corner rowhouse at 4799 Montalban Ave NW priced at \$4.95 million for 9

units and one midblock 2 building 8 unit build at 4932 21 Avenue priced at \$3.1 million. Please drive by these to see, in real life, how they violate the neighborhood. And as a testament to the insanity of RC-G zoning in a quiet cul-de-sac in Montgomery which now has one house; take a look at the development application currently in progress for a 17 unit 2 building multiplex at 5220 20 Avenue NW. In the future, if one unit in this complex catches fire, the entire complex will quickly become an inferno. Even if the rear alley and front cul-de-sac are not clogged with parked vehicles and City bins, the fire department will not be able to access this complex before tragedy strikes. These are real examples of what blanket rezoning has allowed.

On another issue, the excavations for these projects have and will collapse neighboring properties - because the City does not take any responsibility for the safe development, and Occupation Health and Safety does not proactively handle this long-standing issue. People have died in Calgary due to unsafe excavations allowed by the City, but the City refuses accountability for the problems its development approvals create. Even though the City is happy to collect all of the increased property taxes such developments create, the City will not deal with all of the neighborhood problems such developments create. Irresponsible builders will continue their disrespect for the existing neighborhood and all of those that reside in it.

As a proponent of smart increased density, it is frustrating that the City has let the density pendulum swing so far to one side.

Based on our four-year experience living in the Montgomery community context, the RC-G over RC-2 zoning has meant:

- Previously encouraged City densification options like laneway suites (a number of them have been built), and RC-2 duplexes (most new builds) are moot under RC-G.
- Taller buildings reduce: privacy, solar saturation, surface airflow (cooling breezes).
- Higher surface coverage of lots with buildings (60% vs 45%), reduces natural rain saturation, wildlife, mature trees.
- Turns all older (affordable) homes into teardowns, one lot at a time. This also incentivizes disrepair.
- Increased neighborhood conflict over parking, traffic congestion, noise, lack of space, rainwater flow and privacy.
- Densification has not increased affordability; it has decreased it. Older houses that were \$600,000 (owned and rented) are replaced with two \$1,000,000 half duplexes.
- Disruption to the neighborhood with construction activities including unsafe excavations collapsing neighboring properties.
- Our past decision, based on what appeared to be the City's thoughtful gentle density objectives, to build a new house and a laneway on a lot in Montgomery is undermined.
- In cases where a new build is actually subject to a development permit, the City process typically ignores resident and community association feedback, resulting in a "pretend" consultation.

It defies common sense that an RC-2 zoning was not good enough for redevelopment, with its 4x increase in density, and that an 8x increase in density under RC-G is in place. It basically abandons thoughtful neighborhood planning which would balance resources with community desires and needs. Please consider the unique nature of the Montgomery community with many 1950's built small bungalow lots ripe for redevelopment, and what many 8+ unit new builds do to the community. Also note the City's current South Shaganappi Communities Redevelopment Engagement booklet, where it clearly shows many blocks as not suitable for high density projects.

Montgomery was already seeing large increases in density under RC-2. Traffic congestion during rush hour on the main access routes of 16th Avenue, Bowness Road, and Home Road is bad; multiplex density will make it intolerable. Pushing RC-G multiplex density onto an existing RC-1 designed community and infrastructure without a comprehensive, specific community plan seems misguided.

For all of the reasons listed above, we object to blanket RC-G zoning for this community.

Yours truly,

Mark and Vivian Klingbeil

Unaffordable 2x density does not fit the neighborhood



RC-2 duplexes built 2023 in Montgomery (10 metres tall)

Affordable 4x density fits the neighborhood



RC-2 duplex with secondary suites (4 plex) built 2023 in Montgomery (**not** 10 metres tall)

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] Error on my public submission Feb 7, 2026 about 3:30pm
Date: Friday, February 27, 2026 4:13:32 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

[Report Suspicious](#)

I inadvertently clicked the opposed box. As my submission attachment indicates, I am against blanket rezoning and in favor of the "proposed citywide rezoning change".

Please adjust my submission to "in favour".

Thanks,
Mark Klingbeil



Public Submission

CC 968 (R2026-02)

PROTECTION OF PRIVACY ACT

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

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First name [required] **Sheryl**

Last name [required] **Highet**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed City Wide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in highly in favour of returning to low density residential zoning.



Public Submission

CC 968 (R2026-02)

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First name [required] James

Last name [required] Highet

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

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[required] - max 75 characters

Proposed City Wide Rezoning 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)

Bring Back low density zoning.



Public Submission

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First name [required] Vivian

Last name [required] Klingbeil

How do you wish to attend?

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

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

City wide RCG rezone Mont 022726.pdf

ATTACHMENT_02_FILENAME

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

February 27, 2026

City of Calgary Council

RE: RC-G rezoning city-wide – Montgomery area city block experience

We are writing to oppose the current RC-G blanket rezoning, specifically as it applies in Montgomery. Four years ago, we built a new bungalow and a laneway suite on our RC-1 lot in this community. Since then, numerous duplexes were built on this block with a new RC-2 zoning. These new cookie cutter, big box duplexes do not fit into the neighborhood context and the character of the block. So, in four years, we have seen a shift to 4x the previous density (4 units under RC-2).

For two years, we have had this new RC-G zoning, to allow for taller 8 unit multiplexes, including on 6000 square foot steep-slope, hilly lots in the middle of suburban city blocks. These lots are not typically near commercial areas and not in a transit/LRT friendly area.

Developers are doing what they want on a single lot, with little scrutiny, what they could not do on a larger project. A 100,000 sq ft residential development would require a detailed neighborhood plan, address issues like infrastructure and affordable housing, and be thoroughly planned and reviewed. Yet in Montgomery, we have a single developer who has bought over 15 single 6000 sq ft lots (90,000+ sq ft) and built massive duplexes at a selling price of over \$1,000,000 per half duplex.

As an aside, let's also consider the City's indifference to residents' concerns regarding the builders operating in the area and their disrespect for the neighbors and the neighborhood. Examples include: destroying alley gravel and grades, unnecessarily blocking streets and alleys, overflowing garbage bins (which blow throughout the neighborhood), garbage thrown around the neighborhood, damaging neighbor's fencing, and construction debris including lumber, nails, metal, soil, sod, etc. left in the alley and street. As well as: un-shored excavations collapsing neighbor's properties, temporary fencing falling across public sidewalks, no snow shoveling or clearing their mud and debris from public areas, etc. The builders seem to violate health and safety rules for the workers; we often see workers on these 3 story roofs without fall protection.

The increase to 8x the density is an unprecedented affront to the character of these blocks and this neighborhood. This is NOT the so-called missing middle of density, it is just massive multiplex density. It is driven by maximal profit developers who do not care about the neighbors and will not have to live with the consequences of their development.

Under the new RC-G zoning there are two representative examples close to us of new 8+ unit multiplex builds. One corner rowhouse at 4799 Montalban Ave NW priced at \$4.95 million for 9

units and one midblock 2 building 8 unit build at 4932 21 Avenue priced at \$3.1 million. Please drive by these to see, in real life, how they violate the neighborhood. And as a testament to the insanity of RC-G zoning in a quiet cul-de-sac in Montgomery which now has one house; take a look at the development application currently in progress for a 17 unit 2 building multiplex at 5220 20 Avenue NW. In the future, if one unit in this complex catches fire, the entire complex will quickly become an inferno. Even if the rear alley and front cul-de-sac are not clogged with parked vehicles and City bins, the fire department will not be able to access this complex before tragedy strikes. These are real examples of what blanket rezoning has allowed.

On another issue, the excavations for these projects have and will collapse neighboring properties - because the City does not take any responsibility for the safe development, and Occupation Health and Safety does not proactively handle this long-standing issue. People have died in Calgary due to unsafe excavations allowed by the City, but the City refuses accountability for the problems its development approvals create. Even though the City is happy to collect all of the increased property taxes such developments create, the City will not deal with all of the neighborhood problems such developments create. Irresponsible builders will continue their disrespect for the existing neighborhood and all of those that reside in it.

As a proponent of smart increased density, it is frustrating that the City has let the density pendulum swing so far to one side.

