



Public Submission

CC 968 (R2026-03)

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] Stan

Last name [required] Pankratz

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



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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

20260303 Support for Reversing Rezoning for Housing Bylaw of Aug 6 2024.pdf

ATTACHMENT_02_FILENAME

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

SUPPORT FOR REVERSING “REZONING for HOUSING” which came into effect Aug 6 2024

March 3, 2026

**Attention: City Council
800 Macleod Trail SE
Calgary, AB.**

I am in support of the current City Council consideration 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”* with exceptions indicated in the City Notice.

We have lived in our Tuxedo neighborhood for 40 years and I have been on the traffic committee for our neighborhood. When we talked about proposed redevelopments, we were always conscious that when proposals came through, they needed to meet stringent requirements for parking of at least 1.5 parking stalls per unit and limits to the height of buildings, etc.

No different than when developers of new subdivisions go through a stringent planning process to ensure that not only is all infrastructure in place, the emphasis is to make the community appealing to home owners. This is never an ad-hoc process where the developers make “willy-nilly” decisions and allow home builders to build whatever they choose on whatever lot with no thought to the impact of the build will have on the look, feel, functionality of the community as a whole.

The densification Rezoning for Housing approved in 2024 set aside guidelines that were in place to ensure community peace and enjoyment for all, for what feels like "developer and city greed" (developer financial interests and City taxation), guised as “we need densification”. Perhaps more importantly are were the short sighted decisions based on minority interest groups to convert our city into a "walkable" city, without the forethought of addressing the entire city's infrastructure to ensure that efficient public transit is first prioritized to ensure that EVERYONE can get to / from their location to any other location without 1-2 hr commutes. This needs to be addressed first so that people have less of a reason / need to own cars.

Calgary today is NOT a WALKABLE city. The city is spread over vast areas. Yes, bicycles and ebikes / e-scooters have certainly extended the “walkability” or at least reduced the need for vehicles. I commend the foresight that earlier City Councils placed on creation of bike lanes and pathways throughout the city along with green spaces and emphasis on urban forests and wildlife corridors.

To continue a transition to a more walkable city with increased density does not / should not occur overnight with an ad-hoc Rezoning for Housing like what took place in 2024. What in my view should occur is that city planners plan out for 50 or more years and look at older communities, perhaps even put in a 100 year buy back of all of the properties that is embedded on title. As the community

approaches the end of that term i.e. 25 years out, The city works with developers to “re-think” the community and redevelop then entire area of the community. It would be that at that time, huge steps could be made to densify that community, but again that it would have the forethought of what are going to be the needs of the community to make it appealing and meets all of the demographic objectives including support systems to make extremely functional, and appealing with public transit, high-rise complexes, public spaces, recreation, education, health, medical and wellness, access to services needed by a broad demographic and so much more.

Thank you for inviting input into the conversation. Lead with vision and wisdom.

Best regards,

Stan Pankratz
203 31 Avenue NW
Calgary, AB T2M 2P3





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First name [required] Lorina

Last name [required] Rigaux

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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)

In the future, despite living in a mature neighbourhood, I would like to build a secondary garage suite on my property. This suite is necessary for my family, as it is the best way to support my autistic son's transition to adulthood. I am not sure that my neighbours, who simply prefer to keep Varsity as single-family dwellings, appreciate the complexities of having a neurodivergent child and how much a garage suite would mean to our family. It would keep us close while gradually building up my child's independence, for when his parents are no longer around to care for him.



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First name [required] Sandee

Last name [required] Dean

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Proposed citywide rezoning change

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In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I vote to repeal blanket rezoning



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First name [required] Lisa

Last name [required] Whetter

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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 agree with rezoning from current R-CG district rules to R-C1 district rules. Thank you for the opportunity to provide input. Let's hope this proposal is overwhelmingly supported.
Lisa Whetter



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First name [required]	Lucy
Last name [required]	Miao
How do you wish to attend?	Remotely

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

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

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Council,

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

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

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

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

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

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



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



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First name [required] **Suzana**

Last name [required] **Markovic-Oxton**

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like the city to bring back the low density residential zones and fully repeal the Rezoning for Housing bylaw. My neighbourhood's councillor, DJ Kelly, does not speak for me. Thank you.



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First name [required] **Nigel**

Last name [required] **Oxton**

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I want the city to bring back the low density residential zones and repeal the current bylaw. I feel that my councillor, DJ Kelly, does not properly represent me or my neighbourhood. Thanks.



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First name [required] Diana

Last name [required] Shehu

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ATTACHMENT_01_FILENAME

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

As someone who is looking to move out of my parents' house and start a career, housing affordability is an important subject to me. I believe blanket rezoning has produced more housing for Calgary, housing that is urgently needed for a city that is rapidly approaching 2 million residents. I want Council to ensure that people who want to live here have the opportunity to, and that people who already live here are able to access housing that is both affordable and meets their needs, and I believe that making it easier for new developments to happen in existing communities is the best way to do that. Relying solely on developing new outlying communities to fulfill our housing needs strains our municipal services, forcing them to provide coverage to ever larger areas that are further and further away from each other.



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First name [required] **Marlene**

Last name [required] **Brett**

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.) **Mar 3, 2026**



Public Submission

CC 968 (R2026-03)

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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 support reversing the decision in 2024. Citywide rezoning allows higher density builds without neighbourhood-specific review, reducing residents' ability to shape changes that directly affect traffic, parking, and infrastructure. It diminishes the value of my property and that of my neighbours without my input. It also 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. Council took that action in spite of a record public hearing with overwhelming opposition. It needs to be reversed immediately.



Public Submission

CC 968 (R2026-03)

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] **Colleen**

Last name [required] **Winhold**

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 (R2026-03)

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

[required] - max 75 characters

rezoning in Sage Bluff

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)

Sage Hill has so many apartments and Sage Bluff has far too many townhouses. You allow them to be built but don't install sufficient traffic lights to handle the influx of constituents. On Sage Bluff Drive and 136 Avenue there is a huge apartment complex that is half built 3 years ago and is now left to rot across the street from it is a mudpile of windows, bathrooms rotting. We have asked the city to do something but you don't care as long as you get the property taxes. There should be written that a developer must develop the land fully within 2 years of purchase. Sage is looking more unkempt every year. Please Please Please no more apartments and townhouses. You just allowed 10 more 4 storey apartments to be built by Walmart in Sage Hill, but no traffic lights. This area was once tidy and clean and now is becoming shoddy.



Public Submission

CC 968 (R2026-03)

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First name [required] **Nathan**

Last name [required] **Cote**

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 (R2026-03)

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

[required] - max 75 characters

Proposed Citywide Rezoning 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 SUPPORT bringing 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. Bring back community character



Public Submission

CC 968 (R2026-03)

PROTECTION OF PRIVACY ACT

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First name [required] Claudia

Last name [required] Dimaio

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 (R2026-03)

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

[required] - max 75 characters

Proposed city wide rezoning change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of Reversing the city wide blanket re-zoning imposed by the previous city council. I ask that all members of Council, as this re-consideration of blanket rezoning moves to a second public hearing, keep an open mind on the concept of returning to the previous low density land use districts.



Public Submission

CC 968 (R2026-03)

PROTECTION OF PRIVACY ACT

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First name [required] Rhonda

Last name [required] Fulton

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 4, 2026



Public Submission

CC 968 (R2026-03)

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

[required] - max 75 characters

Blanket rezoning without other community, historical and infrastructure cin

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)

This policy has resulted in chaos and builder speculation not "affordable " housing. Builders bought lots in speculative basis and 12 high end homes in a 2 block radius are anything but "affordable ". Trades that could be helpful in meeting "real needs" but instead there are trucks, trades and chaos at every turn. Proper infrastructure and over seeing builder compliance to the rules we have in place already. Should be higher priorities.
Also, where do all the bins go? Seriously.! The option to have 1 extra bin is not an option. It's all 3 or none if u need more than 1 set. Multiples of heavy heavy trucks ruin our streets. And the city could not keep up with the volume even on a good day. Yes. Housing is necessary but a blanket of open options to profiteering builders need to be managed. Sometimes affordable housing does not equal 'new, cheap housing" -land grab frenzy for the builders of "less than affordable " housing. Care needs to be given to history and topography as well.