Based on our four-year experience living in the Montgomery community context, the RC-G over RC-2 zoning has meant:

- Previously encouraged City densification options like laneway suites (a number of them have been built), and RC-2 duplexes (most new builds) are moot under RC-G.
- Taller buildings reduce: privacy, solar saturation, surface airflow (cooling breezes).
- Higher surface coverage of lots with buildings (60% vs 45%), reduces natural rain saturation, wildlife, mature trees.
- Turns all older (affordable) homes into teardowns, one lot at a time. This also incentivizes disrepair.
- Increased neighborhood conflict over parking, traffic congestion, noise, lack of space, rainwater flow and privacy.
- Densification has not increased affordability; it has decreased it. Older houses that were \$600,000 (owned and rented) are replaced with two \$1,000,000 half duplexes.
- Disruption to the neighborhood with construction activities including unsafe excavations collapsing neighboring properties.
- Our past decision, based on what appeared to be the City's thoughtful gentle density objectives, to build a new house and a laneway on a lot in Montgomery is undermined.
- In cases where a new build is actually subject to a development permit, the City process typically ignores resident and community association feedback, resulting in a "pretend" consultation.

It defies common sense that an RC-2 zoning was not good enough for redevelopment, with its 4x increase in density, and that an 8x increase in density under RC-G is in place. It basically abandons thoughtful neighborhood planning which would balance resources with community desires and needs. Please consider the unique nature of the Montgomery community with many 1950's built small bungalow lots ripe for redevelopment, and what many 8+ unit new builds do to the community. Also note the City's current South Shaganappi Communities Redevelopment Engagement booklet, where it clearly shows many blocks as not suitable for high density projects.

Montgomery was already seeing large increases in density under RC-2. Traffic congestion during rush hour on the main access routes of 16th Avenue, Bowness Road, and Home Road is bad; multiplex density will make it intolerable. Pushing RC-G multiplex density onto an existing RC-1 designed community and infrastructure without a comprehensive, specific community plan seems misguided.

For all of the reasons listed above, we object to blanket RC-G zoning for this community.

Yours truly,

Mark and Vivian Klingbeil

Unaffordable 2x density does not fit the neighborhood



RC-2 duplexes built 2023 in Montgomery (10 metres tall)

Affordable 4x density fits the neighborhood



RC-2 duplex with secondary suites (4 plex) built 2023 in Montgomery (**not** 10 metres tall)



Public Submission

CC 968 (R2026-02)

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First name [required] **Dr. Barbara**

Last name [required] **Guthrie**

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have lived in Capitol Hill for 24 years and this was a lovely community with steady but gradual increase in housing density that did not create excessive traffic congestion. Then Naheed Nenshi and City Council passed a motion to put in bike lanes on both sides of 24th Avenue N.W. despite the fact that a 1.2 million dollar feasibility study said this was NOT a good idea. The bike lanes are rarely used but this has effectively cut the parking along 24th Avenue in half and narrowed the road, which is the only direct access through the neighbourhood from 14th Street to Crowchild Trail. With the advent of blanket rezoning which was overwhelmingly opposed by the citizens of Calgary, there is constant construction along 24th Avenue and no parking was required to be provided by the developers doing the new builds. The congestion along 24th Avenue is appalling and will only get worse and worse as more people move in to the huge number of new multi-family buildings. The only access to public transit is along 19th Street N.W. which is not readily accessible to most of these new builds and the bike lanes are useless most of the year due to our long winters and lack of residential snow removal and the existence of another bike route alongside Confederation Park and the golf course. In short, the blanket rezoning has destroyed the ambience, accessibility and property values in Capitol Hill. If I could find comparable housing in an area that has not been decimated by the blanket rezoning and afford to move out of this formerly picturesque neighbourhood, I would do so in a heartbeat. Council needs to stop this madness immediately !!!



Public Submission

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First name [required] Kim

Last name [required] McLean

How do you wish to attend?

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

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

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"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 the plan to reverse the Rezoning for Housing. In my community, this has been a disaster. Instead of single family homes, small apartments and duplexes, we now have whole streets that look like public row housing from the 1990's. Tearing down a home whose current value was \$700 000 and replacing it with 4 or 6 attached houses worth 1 million plus only serves to increase revenue for the city through taxes and make developers rich. The quality of these homes is shameful. Many houses look directly into the house in front of it, no green patches or shrubbery at all, only concrete, front stairs that touch the city sidewalks, no parking at all, making driving through the neighbourhood like a game of car jenga. I have seen whole streets of 30 year old trees torn down and not replaced so that they are now treeless and soul less. 10 years from now they are going to fall apart. We have watched some being built with drainage going directly into the foundation, front stairs that do not connect to the house and covered up with wood and siding that doesn't meet, leaving gaps for water. There have been no infrastructure supports put in place and I know of several families who now have sewer back-ups which they never had before. This was a knee jerk reaction for the city to get fast money , not a strategic plan to meet growing needs. Maybe you should invite transit, police, fire and school boards to the table so you can plan intelligently for the future. You are work in silos, and it shows in how this Zoning has been carried out. The more my taxes go up, the less I get for my money. I thought at least I lived in a nice neighborhood but that too is gone.



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First name [required] **Linda**

Last name [required] **Samson**

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

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

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[required] - max 75 characters

As a resident of Thorncliffe Community, I am not in favour of Blanket Rezon

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

In opposition

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] Paul

Last name [required] Housley

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Let's get back to doing the work at City Hall NOT blanket zoning. This idea might be cost-effective and generate more in tax but it looks to me like lazy government policy. Let's make good decisions based on relevant information. Happy to see this changed and zoning return to how it was pre-May 2024. If you own a home in Calgary, you have. invested heavily in the housing market let's protect those investments. Not cool changing the rules of the game in the middle of it



Public Submission

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First name [required] Kevin

Last name [required] Dunford

How do you wish to attend?

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

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Public Submission

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Proposed Citywide Rezoning Change

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

In opposition

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Re: Proposed City-Wide Redesignation from R-CG to R-C1

Mayor and Members of Council,

I am a long-term Calgary homeowner writing regarding the proposed city-wide redesignation from R-CG to R-C1.

My concern is grounded in planning stability and long-term policy alignment.

Calgary has recently adopted planning frameworks and housing strategies that emphasize increased housing supply, flexibility, and alignment with provincial and federal housing objectives. The R-CG district was part of that broader direction.

Reversing this approach so soon introduces uncertainty into the land use system. Stability and predictability are foundational to effective planning. Property owners, builders, and long-term residents rely on consistent policy direction when making decisions that span decades.

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

Frequent shifts in zoning policy risk:

Undermining confidence in Calgary's planning framework

Creating uncertainty for homeowners and investors

Complicating alignment with federal housing supply initiatives and funding commitments

Even for homeowners who do not intend to redevelop, zoning flexibility represents long-term optionality. Removing that flexibility city-wide reduces predictability and may have unintended economic consequences.

I respectfully encourage Council to carefully consider the long-term governance and credibility implications of reversing a recently adopted city-wide land use framework.

Thank you for your consideration.



Public Submission

CC 968 (R2026-02)

Sincerely,
Kevin Dunford
North Haven



Public Submission

CC 968 (R2026-02)

PROTECTION OF PRIVACY ACT

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First name [required] **Shelley**

Last name [required] **Trigg**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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

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Sincerely,
Shelley Trigg
North Haven



Public Submission

CC 968 (R2026-02)

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First name [required] Kevin

Last name [required] Dunford

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)

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Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am resubmitting this form because I believe I accidentally typed the wrong date of the meeting.
Sorry for any inconvenience.

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Public Submission

CC 968 (R2026-02)

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Sincerely,
Kevin Dunford
North Haven



Public Submission

CC 968 (R2026-02)

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First name [required]

Kathy

Last name [required]

Buchanan

How do you wish to attend?

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

Council

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Mar 23, 2026



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 bylaw

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As part of this process and those going forward please consider adding the following to development regulations regardless of zoning:
Require adequate off-street parking (at minimum 1 off street parking space per unit)
Requires adequate off street/out of alley storage space for 3 waste bins per unit
For single or multi units ensure frontage is adequate for proper alignment of waste bins on pick up days alongside the property (ie 3.6 m per unit- 2 bins worth) along street or alley frontage to accommodate waste removal days safely)
Ensure ample green space percentage of surface to accommodate drainage/absorption/storage and melt of precipitation without adding to runoff into sewage system and waterways

I believe developers could be more creative (and modest) in their plans to build for the specific lots. This could allow for later consideration of more density without overstraining parking, waste bins, and street runoff infrastructure. I believe this is where concerns around density derive from



Public Submission

CC 968 (R2026-02)

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First name [required]

Will

Last name [required]

Matthews

How do you wish to attend?

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

Council

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Feb 23, 2026



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

In favour of full repeal of blanket rezoning



Public Submission

CC 968 (R2026-02)

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First name [required]

Mark

Last name [required]

MacDonald

How do you wish to attend?

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

Council

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Mar 23, 2026



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Blanket Rezoning

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

In opposition

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Responsible growth is better served if the city commits to target zones within communities where multi-unit developments are together. Allowing these developments in the middle of communities with single family dwellings creates parking issues and damages the character of neighborhoods.