Public Submission

CC 968 (R2026-03)

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

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First name [required] Glenna

Last name [required] B

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 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The city wide rezoning, as it stands, has decimated many communities in our city - think Bowness. The heights and extreme land massing of these 'affordable' houses is shocking, along with the total elimination of all vegetation (trees, shrubs, every blade of grass, gardens) is an environmental disaster.



Public Submission

CC 968 (R2026-03)

PROTECTION OF PRIVACY ACT

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First name [required] **Neil**

Last name [required] **Purslow**

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 (R2026-03)

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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 rezoning change in Calgary.



Public Submission

CC 968 (R2026-03)

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First name [required] kenneth

Last name [required] lawrence

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 (R2026-03)

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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)



Public Submission

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First name [required] David

Last name [required] Loftus

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 (R2026-03)

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As this re-consideration of blanket re-zoning moves to a second public hearing, I ask that council keep an open mind on the concept of returning to the previous low density land use districts and respect the wishes of the majority of Calgarians.



Public Submission

CC 968 (R2026-03)

PROTECTION OF PRIVACY ACT

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First name [required] Christopher

Last name [required] Lord

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 (R2026-03)

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support the decision by the City of Calgary to return residential housing rezoning laws to their previous restrictions. Thoughtful zoning is essential to maintaining balance between growth and infrastructure capacity. By limiting the size of homes and the number of secondary suites permitted per lot, lower-density neighborhoods are better positioned to function as originally designed, without placing excessive strain on utilities, roadways, schools, and emergency services. Infrastructure such as water, sewer, stormwater systems, and electrical grids are engineered based on projected density levels. When those thresholds are exceeded too quickly, it can lead to congestion, increased maintenance costs, and service disruptions that ultimately impact residents' quality of life.

Restricting the development of large townhouse style suites within established communities also plays an important role in environmental preservation and long-term sustainability. Older neighborhoods often contain mature tree canopies, established green spaces, and carefully planned lot coverage ratios that allow for proper drainage, biodiversity, and reduced urban heat effects. Intensified redevelopment can remove green space, increase hard surface runoff, and disrupt local ecosystems. Maintaining lower density housing standards helps preserve these ecological features, supports sustainable land use practices, and protects the character and environmental integrity of established areas.

Lower density communities also foster stronger social cohesion and improved overall well-being. When neighborhoods are not overcrowded, residents are more likely to build lasting relationships, participate in local initiatives, and engage in community programs. Streets are safer and quieter, public spaces are more usable, and access to amenities remains balanced rather than overburdened. Studies consistently show that manageable population density supports mental health, reduces stress associated with congestion, and encourages active lifestyles through walkable, community-oriented design. By preserving lower density zoning, Calgary can promote stable, connected communities where infrastructure, environment, and social well-being are able to thrive together.



Public Submission

CC 968 (R2026-03)



Public Submission

CC 968 (R2026-03)

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] Gena

Last name [required] Cole

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

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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

To Mayor and Members of Calgary City Council,

My name is Gena Cole and I am a resident of the Chinook Park community in Calgary. I am writing to express my support for the proposed reversal of the citywide blanket rezoning for housing.

Our street has experienced firsthand the impacts of this policy. Over the past several years, residents have had to respond to multiple development applications that significantly change the scale and character of our established neighbourhood. Most recently, a development permit for an 18-unit project at 8039 Elbow Drive SW was approved, and residents are now preparing to appeal.

While we understand Calgary needs to address housing supply, our experience has shown that the current blanket rezoning approach removes an important balance between appropriate development and meaningful community input.

Residents on our street have spent months reviewing plans, attending meetings, submitting comments, organizing appeals, and raising funds simply to ensure our concerns are heard. This process has required considerable time, financial resources, and emotional energy from residents who are trying to protect the livability of their neighbourhood.

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

The blanket rezoning policy has created several challenges:

- It allows developments that are significantly out of scale with existing homes and streetscapes in established communities.
- It shifts the burden of oversight from the City to residents, who must pursue costly appeals to address planning concerns.
- It reduces the ability for neighbourhood context to be meaningfully considered during the planning process.

Our situation demonstrates why a one-size-fits-all zoning approach does not work well in mature communities. Residents should not have to repeatedly organize legal appeals simply to ensure developments are carefully evaluated for compatibility with surrounding homes and infrastructure.



Public Submission

CC 968 (R2026-03)

Reversing the blanket rezoning would restore an important layer of thoughtful planning and allow communities, planners, and Council to better evaluate development proposals within their local context.

Thank you for your consideration.

Sincerely,
Gena Cole
8027 Elbow Dr SW
Calgary, AB T2V 1K5



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of returning to the original zoning bylaws before the changes made in 2024. I have lived in my neighborhood in Acadia for 34 years. I have recently received notice of a proposed development across the street from my residence which is in a neighborhood of single 1-storey detached homes. The proposed development is for a 2-storey triplex with 3 additional basement suites. This is outrageous, 6 families probably (at least) 6 cars on a single lot. This kind of development has no business being in this neighborhood. I sincerely hope city council can see that this kind of development should be reversed before it is allowed to happen. Thank You.



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CC 968 (R2026-03)

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First name [required] **Geoffrey**

Last name [required] **Amos**

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 (R2026-03)

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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 was against the rezoning last year but now that my Bungalow has 2 storey houses on each side blocking sunlight from my house and landscaping from the south I do not want it rezoned again. I see no reason why I or anyone I choose to sell it to should not be permitted to build in the same way. This rezoning will have significant affect on the number of possible buyers of my property and therefore the value. The council's proposals also do not address the deliberate damage to neighbouring properties (as has happened to me) during the building process as developers try to intimidate owners to sell to them.



Public Submission

CC 968 (R2026-03)

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First name [required] Tom

Last name [required] Pickersgill

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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Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

blanket rezoning was/is a disaster and pits neighbours against neighbours! Even the new policy of the City paying expenses for homeowners to build suites in their back yards is a waste of our taxpayers money and should be stopped.



Public Submission

CC 968 (R2026-03)

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First name [required] Gary

Last name [required] Crag

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 (R2026-03)

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[required] - max 75 characters

Proposed City Wide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I strongly believe the only folks that benefit from the blanket rezoning are the developers. I understand folks need somewhere to live, large condominiums are springing up in many new communities in and around Calgary, in these new developments , infrastructure is built to handle these numbers. Lakeview has aging infrastructure and I do not believe roads, parking, sewers, rainwater systems are capable of handling masses of new development. I request a full repeal of the BUZ Bylaw.



Public Submission

CC 968 (R2026-03)

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First name [required]

Tino

Last name [required]

Dimanno

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 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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Public Submission

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First name [required] **Mike**

Last name [required] **DaSilva**

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- **Standing Policy Committee on 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 (R2026-03)

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[required] - max 75 characters

broadbase planning of development of redevelopement

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please have a base of priorities set before venturing into redevelopment of neighbourhoods. Parking and proximity to required amenities like shopping and transit should factor into the likelihood of converting the present location into a denser neighbourhood. The age and condition of the existing structure being destroyed (or reused or recycled) should also be considered. So too should the condition of the city's infrastructure be taken into account. Making zones of likelihood might be used? Old schools, shopping centres and golf courses should be looked at but not eliminated completely for green space. Bike lanes might be limited to major thoroughfares not internal roads but maybe alternating one-ways to allow more parking on narrow streets.

Maximize the need for commuter's need for driving to work for doctor appointments and children's needs by creating hop-off lots and not filling the close in neighbourhoods. Maybe have bus pass like stickers they can purchase for the public limited to numbers per month or year.

Create bus loops for shoppers to drive to one shopping mall then travel to other like commercial areas to shop then return to their vehicle to get home. Maybe they only run at certain times for peak periods.

The many hillside green spaces seem unused and could offer luxury home locations if traded for other building lots for the required public green space formula.

Developing with attractions to fill the improvement of the different neighbourhoods rather than the proximity to the downtown. Maybe strip malls with living quarters above small stores and different sizes for different uses. New Inglewood and Hillhurst in the middle of suburb Calgary.



Public Submission

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First name [required] Ken
Last name [required] Van De Sype

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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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The city needs to go back to the old standards for housing developments. There must be at least one vehicle off street parking provide for each unit being developed. The current blanket rezoning is filling the streets with vehicles because there is no parking off street. Visitors and maintenance people as well as home owners cannot find a place to park. The homes are still not affordable and it seems the developers are smiling as they are making tons of money off their developments. We need to correct this situation as it is ruining our great neighborhoods.