Public Submission

CC 968 (R2026-02)

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First name [required] Greg

Last name [required] Yaskiw

How do you wish to attend?

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

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

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Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

blanket rezoning letter.txt

ATTACHMENT_02_FILENAME

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

Dear Mayor and Councillors

My name is Greg Yaskiw and have lived in Haysboro for 60 years. I would like to say I'm in favour of full repeal of blanket rezoning with no amendments.

I would like to talk about a couple of things. First the amount of anxiety this has created for myself and many neighbours is something I think you can agree was not required. We have enough in today's world not to be worrying about what may be built beside or across the street. Generally Haysboro was not designed or engineered back in 1956 to be high density, it has pockets that were thought about way back then to accommodate this, which is great. We all bought then and now for the larger lots and single family homes that make up the neighbourhood.

I'm not sure if the change to lot setback dimensions was part of BUZ but this is a big part of the problem with trying to change an existing neighbourhood to match the newer ones with higher density. The newer districts are engineered and designed from the beginning to accommodate this. Everything looks nice and cohesive, well put together. With trying to re-engineer and design an existing neighbourhood to match you only create a mishmash of homes. Example; when a new 2 build HGO (8 units) per building is built 3 metres away from the city sidewalk beside an existing single family bungalow that is 10 metres away it looks out of place, makes the street look terrible. I know that one day the street would look good when they all match the 3 metres, but that takes time. Do you think the existing properties/people need to deal with that?. Or even worse what about corner lots, where the building can be rotated 90% to accommodate a row house/townhouse. That poor little bungalow that sits in that shadows of this huge building which the neighbourhood was not designed for. Or me that has a wonderful view that would be lost down the street from my front window.

Now lets talk infrastructure. Existing neighbourhoods like Haysboro with 70 year old pipes can not handle the high density that BUZ would bring. Lets look at the 16 unit HGO, lets say there are 32 washrooms minimum, lets say 50% are in use at the same time plus existing homes. Do you think the sewer line can handle this?. I know for a fact that my alley has 2 known locations where the sewer line has collapsed and will be fixed sometime(TBD). You ask how do I know this, well last fall(2025) our toilets started flowing backwards as the main line was being hydrovac'd and scoped. Most existing neighbourhood do not have back flow valves(BFV) on their sewer lines. I believe new neighbourhood do. So when this was happening I and a bunch of neighbours ran out to see and talk to the hydrovac operator who stated that there was two spots that would require fixing with rubber liners. I get this, cheaper more cost effective but smarter i do not know. In my mind, putting a rubber liner in an existing pipe decreases the diameter which decreases capacity and now you want to add more density. Asking for more trouble.

So again, I'm in favour of a full repeal of BUZ with no amendments.

Thank you for your time and understanding
Greg Yaskiw



Public Submission

CC 968 (R2026-02)

PROTECTION OF PRIVACY ACT

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First name [required] **Klaas**

Last name [required] **Deemter**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Writing to support the reversal of the Rezoning for Housing bylaw. As written, this bylaw permits the radical reshaping of neighbourhoods by allowing housing units that do not fit the character of the neighbourhoods, destroying adjacent home owners property values. I would be in support of a more modest change that would limit the height and size of an infill property. The rules need to acknowledge that parking is important and residents won't use transit or bicycles for 90%+ of their trips, so don't allow reduced parking. It becomes a nightmare for everyone else.



Public Submission

CC 968 (R2026-02)

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First name [required] **Linda**

Last name [required] **Steen**

How do you wish to attend?

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CC 968 (R2026-02)

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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 writing with enthusiastic support of the proposal for Calgary City Council to restore the low-density residential zoning that existed prior to the city-wide rezoning for housing that came into effect on August 6, 2024.

I have lived in the Banff Trail neighbourhood in northwest Calgary for over 40 years. Since the rezoning, our community has seen a rapid increase in higher-density redevelopment. In several cases, single-family homes on our street have been replaced with multi-unit developments, bringing months of demolition and construction activity. Residents are experiencing constant construction noise, increased traffic on previously quiet residential streets, and frequent road and lane closures for building activity and utility work. Parking has also become more limited as new multi-unit developments bring significantly more vehicles to streets that were not designed for that level of density.

While I understand the need to address housing supply, the pace and scale of redevelopment have affected the character and livability of our neighbourhood and reduced the quality of life for many long-term residents.

I strongly support restoring the previous low-density residential zoning. Returning to those zoning designations would help protect the character of established neighbourhoods while still allowing the city to pursue housing solutions in areas better suited to increased density.

Thank you for considering my comments.



Public Submission

CC 968 (R2026-02)

PROTECTION OF PRIVACY ACT

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

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First name [required] **Francis**

Last name [required] **Levesque**

How do you wish to attend?

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

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Council is considering repealing the citywide Rezoning for Housing bylaw approved in May 2024 and restoring the old low-density residential zones. I respectfully urge Council NOT to restrict modest residential density in established neighbourhoods.

1. Housing Supply and Choice

Calgary is one of Canada’s fastest-growing cities. Limiting housing forms such as duplexes, rowhouses, and townhouses reduces supply and choice at a time of sustained demand. These “missing middle” homes provide attainable ownership and rental options for families, seniors, and young professionals without requiring high-rise development. They allow gradual, compatible change while preserving neighbourhood character.

2. Fiscal Responsibility and Property Taxes

Densification strengthens Calgary’s assessment base by creating more taxable units on already serviced land. This improves tax revenue without proportionally increasing service costs or requiring extension of costly infrastructure. Restricting units per lot shifts growth outward, increasing long-term costs for roads, utilities, transit, and maintenance — pressures that ultimately contribute to higher property taxes for all Calgarians.

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

3. Efficient Use of Existing Infrastructure

Mature communities already have water, sewer, transit, and road networks. Sensible infill maximizes return on these investments, delaying or averting the need for new capital expenditures. Curbs on density reduce this efficiency and divert growth to greenfield areas where infrastructure costs per capita are higher.

4. Policy Stability and Time-Efficiency

Frequent policy reversals consume significant administrative time and create uncertainty for residents, planners, and developers. Council engaged in a lengthy process to approve Rezoning for Housing in 2024; reversing course now adds delays and discourages responsible investment while detracting staff capacity from other planning priorities.

5. Neighbourhood Compatibility

Thoughtful grade-oriented infill can be designed to respect existing context, landscap-



Public Submission

CC 968 (R2026-02)

ing, and street character. Many Calgary neighbourhoods already accommodate duplexes and small multi-unit builds seamlessly. The “missing middle” is not about high-density high-rise development, but about expanding options while maintaining the heart of established areas.

For these reasons, I encourage Council to maintain the core intent of citywide rezoning and avoid changes that would reduce housing flexibility in established areas.

Thank you.



Public Submission

CC 968 (R2026-02)

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First name [required] **Allan**

Last name [required] **Reid**

How do you wish to attend?

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

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Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This rezoning change will return my neighbourhood to a designation that is consistent with its intended density and will remove the threat that the Blanket Rezoning had created.



Public Submission

CC 968 (R2026-02)

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First name [required] Marc

Last name [required] Strous

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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against the proposal and would like to propose that if the proposal would still move forward, the costs to the city will be fully paid by increasing the property tax. Costs may for example consist of missing out on federal subsidies/grants and costs of building and maintaining additional infrastructure supporting the resulting additional sprawl.



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First name [required] **Chelsea**

Last name [required] **Hughes**

How do you wish to attend?

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

In favour of this proposal because the blanket rezoning has the real potential of allowing higher-density builds without neighbourhood-specific review, reducing residents' ability to shape changes that directly affect traffic, parking, and infrastructure. It does not guarantee affordable housing, as new units are typically market-priced while increasing land values and redevelopment pressure. Finally, blanket rezoning risks overloading existing services (schools, roads, utilities) without clear, funded plans to upgrade infrastructure in step with density increases.



Public Submission

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First name [required] Wendy

Last name [required] Pelletier

How do you wish to attend?

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in Briar Hill and our community has been included in the rezoning. I feel as though we were given a "false bill of goods" in that there has not been any attempt in our community to increase affordability. One single lot sells for anywhere between \$850,000 and over one million. The house is destroyed (more debris in landfills) and if 2 infills are put on the lot, they sell for well over 1,000,000.00 each. That means the developer and builder are profiting, This is not affordability. Also, our 1950's infrastructure has not been updated and our water system/electricity grid is being taxed. Our sidewalks and roads are already substandard due to all the construction in the neighbourhood. Parking is going to be an issue with an increase in the number of vehicles parked as a result of multi-family housing. Trees are being destroyed inspite of the city once declaring a climate emergency. It also seems that now we are seeing a "glut" in condos and other housing. Our parks are disappearing (such as Richmond Green). No new fitness facilities are being built in the inner city and yet, our taxes are going to create beautiful neighbourhoods in the suburbs. There are areas in the city that may be more suitable to rezoning but inner city communities (1940's and 1950's) are being changed dramatically by rezoning and impacting the neighbourhood sense of community.