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First name [required] Robin

Last name [required] DiManno

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 (R2026-03)

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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 (R2026-03)

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] **Maureen**

Last name [required] **Calder**

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 (R2026-03)

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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 in support of a return to the residential zoning that existed prior to August 2024. I can support the proposed amendments to citywide zoning that the current city council has directed staff to prepare. As a resident in an older inner city neighbourhood, I have seen nearly every torn down single family home lot replaced with an infill duplex or with 2-3 very narrow homes over the past 15 years. That already accomplished a doubling of our density. In our Area Plan all of the lots at the end of the block bordering our main transit streets were already approved for multifamily and numerous apartments are already constructed and continue to be built. The zoning in place prior to August 2024 was already adequately addressing densification in our inner city neighbourhoods.

Our real issues with older narrow streets, narrow back alleys with leaning power and cable poles, make parking on the street congested, and two-way traffic on the street is often impassible. Parking for those end of block multifamily buildings already spills into our side streets. The heritage tree canopy is suffering too, with loss of green space due to over building. It is inconceivable that the multifamily developments approved in the 2024 bylaw for housing can now happen in the middle of our residential streets. Blanket citywide housing zones do not accommodate the variety of neighbourhoods in Calgary. Further to that mistaken planning rationale, nor are most houses actually affordable!

I write this with a cynical belief having submitted in 2024 with our majority view in opposition ignored. I suspect most citizens may not bother to submit this time. I worry that the public hearing input will not be representative of majority views now.



Public Submission

CC 968 (R2026-03)

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First name [required] Karen

Last name [required] Lundy

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 (R2026-03)

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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)

My spouse and I bought a home in the community of Acadia because of the fact it had large beautiful single dwelling lots with beautiful mature trees. Also, because I have children who would benefit from living and going to school within walking distance of this home.
We have enjoyed living amongst wonderful neighbours who have become dear and cherished friends. We have an eyesore of an H-GO on our street. The larger number of residents who now reside in this multiplex take up a lot of spots parking their vehicles outside other homes, despite the fact they have garages. On the other side of our cul-de-sac, there is also 20 residences that were constructed in row housing style, and half of them are now purchased and occupied. They too, park their vehicles on the street. We were told it was in order to provide more "affordable" housing. These homes were the higher end of 700 thousand, and are not "affordable" to most people. I believe that City Council should repeal the decision to allow more of these multiplexes to be constructed where single dwelling homes have existed for over half a century. Stop allowing these monstrosities to be built. Thank you for this opportunity to share my opinion.



Public Submission

CC 968 (R2026-03)

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First name [required]

Jeff

Last name [required]

Russell

How do you wish to attend?

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

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Mar 23, 2026



Public Submission

CC 968 (R2026-03)

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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 of Calgary Repeal of Zoning.pdf

ATTACHMENT_02_FILENAME

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

RE: Public Hearing on March 23, 2026 – Request for Full Repeal of Blanket Upzoning (BUZ) Bylaw

To: Mayor and Members of Calgary City Council

Position: IN FAVOUR of the motion to repeal the Blanket Upzoning (BUZ) Bylaw

I am writing to formally request that Calgary City Council vote in favour of the full repeal of the Blanket Upzoning (BUZ) Bylaw at the upcoming public hearing scheduled for Monday, March 23, 2026. I am a Calgary resident deeply concerned about the impacts this citywide rezoning has had and will continue to have on our established neighbourhoods, democratic planning processes, and the character of our communities.

Democratic Legitimacy and Public Trust

The BUZ Bylaw fundamentally lacks social licence from Calgarians. At the 2024 public hearing, approximately 70% of speakers and written submissions opposed blanket upzoning, yet the previous Council proceeded anyway. In the 2025 municipal election, Calgarians responded by electing a Council majority committed to repealing BUZ and returning to community-based planning. This clear democratic mandate must be honoured. The core issue is governance: BUZ bypasses meaningful local consultation and imposes a one-size-fits-all approach that undermines public trust in City planning decisions.