Public Submission

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First name [required] Susan

Last name [required] MacKenzie

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 translator needed

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

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CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

Letter to council.docx

ATTACHMENT_02_FILENAME

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

Thank you for letting us in the affected neighbourhoods have a say in our future!

Dear Mayor Farkas and members of City Council,

I have lived in Strathcona Park for 44 years – in my first starter home for 8, and my current one for 36. My late husband and I liked the neighbourhood from the start with its variety of housing options.

This brings me to the point of rezoning. Strathcona was built with varying needs in mind – we have multi-family condos, duplexes, and starter homes on smaller lots, as well as larger homes at the entrance to the neighbourhood. This mix has made this area of town desirable to live in, so rezoning is not needed as we already have a variety of dwellings. I see no need to rezone the single-family areas for four-plexes or any other combination.

Strathcona is an older neighbourhood, but if time was spent examining the current homes, the ones under consideration for rezoning have been kept up and renovated over the years to maintain the quality and esthetics and even improved upon them from when they were new.

When we bought our homes, the zoning was R-1 – that’s why we bought them – to ensure lasting economic value and stability of the architectural controls. I have seen the mishmash of condos mixed in with houses along 45th Street, 37th Street, and anywhere near a C-Train station. Not an attractive look at all. This is the reason people buy single-family homes in established neighbourhoods – the attractiveness of the area, cohesion of design, and control of overcrowding and parking issues.

The two schools in this area are already at capacity, traffic in the neighbourhood is a constant topic among residents, and 69th Street has become quite a freeway as it has also become an access corridor to the new West Ring Road. Adding more density to this neighbourhood and other established areas is only going to cause more over-crowding of our current facilities.

Last summer the street across from mine had a water main failure that lasted for a week and many streets, including mine, had no water services. Ageing infrastructure, as we are currently facing yet again in Bowness, means that adding more density and usage is going to cause more water supply issues.

I don't believe the previous city council should have imposed these changes on long-term residents; I don't believe a council should even have this kind of power. Why even have zoning restrictions if they are going to be ignored and / or changed at the whims of council members, most of who don't even live in the affected areas?

There are plenty of houses being built in outlying areas and even in my part of town. Living near Aspen Landing I have been watching the extremely population dense area being built on the southeast corner of 17th Avenue and 85th Street, as well as the West 85th area in West Springs. Paskapoo slopes is also extremely dense with hundreds of new condos and homes. I see no need to start rezoning Strathcona with all this construction around us. I have also driven around the city the last few weeks and empty lots are everywhere from the removal of previous commercial buildings.

Thank you for your time and please record my vote to approve bringing back the low-density residential zones that existed prior to the previous council's changes made in May 2024.

Susan MacKenzie



Public Submission

CC 968 (R2026-02)

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First name [required] Mark

Last name [required] Pavey

How do you wish to attend?

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

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

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Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly in favour of bringing back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024. We purchased our property based on these zoning laws, and our street does not have parking spaces available to accomodate multi-dwelling properties. Already our street is constantly full of cars parked along both sides of the street, which makes driving treacherous as there is no space for cars coming in opposite directions to pass each other. More multi-dwelling homes will make this problem worse and worse.



Public Submission

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First name [required] **Carrie**

Last name [required] **Wall**

How do you wish to attend?

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[required] - max 75 characters

Proposed Citywide Rezoning Change - In favour of REPEALING

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

C. Wall Rezoning March 2026.pdf

ATTACHMENT_02_FILENAME

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

Carrie Wall
104 Patterson Dr SW
Calgary, AB T3H3B2

March 1, 2026

City of Calgary
Mail Code 8007
PO Box 2100, Postal Station "M"
Calgary, AB T2P 2M5

Re: Re-zoning for Housing - Comments to Councillor Pantazopolous and City Council

In response to the 'Notice of Public Hearing on Planning Matters' correspondence mailed out by the City last week, I have summarized my comments associated with the re-zoning hearing taking place on March 23, 2026, and hope that my views will be considered.

As lifelong residents of Calgary, my husband and I have lived in Cambrian Heights, Mayland Heights, Rundle, Bowness, Highwood, Forest Lawn, Shaganappi and now Patterson. Housing types we have lived in included four-plexes, duplexes, townhomes and single family homes. Our experience and exposure to various neighbourhoods and types of housing, as well as our deep commitment to our City underlies the comments I share.

During the 2024 re-zoning hearing, we both spoke at the public hearing and wrote into the City with my views. We had and still have serious issue with the concept of blanket re-zoning. Having young adult children, we fully appreciate the need for housing of all types, but do not believe a blanket 'anything anywhere' approach is the solution. Not only does the current zoning not provide affordable housing, but it undermines those of us who have worked, earned and now own single family homes. The previous Council did an exceptionally good job of pitting residents against each other. The comment by former Coun. Walcott that single family homeowners should not be so 'selfish' was insulting at best, and grossly divisive at worst. We can and must do better than that.

People who purchased homes on what were RC-1 lots, allowed for one house on one lot. Blanket re-zoning breached that home purchase contract, changing the terms and conditions that underlie the largest investment in most people's lifetime. With blanket re-zoning, the possibility of a neighboring lot turning into 12 new units (with 4 main units, 4 basement suites, and 4 backyard suites), with parking only required for 4 vehicles, eroded the livability of the legacy homeowner. To suggest otherwise is deceitful.

The reality that everyone will abandon their cars in favor of walking, bikes or skateboards is fantasy. If someone wishes (and is able) to use a bike (or other) as their mode of transport, that is great. However, structuring all home builds to severely restrict vehicle use in a city like Calgary, expecting and imposing that on the broad population is not inclusive nor reasonable. Further, the City's current proposal for those parcels that remain/are zoned as RC-G does NOT propose changes to these parking minimums. We do not agree with this, and the absolute minimum requirement should be one stall per unit/suite (not 0.5).

Regarding infrastructure, not all neighborhoods can handle the incremental requirements on sewer, water, internet, and electrical requirements. Certain neighborhoods are in a better position to absorb this, and others simply not, or not without major/expensive infrastructure upgrades. We cannot be blind to this fact.

Admittedly, I have a rudimentary understanding of the former LAP process, which obviously was not working, or we'd not be where we are now. However, in an effort to manage our sprawl, and ensure we build and densify with respect, logic, and an eye for future needs, it would seem to me that engagement (REAL engagement) on a community by community basis is needed to establish where and how densification makes sense. Having lived in various communities across the city, each community has different levels of densification ability, and each has a different 'personality'. Please, let's not ignore this. We should NOT be forcing the same densification strategy everywhere.

In hindsight we know there was motivation by the former Council and Mayor to pass blanket rezoning regulations, given they had already signed up for funds from the 'Federal Accelerator Fund'. This federal funding, (per the letter from Sean Fraser, then federal Minister of Housing, to former Mayor Gondek), was available for 'affordable, inclusive and diverse housing that is low-carbon and climate resistant'. This agreement was ratified before the 2024 re-zoning hearing even started (what a waste of time and money). We would recommend the new Council and Mayor clarify what the current situation is as it relates to this funding, and what the implication of a 'walk back' on blanket rezoning would mean. This contract (without consultation with residents) is the worst stain on the previous leadership that I have ever seen in my lifetime in Calgary. It eroded trust enough to overturn Council in a way Calgary has never experienced. At least it shows democracy can still work.

As a sidebar to this conversation, we seem to have less and less single level homes being built for the aged and aging population. Complexes built with more than 600 - 800 square feet that could accommodate our aging population seem to have vanished. We have examples of complexes built in the 1990's throughout the City (ie. Sierras in Heritage, Tuscany, two in Signal Hill) that were great examples of enticing alternatives. These are 3 or 4 storey complexes with mainly single level apartments that were not sardine cans, tastefully done, that could entice seniors to sell their single family home and create a comfortable retirement home. A shoe-horned 600/700/800 sq foot apartment will not be enticing. One would think the market would help figure this out, but perhaps the City could encourage such build types. The boomers and those that follow are a large group, currently underserved, and it is no question that this issue feeds into some of the healthcare pressure we face in the province. We need to think beyond jurisdictional lanes, as hard as it is may be. Each jurisdiction clearly does not operate in a vacuum.