Planning and Local Context

Calgary's neighbourhoods are diverse, each with unique characteristics, infrastructure capacity, lot configurations, street designs, and community identities. Blanket upzoning ignores these critical differences. Local Area Plans, developed through extensive community consultation, are being overridden by a uniform zoning district that fails to account for varying neighbourhood conditions. Pre-1970 communities, in particular, were not designed for the density levels now permitted and lack the sustainable infrastructure to support significant intensification without comprehensive upgrades.

Infrastructure Capacity Concerns

The BUZ Bylaw permits increased density before neighbourhood-scale infrastructure assessments have been completed. Water systems, sewer capacity, roads, and stormwater management vary significantly across Calgary's established areas. Allowing densification without first ensuring adequate infrastructure creates long-term risks for residents and places undue strain on aging systems that require substantial investment to upgrade. Many older communities simply do not have the infrastructure capacity to support the level of development now permitted by right.

Affordability Misconceptions

Despite claims that BUZ promotes housing affordability, the bylaw contains no affordability requirements whatsoever. In practice, older, modest, and more affordable homes are being purchased by developers—often with access to low-cost or forgivable government financing unavailable to ordinary families—and replaced with high-priced infill developments and multi-unit buildings. This creates unfair competition where families are outbid for existing homes, while the replacement housing is frequently priced well beyond what middle-income Calgarians can afford. Density does not equal affordability when there are no mechanisms to ensure affordable units are created.

Environmental and Neighbourhood Impacts

Redevelopment under BUZ has led to increased lot coverage, reduced green space, and the loss of mature trees that take decades to replace. This contributes to urban heat island effects, increased stormwater runoff, and diminished neighbourhood aesthetics. Additionally, construction impacts—including noise, dust, traffic disruptions, and safety concerns—are becoming more frequent and prolonged in established areas, significantly affecting residents' quality of life.

The Path Forward: Full Repeal, Not Amendment

I urge Council to pursue full repeal of the BUZ Bylaw rather than amendments or modifications. Patchwork fixes do not address the fundamental governance flaw: blanket upzoning is a citywide default that bypasses local conditions, context, and meaningful community engagement. Full repeal is not "anti-change" or "anti-housing." Rather, it represents proper sequencing: restore a stable planning baseline first, then pursue thoughtful growth through community consultation, targeted redesignations via Local Area Plans, and corridor planning with proper notice and public hearings as required by the Municipal Government Act.

Housing Strategy Can Proceed Without BUZ

It is important to note that repealing BUZ will not stop housing development in Calgary. Most initiatives within Calgary's Housing Strategy can and are proceeding without blanket upzoning. Alberta's current housing boom is occurring across the entire province, including many communities without BUZ, driven primarily by strong rental demand, increased purpose-built rental construction, population growth, and a favourable investment environment—not by blanket rezoning policies.

Request to Council

I respectfully request that Calgary City Council:

Vote in favour of the full repeal of the Blanket Upzoning (BUZ) Bylaw

Reject amendments or partial measures that would preserve the fundamental governance flaws of BUZ

Direct Administration to return to planned, community-based growth through Local Area Plans and targeted rezoning applications with proper public engagement

Restore meaningful citizen participation in planning decisions that affect our neighbourhoods

Calgarians have spoken clearly—at the 2024 public hearing and at the ballot box in 2025. I urge Council to honour this democratic mandate and vote for full repeal on March 23, 2026.

Thank you for considering this submission.

Respectfully submitted,

Jeff Russell
2611 Linden Dr SW
Ward: 11
March 4, 2026



Public Submission

CC 968 (R2026-03)

PROTECTION OF PRIVACY ACT

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First name [required] JOHN

Last name [required] CHILD

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 (R2026-03)

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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 was opposed to the original blanket rezoning and am in favour of reversing this decision.
With regards to the proposed R-CG changes, I am opposed to allowing Row and Townhouses on the three lots at the end of each block and am not in agreement of only 0.5 parking stall per unit.



Public Submission

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First name [required] **Debra**

Last name [required] **Saraceni**

How do you wish to attend?

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

I am in support of changing the zoning back to what existed before.

What meeting do you wish to comment on? (If 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 (R2026-03)

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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 strongly in support of changing the zoning back to what existed before.



Public Submission

CC 968 (R2026-03)

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First name [required] **Lynn**

Last name [required] **Hauer**

How do you wish to attend?

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

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

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

City Council Blanket Rezoning Reversal 2026.docx

ATTACHMENT_02_FILENAME

To Calgary City Council,

RE: Proposed Citywide Rezoning Change

My family and I have been residents of Bowness for 75 years. We are now feeling the pressure to move from our traditional home.

We have been devastated by the results of the blanket rezoning of 2024. Our community has always been single family dwellings with a number of duplex and fourplex structures. Most were bungalows, some 2 story. The multi-dwelling, multi-story structures which have been erected on nearly every corner lot and some mid block lots has resulted in what equates to an invasion.

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


Residents have for many many decades built and improved their homes, and landscaped their yards to enjoy in privacy, pleasure and recreation in a park like setting. Three and four story multi-dwelling units instantly destroy a lifetime of sweat and toil, even cutting off the sunlight needed for gardens to grow.

We deplore you to reverse this heinous blanket rezoning bylaw before anymore damage is done to our beautiful community of Bowness.

Please bring in this reversal bylaw.

Thank you,
Lynn and Ann Hauer

Mr Lynn Hauer


7923-34 Avenue NW
Bowness, Calgary AB
T3B 1P4





Public Submission

CC 968 (R2026-03)

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First name [required] bruce

Last name [required] vollob

How do you wish to attend?

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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)

the blanket rezoning bylaw approved in council may 2024 should never have been approved to start with. especially when it affects existitng established neighbourhoods. there are process in place for redesignation in existing neighbourhoods which seems to work well. new neighbourhoods can easily have higher density and affordable housing incorporated during redesignation and design process. reversing back to the orignal bylaw would be a good start.



Public Submission

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First name [required] Jackie

Last name [required] Chapman-Brown

How do you wish to attend?

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

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 (R2026-03)

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

Rezoning Concerns.docx

ATTACHMENT_02_FILENAME

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

I would appreciate a response to my letter.

Mar 4, 2026

Dear Members of City Council,

I am once again writing to council to address rezoning. With the data presented during the last public engagement on blanket rezoning, it is clear how the citizens of Calgary feel about blanket rezoning and I encourage Council to bring back low density residential rezoning as a **new starting point for addressing affordable housing**. I would like to see a new task force created where solutions to affordable housing and more housing availability are created.

The original process for investigating and presenting the rezoning proposal was questionable.

1. There was no representation of any community association on the task force, I recommend representation from this group in the creation of a new task force. Community associations represent the neighbourhoods most impacted. The expertise of community association voices could contribute significantly to appropriate questions regarding the housing crisis in Calgary. During the last public engagement, a representative of Planning and Development for Brentwood addressed Council. With knowledge and insight, she presented recommendations to modify the proposal and expertly fielded questions from Council. Her contribution was ignored. No significant changes were made to the original proposal for Blanket Rezoning.
2. There is continued confusion around Blanket Rezoning for the space on the south side of John Laurie between Breton Close and 14th Street speaks to the lack of intentionality and consideration that frequently accompanies blanket decisions. The community has been lead to believe that the rezoning map of part of the green space is both intentional and an error. Representatives of the city have been consulted and are responsible for the confusing responses. I can only wonder if the lack of clarity is indicative of lack of careful consideration of many aspects of the decision for blanket rezoning.
3. I continue to be frustrated by the lack of clarity of the purpose of rezoning. The messaging from the city has been that there is a lack of housing while implying that affordable housing will be addressed through Blanket Rezoning. Yet I received an email from a Manager of City Planning who explained that inclusionary rezoning is not a part of the blanket rezoning plan. The purpose is to