Calgary has many talented people that I am convinced can come up with solutions that are suitable on a more focused basis to provide relevant and compassionate solutions that do not strip our communities of their core character. This is critical to address current and future needs. Our view is that blanket re-zoning is an inappropriate, lazy and divisive way out, and a repeal with engaged planning is the only acceptable way forward.

We hold out hope that our new Council and Mayor will listen to citizens and will walk back the mess the former Council and Mayor forced onto residents, even after a the 2024 Public hearing told them otherwise.

Sincerely,

Carrie Wall



Public Submission

CC 968 (R2026-02)

PROTECTION OF PRIVACY ACT

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First name [required] **Barbara**

Last name [required] **Jenkins**

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 - written submission**

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

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



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I had planned to speak at these public hearings regarding blanket rezoning, having done so two years ago when I, like so many others, expressed being against it. I don't need to reiterate why I was, and remain, against it. People with much more knowledge about what it would do spoke, were ignored when blanket rezoning was pushed through, and have since been proven right in their predictions. Having recently learned about two City-related initiatives, I have decided not to bother speaking.

The initiatives I am referring to are:

- The Backyard Suite Incentive Program;
- A Zoning Bylaw including an "open parking strategy" which will eliminate minimum parking requirements for all forms of residential development.

I wish to repeat the second of the above: an "open parking strategy" which will eliminate minimum parking requirements - currently half a car per unit - for ALL forms of residential development, including apartment buildings!

These initiatives tell me that even if blanket rezoning is repealed, these new initiatives will create other means to continue building.

In 2024, it was claimed that "affordable housing" would be the outcome of blanket rezoning, which has been proven not to be the case.

The above two City-related initiatives will continue the trends of more (largely unaffordable) housing and inadequate parking, never mind what it is doing to congestion on the roads and the eyesores that have sprung up like mushrooms after the rain, forever altering, in some cases destroying, the unique characters of many Calgary neighbourhoods.

All of this in the name of "progress" which has eroded so many positive aspects of the Calgary I was born in, grew up in, and have lived in for 64 years.

I was hopeful about a new mayor and council but now I have to wonder if we aren't just going to plow ahead, using different bylaws, policies and mechanisms to justify continuing overbuilding.



Public Submission

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First name [required] **Maureen**

Last name [required] **Morgan**

How do you wish to attend?

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

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I object to my corner lot home being potentially rezoned from R-CG to R-C1 (80 Woodacres Drive SW). None of the other homes in this beautiful estate area across from a mountain view and Fish Creek Park would be re-zoned in this proposed way and this change would seriously prejudice my property value at resale time. I am handicapped and can't attend the meeting but you can call me at anytime at (403) 251-5704 with any questions.



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First name [required]

Mark

Last name [required]

Salkeld

How do you wish to attend?

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

CALGARY

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

Standing Policy Committee on Infrastructure and Planning

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Mar 23, 2026



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Rezoning for Housing

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

In opposition

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This household at 184 Coachwood CR SW is in support of bringing back the low density residential zones, as well as changing the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024



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First name [required] **Michael**

Last name [required] **Ellsworth**

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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 would prefer if my property remained as R-CG.



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First name [required] **John**

Last name [required] **Hutchings**

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly in favour of the motion to repeal the blanket rezoning that the previous council implemented despite the opposition of the majority of Calgarians. These high density housing units are already ruining established communities as they a invasive and poorly built. I urge all councilors to do the right thing and vote in favour of this motion.



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First name [required] Masooma

Last name [required] Hydri

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Hi, my Property is coming under R-CG District i need to know what are the changes will be made. I have a senior at home and most likely wanting my home made accessible One room full bathroom main floor as its right now and garage parking is mast . please bring to my knowledge if our seniors will be affected by resuming, thanks



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First name [required] John

Last name [required] Delaney

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I fully support the proposed citywide rezoning policy change regardless of any federal funding consequences.



Public Submission

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First name [required] **Hal**

Last name [required] **Hammerlindl**

How do you wish to attend?

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"Proposed Citywide Rezoning Change"

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

Challenging Arguments for Blanket Rezoning....Densification.docx

ATTACHMENT_02_FILENAME

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

Don't let Conage(Brookfield) build his crap through ATCO in Calgary!

Challenging “Arguments” for Blanket Rezoning...Densification - below...

- **Increased Housing Supply & Diversity:** By permitting diverse housing forms (e.g., rowhouses, duplexes) by default, it addresses shortages by creating more units than single-family homes – **however little additional infrastructure has been added over the last year to deal with densification and crap housing has been built because they is no zoning rules....plus impact on quality, crime, etc.....happens when you put too many lab rats in a cage e.g. Beltline**
- **Improved Affordability:** Higher density, such as replacing a single-family home with a four-plex, can lead to more affordable, middle-housing options – **tear down \$1 Million homes are being replaced by four small \$500K suites with limited sq. footage!!**
- **Reduced Red Tape:** Eliminating the need for individual site-by-site rezoning applications speeds up construction and reduces costs for builders – **City, Developers and Residents initiating more red tape with lawsuits....City will spend as much as they get from Provincial and Federal with lawsuits and infrastructure issue**
- **Efficient Infrastructure Use:** It maximizes the use of existing services like schools, transit, and utilities in established, inner-city neighborhoods, avoiding costly new infrastructure for suburban sprawl – **case study - little additional infrastructure has been added over the last year to deal with densification....there is no free lunch... densification means MORE \$ needs to replace current infrastructure**
- **Increased Property Value & Choice:** It provides homeowners with more options to redevelop their property, such as building secondary suites or laneway homes, which increases home values and housing options...**really?denigrating a community does increase property values. This why the Communities, Developers and City have been lawyering up to fight blanket rezoning**
- **Greater Inclusivity:** It allows for more housing types in areas previously restricted to single-family homes, making established, amenities-rich neighborhoods more accessible to young families and individuals. – **tear down \$1 Million homes which have facility for more people are being replaced by four \$500K homes!! - Only inclusivity is for the Developers to make big bucks...back to the lab rats being squeezed in...**

Conclusion

Calgary is not limited in area to develop new suburbs.....the future is not densification but people working/living decentralized with technology satellite communities is the future for Calgary....as seen with the extremely high growth of communities surrounding Calgary. The inner city becomes a cesspool because of densification which forces people (big tax dollars) to move out of Calgary....

City spent over \$30 million + downtown on old office buildings conversion to condos that are empty!!!!



Public Submission

CC 968 (R2026-02)

PROTECTION OF PRIVACY ACT

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

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First name [required] John

Last name [required] Broderick

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Changes

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] **Karen**

Last name [required] **Thomas**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of changing the zoning back to restore low density residential zones. I am writing on behalf of my family in opposition to the sweeping and disrespectful blanket rezoning was forced on us - despite massive opposition by the majority of Calgaryans - August 6 2024.

Please do not drag this hearing out and waste our money consulting us on an issue we had already been consulted on. In great numbers we spoke and were ignored. You heard it at the doorsteps during the municipal race and before that in the first round of hearings.

We work hard in our jobs, volunteer in our communities and are raising our kids. We don't have time to come and yet again to be consulted for a third time. Our view is THE SAME.

Thank you for restoring low density zoning in Rosedale and across the City.



Public Submission

CC 968 (R2026-02)

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First name [required] **Leann**

Last name [required] **Hackman-Carty**

How do you wish to attend?

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

Calgary

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

Council

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Mar 23, 2026



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

blanket rezoning.pdf

ATTACHMENT_02_FILENAME

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

Your question around "are you in favour or opposition of the issue" is extremely confusing and misleading. I am opposed to blanket rezoning, but am in favour of proposed rezoning changes back to what it was before. So I chose neither. Feel free to change my response to reflect that.

March 2, 2026

City of Calgary

Mail Code 8007

PO Box 2100, Postal Station "M"

Calgary, AB T2P 2M5

Re: March 23, 2026 Public Hearing – Comments Regarding Blanket Rezoning

Dear Councillor Tyers and Members of Council,

I am writing in advance of the March 23, 2026, Public Hearing on Planning Matters to respectfully provide comments regarding the City's blanket rezoning approach.

I want to begin by acknowledging the very real need for additional housing in Calgary. Our city continues to grow, affordability remains a concern for many families, and thoughtful intensification must be part of the solution. The question before Council is not whether Calgary should evolve, because it must. The question is how we do so responsibly, transparently, and with due regard for long-term livability.

My concern is specifically with the concept of blanket rezoning as a one-size-fits-all policy tool.

Blanket rezoning removes the opportunity for community-level analysis and tailored planning. Calgary is not a uniform landscape. Neighbourhoods vary significantly in age, infrastructure capacity, transportation access, lot configuration, and built form. Applying identical densification permissions across all communities disregards these differences and risks unintended consequences.

Infrastructure capacity is one such concern. Sewer, water, stormwater, electrical systems, roads, and transit networks were not designed for uniform intensification. Some communities are well-positioned to accommodate additional density; others will require substantial upgrades. Blanket policy does not adequately account for these variations and may result in infrastructure strain or costly retrofits borne by taxpayers.

Parking policy is another area requiring realistic consideration. Calgary remains a city where vehicle use is common and often necessary, particularly in areas not fully served by rapid transit. Reducing parking minimums without corresponding transportation alternatives may create spillover impacts that affect neighbourhood functionality and safety. Transportation shifts should be guided by infrastructure readiness, not assumed behavioural change.

There is also the matter of planning integrity and public trust. When zoning categories are fundamentally altered citywide without a clear, phased implementation strategy or localized engagement process, residents may feel that long-standing planning frameworks have been abruptly overturned. Trust in municipal governance depends on meaningful engagement, clarity of intent, and transparent decision-making processes.

A more balanced approach would include:

- Targeted densification along established transit corridors and activity centres.
- Community-by-community infrastructure assessments prior to upzoning.
- Clear design standards to ensure compatibility with existing built form.
- Transparent communication regarding the relationship between federal funding commitments and municipal zoning decisions.

I would also encourage Council to consider housing diversity across age demographics. While discussion often focuses on entry-level or high-density housing, there is a growing need for well-designed, single-level, moderately sized housing suitable for aging Calgarians. Providing attractive downsizing options within established communities can organically support housing turnover and supply without imposing uniform redevelopment patterns everywhere.

Calgary has historically succeeded when it has balanced growth with thoughtful planning. We have the expertise within Administration and among community stakeholders to craft nuanced solutions that expand housing supply while maintaining neighbourhood stability and livability.

Blanket rezoning remains, in my view, a blunt instrument applied to a complex challenge. I respectfully urge Council to reconsider this approach in favour of targeted, evidence-based, and genuinely community-informed planning strategies.

Many residents cast their votes last October in support of candidates who committed to repealing blanket rezoning. That mandate was not ambiguous, and those views have not changed.

I also urge Council to ensure that this public hearing is substantive and not merely procedural. The previous rezoning process left many citizens with the clear impression that the outcome had been predetermined before public input was heard. Public hearings must be meaningful opportunities to influence decisions, not just exercises in formality or futility. Restoring public trust requires demonstrating that resident feedback will be seriously considered and can shape the final outcome.

Sincerely,

Leann Hackman-Carty

Varsity Resident



Public Submission

CC 968 (R2026-02)

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First name [required] Linda

Last name [required] Nixon

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Fully support the proposed rezoning change to go back to our original RC-1 zoning



Public Submission

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First name [required] Michael

Last name [required] Halpen

How do you wish to attend?

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Do not require translator services.

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

Council

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Mar 23, 2026



Public Submission

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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 the proposed citywide rezoning change, that is, I am in favour of repealing blanket rezoning. One of the reasons we purchased a home in Wildwood is its low density character, which I wish to retain, and I believe higher density objectives can be achieved in a targeted and strategic manner by focusing on areas like transit hubs and major commercial hubs. I support the return of a consultation and hearing process for proposed land use amendments.



Public Submission

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First name [required] **Tamara**

Last name [required] **Burton**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

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First name [required] Kelly

Last name [required] Shaw

How do you wish to attend?

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

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

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Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Bring back "Low Density Residential Zones"

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

In favour

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Again, in favour of Bringing back Low Density Residential Zones



Public Submission

CC 968 (R2026-02)

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First name [required] Eric

Last name [required] Hamel

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.) Mar 26, 2026



Public Submission

CC 968 (R2026-02)

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

For further information about the Proposed Citywide Rezoning Changes, see [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The City of Calgary led the country on housing starts in 2025. After several years of skyrocketing housing prices, this pace of construction has allowed the housing market to cool, ever so slightly easing the housing affordability crisis. Citywide rezoning has been a crucial part of that growth by reducing the red tape involved with building the types of housing that Calgary needs in the parts of the city the market demands it. Many times I've heard the misguided argument allowing diverse housing types is pointless because, for example, each of the four townhouse units on a lot are the same price as the dilapidated mid century home they replaced. This rhetoric fails to understand that the goal was never to create individual affordable housing units, but rather to balance of forces of supply and demand. I consider myself extremely lucky to be a homeowner because the price of housing in my neighbourhood has risen to a level that I could not afford if I were looking to purchase a similar home today. Keeping citywide rezoning in place will allow future Calgarians to live in vibrant, desirable neighbourhoods without the exorbitant housing costs seen in cities like Toronto and Vancouver.

Infrastructure concerns are currently top of mind for many Calgarians due to our city's recent feeder main problems. From an infrastructure perspective, sprawling suburbs are the least sustainable form of growth, requiring all new roads, utilities, transit, etc. It is well documented that the property tax rates in low density suburbs are not sufficient to fund the infrastructure maintenance in those suburbs, which means that low density neighbourhoods are subsidized by higher density neighbourhoods. Citywide rezoning has put Calgary on a more sustainable growth path by encouraging a larger proportion of new housing to be built in existing neighbourhoods, thereby increasing the city's tax base per acre of land. Returning to exclusionary zoning would be a shortsighted move that leads to an ever expanding infrastructure maintenance bill, forcing future Calgarians to choose between dramatically increased tax rates or a drop in funding for the public amenities and services that we enjoy.

I am strongly opposed to the proposed repeal of the Rezoning for Housing Bylaw.



Public Submission

CC 968 (R2026-02)

PROTECTION OF PRIVACY ACT

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First name [required] Donald

Last name [required] Zakariasen

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] **Gloria**

Last name [required] **Zakariasen**

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First name [required] **Gordon**

Last name [required] **Munnoch**

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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)

I bought a house in West Haysboro because it was a single-family neighbourhood. I've lived in neighbourhoods like Marda Loop that were once beautiful and now ruined by high-density development. I don't know why this is being done again when last time over 70% were against this.

Funny the city has approved 5 plexes along elbow drive in Haysboro when there's no parking on Elbow Drive. Still wonder where all the cars will settle?

To live in a neighbourhood with high density renting does not make the neighbourhood safer or a nicer place to live. Most often, renters have no interest in making the domicile they live in better and upkeep is a second thought like grass mowing or snow removal. Increased parking, increased crime. I would never consider living in Marda Loop now, once a beautiful neighbourhood. Houses on our street that don't clear snow from sidewalks or mow their grass are almost always the ones rented, they just don't care.

I pay over \$4000 a year in taxes to own my home in Calgary and over the last 4 years I've never been so disappointed in how the city has been run. I hope this is the start of better decisions on how you spend the money I give you.



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First name [required] **Marni**

Last name [required] **Evans**

How do you wish to attend?

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

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Public Submission

CC 968 (R2026-02)

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

CalgaryBUZSubmission - final_MEvans.docx

ATTACHMENT_02_FILENAME

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

Please read the entire submission in my letter in favour of repealing Blanket Upzoning in Calgary.

BLANKET UPZONING SUBMISSION: MARCH 2, 2026

Dear Mayor and Members of Council,

I am writing to express strong opposition to blanket upzoning (BUZ) and to urge Council to fully repeal it. Repealing blanket upzoning does **not** repeal or dismantle Calgary's housing strategy, and it is critical that this distinction be clearly understood.

At the 2024 public hearing on blanket upzoning, approximately 65% of Calgarians who spoke in person opposed the policy, and 88% of written submissions were also in opposition. Despite this clear feedback, Council proceeded with approving the bylaw.

In the 2025 municipal election, Mayor Farkas and Councillors Tyers, Pantazopoulos, Chabot, Ward, Jamieson, McLean, and Johnston all ran on platforms that included repealing the blanket rezoning policy. To reverse course now, even with amendments, would represent a significant departure from those campaign commitments and risk seriously undermining the trust of the Calgarians who voted based on those stated positions.

As a long-time advocate for responsible planning in Richmond Knob Hill, I have witnessed firsthand the repeated strain that broad, one-size-fits-all zoning changes place on established communities. Homeowners, including my family and me, moved here specifically because of R1 zoning protections. Many, including my family, have lived in this neighbourhood for 20–30+ years, investing in their homes, contributing to the community, and building a stable, low-density area consistent with the planning framework in place at the time of purchase.

Yet residents are continually forced into defensive battles to preserve that framework, often requiring legal support to uphold restrictive covenants and existing zoning protections. The ongoing conflict surrounding the Viscount Bennett Development is a clear example of how destabilizing these processes have become. Residents should not have to fundraise and retain legal counsel simply to defend the rules that shaped their community.

Repealing BUZ Does Not Repeal the Housing Strategy

Public messaging suggesting that repealing BUZ would dismantle *Home is Here: The City of Calgary's Housing Strategy 2024–2030 (CHS)* is factually incorrect.

BUZ is **one tool among 98 recommendations** within the CHS, not the strategy itself. According to the CHS Annual Progress Update 2025:

- 20 recommendations are complete
- 51 are initiated and progressing
- 16 are planned to begin by the end of 2025

The overwhelming majority of the housing strategy proceeds independently of BUZ. Repeal would leave nearly the entire housing toolkit intact and would not jeopardize federal Housing Accelerator Fund commitments. In fact, the City has already met its annual housing unit commitment under that agreement.

Recent moderation in rents and prices is far more plausibly explained by increased rental supply, slower population growth, and broader economic conditions than by a recent zoning change that has not yet delivered completed housing at scale. Recent housing data from the Canada Mortgage and Housing Corporation shows strong housing starts across Alberta, including in municipalities without blanket upzoning. Additionally, City Administration has confirmed that Calgary has led the country in new home construction for three consecutive years, with 2025 deliveries at record levels, largely attributed to the broader housing strategy, not solely to BUZ.

Density Does Not Automatically Deliver Affordability

Increasing the capacity for theoretical development does not guarantee affordability. Broad, untargeted rezonings can increase land values, fuel speculation, and result in higher-cost redevelopment that replaces modest homes with larger, more expensive units.

BUZ does not require affordable housing. It permits more intensive redevelopment, often removing older, relatively affordable homes from the market. This pattern is already visible in established communities where developers, sometimes supported by preferential or forgivable financing, can outbid families for existing properties.

More reliable affordability outcomes come from targeted tools, including:

- Non-market and co-operative housing
- Secondary suites (potentially recharacterized appropriately as dwelling units)
- Adaptive reuse
- City-led housing initiatives

These tools reduce per-unit costs or directly support below-market housing. Blanket upzoning, by contrast, expands redevelopment expectations uniformly, regardless of infrastructure, context, or community readiness.

Infrastructure Is Not in Place to Support Blanket Upzoning

Perhaps most concerning is the lack of a comprehensive infrastructure framework to support city-wide blanket upzoning.

Recent events, including the Bearspaw Water Main break and the extensive construction and service disruptions that followed, highlight the fragility of critical infrastructure systems. Water capacity, stormwater management, and underground servicing must be aligned with land use decisions, yet BUZ was implemented without a clearly sequenced infrastructure readiness plan.

In established communities like Richmond Knob Hill, residents are already experiencing:

- Increased traffic volumes on roads not designed for higher density
- Limited traffic-calming or roadway upgrades
- Insufficient parking supply

- Strain on local utilities and aging infrastructure

Upzoning without concurrent investment in water, sewer, roads, transit, and parking solutions creates reactive planning rather than responsible growth. Infrastructure must lead growth, not chase it.

Respecting Local Context and Restoring Trust

The CHS itself recognizes the importance of context and identifies Local Area Plans (LAPs) as mechanisms for integrating land use, infrastructure, and public engagement. However, many LAPs group together communities that do not share common attributes. If additional housing is to be introduced in established areas, meaningful and renewed consultation must occur.

Policies that replace one modest home with several high-priced units may increase density statistics, but they do little to address affordability and erode public trust in the planning process.

For communities like Richmond Knob Hill, the issue is not opposition to housing; it is opposition to a broad-brush that overrides local context and destabilizes long-standing neighbourhoods.

A Responsible Path Forward

Council can fully repeal BUZ and continue advancing housing and affordability through the many other CHS tools already underway. Repeal is not a retreat from housing; it is a recalibration toward more targeted, effective, and community-aligned solutions.

Long-term residents who have invested decades in their neighbourhoods deserve to be heard. Growth must be deliberate, infrastructure-supported, and respectful of established communities, not imposed through blanket policy.

I urge Council to repeal blanket upzoning, recommit to thoughtful, context-sensitive planning, and restore confidence that the voices of current residents matter in shaping Calgary's future.

Regards,

Marni Evans



Public Submission

CC 968 (R2026-02)

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First name [required] **Curtis**

Last name [required] **Edmunds**

How do you wish to attend?

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Revert Calgary's zoning back to the original low densities from before the blanket changes last year. Blanket rezoning was a stupid idea, and it was broadly opposed by the vast majority of Calgary home owners. We need to protect our beautiful old neighbourhoods and green spaces from over development. We don't need to turn all our communities into noisy, crowded parking lots.



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First name [required] Kim

Last name [required] Kerr

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I am in favour of repealing the current R-GC citywide zoning and adopting the previous bylaw prior to the 2024 changes.

I live in a mature neighborhood of mostly single-family homes and do not want to see the character of my community destroyed by multi-unit buildings. There have been a few new infills built here and almost all of them have sold for over \$1,000,000 dollars. This is not what I would consider affordable housing, but rather a money grab for developers. I have submitted many comments on proposed infills in my area and it seems that mine and others comments are completely ignored and never taken into consideration. Communities should have a stronger influence on the approval of these housing units. We need to know our voices are being heard regarding future development~!

There are also the issues of increased traffic and parking. Traffic congestion is already a concern and I have seen this problem in my community. Mature neighborhoods were not designed for large increases in density which also places a strain on the existing infrastructure.

The height of most infills and rowhouses has a negative impact on the surrounding homes, often reducing sunlight and shading gardens. Those with solar panels can also be affected. Privacy is an issue and can negatively impact the enjoyment of neighbors. Those with existing homes next to infills and rowhouses see the value of their property decline.



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First name [required] Orville

Last name [required] Eby

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Changing the zoning of residential properties back to what existed before.

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 democratic right of citizens was not heeded by the previous council. 71% of cal-garians spoke against citywide blanket rezoning: 29% spoke in favour and that is who council chose to follow. Council should always listen and heed what it's citizens are saying before monitary issues become priority.



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First name [required] Me Young

Last name [required] Kim

How do you wish to attend?

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

We want 4916 bowness road nw to be remained r-cg

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

Council

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

Mar 2, 2026



Public Submission

CC 968 (R2026-02)

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

[required] - max 75 characters

The whole block needs to be rezoned as multi dwelling.

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

Neither

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



Public Submission

CC 968 (R2026-02)

PROTECTION OF PRIVACY ACT

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

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First name [required] **Richard (Rick)**

Last name [required] **Preston**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like to bring back the low density residential zones that existed before the city-wide rezoning for housing approved in May of 2024.I thought that was a good system.



Public Submission

CC 968 (R2026-02)

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First name [required] Katherine

Last name [required] James

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I do not support a reversal of the Rezoning for Housing bylaw. Calgary urgently needs to continue its densification plans.



Public Submission

CC 968 (R2026-02)

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First name [required] **Cheryl**

Last name [required] **Monteiro**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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 main reason I oppose this rezoning is that we have very limited parking. Everyone is fighting to park in front of their own house. I have made a parking pad., and people don't care they park in front of it even if I car is there. This street is so cramped right now. With this change we are going to have a lot of unhappy neighbors.



Public Submission

CC 968 (R2026-02)

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First name [required] **Terri**

Last name [required] **Hill**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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

Full repeal of blanket upzoning

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Members of City Council,

My name is Terri Hill, and I am a resident of Meadowlark Park in Ward 11. I am writing to express my strong opposition to the citywide rezoning initiative currently under consideration. I believe this approach to development is not in alignment with responsible urban planning and has the potential to negatively impact the quality of life for many Calgarians.

Growth in our city should never outpace the capacity of essential infrastructure, including water and sewer systems, schools, and emergency services. As it stands, Calgary's infrastructure is struggling to keep up with the rapid pace of development, and this imbalance is already affecting residents. Responsible planning requires a thoughtful approach where increased density is matched with infrastructure readiness.

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

Through my research, I have also found no evidence that citywide rezoning would result in affordable housing options for Calgarians. Instead, this type of development appears to primarily benefit developers, without addressing the pressing need for affordability in our housing market.

In closing, I strongly urge the City of Calgary to repeal the blanket rezoning initiative. Thoughtful and responsible planning should guide our city's growth to ensure the well-being of its residents and the sustainability of its infrastructure. Until such planning measures are in place, this rezoning effort must be stopped.

Thank you for your attention to this matter. I trust that you will consider the concerns of residents like myself as you deliberate on this issue.

Sincerely,
Terri Hill
Meadowlark Park Resident
Ward 11



Public Submission

CC 968 (R2026-02)

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

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First name [required]

Geneva

Last name [required]

Kananen

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" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed citywide rezoning changes

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 purchased my home because of all the controls that were in place, ie single family dwellings only! I paid extra at the time because of these controls but it was necessary. I wanted a nice neighborhood with ample parking in front, lots of green spaces and with residents who took pride of ownership. Now, because of the change to R-CG there are now slum lords who are not taking care of their properties, not mowing their lawns, not shovelling the snow and taking up parking spaces in the front of my home.



Public Submission

CC 968 (R2026-02)

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First name [required] **Douglas**

Last name [required] **Hunter**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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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

Rezoning Repeal Exemptions.pdf

ATTACHMENT_02_FILENAME

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

This submission is in defense of property-owner selective retention of the imposed R-CG zoning status due to nearby development that resulted from the City's Blanket Rezoning policy implementation.

IN DEFENCE OF RETAINING R-CG BLANKET REZONING IN AREAS IMPACTED BY RECENT DEVELOPMENT ACTIVITY



Figure 1 – 23 Ave NW in Banff Trail

In residential areas where the R-CG Rezoning has been actively acted upon and developments approved and even finished, it is not in the interests of adjoining property owners to have their properties reverted to R-C2 or similar.

Development activity near and around a residential property since the implementation of the blanket Rezoning, and the long term effects on nearby properties, are primary factors.

A case in point is the Banff Trail Redevelopment activities that have been pursued by the City for several years, in particular in relation to Transit Oriented Development and City-approved Area Redevelopment Plans.

- Development progress to date in the Banff Trail community area has been strongly promoted by the City and diligently acted upon by developers.
- As can be seen in a snapshot of the City's interactive rezoning map, Figure 1, property owners and developers along 23 Avenue NW from the LRT station east along 23 Ave NW have engaged in and in many cases completed 9 full blocks of approved and permitted developments.
- There are only 3 properties along 23 Ave NW that have not yet requested rezoning and or engaged in redevelopment in keeping with this wave of development. (These are marked in yellow in Figure 1)
- In this actual example, at least those 3 properties should be excluded from the Rezoning Repeal so that the owners may retain the option to include their properties in these existing and ongoing transit-oriented development strategies.
- To revoke their rezoned capability will actually reduce the value of those 3 properties as currently their main value is in being used for similar multi-unit developments.
- The three properties identified in this report are:
 - 2404 Capitol Hill Crescent NW Plan: 9110GI; Block: 4; Lot:1
 - 2363 23rd Street NW Plan: 9110GI; Block: 3; Lot: 17
 - 2404 23rd Street NW Plan: 9110GI; Block: 5; Lot: 1

These properties are the most immediately affected by the Rezoning Recall Proposal. The owners of these properties **should have the right to opt to continue the City-applied rezoning to R-CG designation.**

However, it is **herein argued that all other property owners who have similar situations throughout Banff Trail or similar areas should be able to determine independently if they would prefer to opt to retain the R-CG designation.**



Public Submission

CC 968 (R2026-02)

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First name [required] **Gunther**

Last name [required] **Eichmann**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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

Notice of Public Hearing on Planning Matters

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Council, I am not in favour of going backwards and getting another R-C1 instead of the R-CG classification. We have a shortage of housing. To request a rezoning for a lot wastes a lot of time and money of the owner and the city employees. It would be more efficient and effective if you just left the current R-CG coding. We need more housing in the city more secondary suites that hopefully the extra supply would bring down rents for our poor people in the city that have to rent. This entire process is a huge waste of tax payers money. Please just leave it as is.



Public Submission

CC 968 (R2026-02)

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First name [required] **Laura**

Last name [required] **Bhatia**

How do you wish to attend?

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

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

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



Public Submission

CC 968 (R2026-02)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour or the zoning as it is now, please do not waste time and resources repealing something that is better for our city going foward. As an owner in a neighbourhood which seems to be loudly opposed to the blanket rezoning and which has a push for Restrictive Covenants - please know that not everyone in single family housing neighbourhoods is adverse to change. I and my family do not agree with the urban sprawl happening in the city, especially with our current inadequate public transport options. Calgary should be moving closer to more environmentally, socially and economically viable urban planning found in more progressive parts of the world. We simply must change our mindset and adapt to new realities - I believe council can be strong and take a leadership role in bringing Calgaryians on board with solutions for the future. Good luck doing the right thing!



Public Submission

CC 968 (R2026-02)

PROTECTION OF PRIVACY ACT

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

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First name [required] Margo

Last name [required] Coppus

How do you wish to attend?

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

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

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Repeal Rezoning Letter to Council March 2026.pdf

ATTACHMENT_02_FILENAME

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

March 2, 2026

Re: Repeal Blanket Upzoning Bylaw Public Hearing Meeting of Council March 23, 2026

Dear Mayor Farkas and Council:

I am submitting this letter in support of Repealing the Blanket Upzoning Bylaw.

While I understand the City's concern for the possibility of losing Federal Funding, I believe that with careful planning the City should be able to reach the goals for affordable housing without Blanket Upzoning and thus mitigate the loss of funds.

The reasons why I support the Repeal:

- a. **Repeal does not stop housing.** Almost all of Calgary's Housing Strategy actions can proceed and have been proceeding without Blanket Upzoning (BUZ). The City of Calgary has already proven that it can reach the goals set by the Federal Government. It should be possible to negotiate a deal that does not include the word "Blanket". It does not make sense for the Federal Government to impose **Blanket** Upzoning. They don't know the layout and character of our neighbourhoods and where rezoning would make sense.
- b. **Density does not equal affordability.** BUZ allows expensive redevelopment but does not require affordability. I see this happening in my neighbourhood as member of the Community Development Committee.
- c. **Affordable older modest homes are being lost.** These are mostly replaced with high-priced infills and multi-unit developments.
- d. **Families face unfair competition.** BUZ helps developers who benefit from low-cost financing, which allows them to outbid families.
- e. **One size fits all zoning ignores neighbourhood differences.** BUZ does not actually spread growth evenly. Infills remain focused in the inner-city neighbourhoods where the infrastructure may not be able to handle the extra density. In many of these communities schools are at maximum capacity, parking and garbage/recycling issues are often not resolved sufficiently.

- f. **Loss of green space and mature trees.** Redevelopment in established neighbourhoods usually means maximizing and increasing lot coverage. Most of the time the lots are totally “sanitized”. Less permeable surface means more stormwater runoff. Reduction in the urban canopy contributes to greater heat island effect.

For additional background information I have listed my major concerns with Blanket Upzoning as submitted for the 2024 Public Hearing:

1. **Environmental Concerns.**
Adding density to established neighbourhoods will decrease green space, mature trees and permeable surfaces. This contradicts the City’s Climate Emergency Policy.
2. **Affordability?**
No guarantee that adding more housing will create more affordable housing options. Particularly in desirable, inner-city neighbourhoods with high land values the market will produce high end units that are out of reach for many.
3. **Strain on Existing Infrastructure.**
No guarantee that the existing infrastructure will be able to support increased density. Has anyone done calculations what the impact is when replacing 8 single family homes with 47 units in one block? (happening in Marda Loop) Schools in many established communities are at or over capacity.
4. **Parking and traffic congestion.** People in Calgary will still have cars!
5. **Loss of single family and heritage, often affordable, homes**
Especially the older, smaller homes are at risk of being bought up by developers. How much chance of survival/meaning does a heritage home have when surrounded by higher density developments?
6. **Driving away long-term residents** who have been integral in building cohesive communities over several decades. Lack of certainty of an individual’s preferred living environment and disruption in the neighbourhood will likely result in residents selling and moving away. More homes on the market for developers to pick up could start a chain reaction of new developments and disruption.

7. Reduced Home ownership

It has been proven that home ownership develops more engaged, tighter communities and a sense of belonging. Increasing density by allowing several units on one lot will likely result in many VRBO units.

8. Contextual?

R-CG – the C stands for contextual to ensure new buildings **fit** in with the existing homes. How contextual can these new building forms be when setbacks & lot coverage are reduced, heights are increased and up to 8 (or 12 if both basement and backyard suites) are allowed on a 50' lot?

Blanket Rezoning is not a sound planning principle. It seems more like grasping at straws to attack the housing crisis.

Planning is about a balanced approach, not a one size fits all.

I am asking that Council votes for a Full Repeal of the Blanket Upzoning Bylaw. This does not mean that I am against change. I support thoughtful redevelopment in consultation with communities and Local Area Plans.

Thank you for allowing me to express my views.

Sincerely,
Margo Coppus

A black rectangular redaction box covering the signature area.



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First name [required] Kevin

Last name [required] Dick

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I support the repeal of the city wife rezoning that was approved by Council in May 2024. Low density zones that were previously in effect should be reinstated.