- provide increased market value homes. Yet, the task force had representatives who had previously been homeless.
4. I do support rezoning and understand the necessity of the provision of both market and inclusionary housing. I am against blanket rezoning knowing that one size never fits all. City Council owes it to the citizens of this city to take more time to develop rezoning plans, e.g., is there a percentage of a community that should be considered for multi-home development. Are there areas within an existing community that could be designated for development so that older neighbourhoods reflect new neighbourhoods where sections are developed as single family, townhouses, apartments.
 5. I would like to see the formula for determining density of a community revisited. Why are secondary suites not considered? Brentwood Community has a large offering of secondary suites yet this is not factored into current rezoning possibilities. Why are living quarters below grade not factored into description of new builds? People need this detail to understand new build proposals in their community.
 6. I continue to be confused about guidelines for parking. It was my understanding that 1.5 spaces needed to be provided per unit at the time of the first public engagement, and now I am hearing it is up to the developer to determine what if any parking is necessary.
 7. I also feel the question in the survey is very confusing and geared towards slanting the response. **“Are you in favour or opposition of the issue?” What does opposition to the issue mean? I am in favour of repealing Blanket Rezoning or I am opposed to current Blanket Rezoning. What is the intention of the question?** This is a vague inappropriate wording of a very important concern. I am in favour of revisiting Blanket Rezoning, I am opposed to current Blanket Rezoning. A more honest transparent question would be: “Are you in favour or opposed to repealing Blanket Rezoning approved in....”

Further questions I would like a response to are:

1. How does the rezoning proposal promote the environmental concern of increasing tree growth in Calgary? I believe the goal, 9% by 2026 is already lower than in most other major cities in Canada. E.g., Toronto. Overviews of locations that have undergone ‘rezoned building’ show a significant decrease in tree population and green space.
2. The promotion of the construction in rezoned areas by saying that new builds must ‘fit’ into the current neighbourhood does not match the decisions that Planning has already approved. A neighbour seeing her backyard view of the

- neighbour's house has been replaced by a multiplex eleven metres high with three air conditioning units buzzing all summer. She is now living in a fish bowl and of course the value of her home has decreased despite the city asserting that house values are not going to be impacted by rezoning. I would like an explanation for how home values are not going to be impacted.
3. How do you guarantee rezoning will address the concern for affordable housing? (see point number 3 above regarding market versus inclusionary rezoning)
 - As has been experienced in Montreal, developers would rather pay fines or donate pieces of land rather than build affordable housing.
 - As has been witnessed in Vancouver, densification has not made housing more affordable. Why would we endeavor to make the same decision despite the data indicating otherwise? A response please.
 - Rezoning has not addressed the issue and it is not even the intention of blanket rezoning in Calgary. Affordable housing is designated to remain an issue.
 4. Would new neighbourhood construction already in the plans for the city not address affordable housing in a way in which new communities are already being constructed? A section for individual homes, a section for town houses etc?
 5. Why are communities that already have more multifamily housing units greater than the city average included in rezoning?

As a member of a city that prides itself on its sense of community, I can not support blanket rezoning when clearly more effort needs to be put into the planning of how the city can address the need for both market and inclusionary housing. The one size fits all approach is more a reflection of lack of knowledge and a lack of effort on the part of counsellors to work with citizens, community associations and conscientious developers to develop solutions that preserve both the sense of community that makes the neighbourhoods of such a large city unique and address a need for increase in both market value and inclusionary housing.

Please press pause and do the work required to implement a more intentional and thoughtful rezoning plan.

Sincerely,
Jackie Chapman-Brown



Public Submission

CC 968 (R2026-03)

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] **Jeff**

Last name [required] **Wilson**

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 (R2026-03)

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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)

COMPLETE Repeal of BUZ is necessary to restore my trust in the city planning process. The majority of comments at the 2024 public hearing were opposed to citywide rezoning. I myself was willing to accept approval of duplex and four plex rezoning, but in my opinion the potential for rezoning a average residential size lot to accomodate an eight plex was NOT transparently advertised and shows collusion between city planners and developers. More importantly average sized families are being squeezed out of affordable housing because larger sized houses are not affordable and eight plex units are too small to raise a family. Our affordable housing strategy needs to be controlled with common sense not driven by developers who need to maximize their returns.



Public Submission

CC 968 (R2026-03)

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First name [required] **Wendy**

Last name [required] **Guidolin**

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 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The decision for rezoning was made before the general public had any idea of a public hearing. The council listened and heard no one. With 70-80% disagreeing with it it's apparent that it was and is the wrong decision. Uprooting areas in which people have lived 50 or more years is cruel to build multi unit housing with several stories with multiple sets of stairs. These areas have poor infrastructure and no parking. The rezoning has shown green spaces with development on them . Those same green areas should be designated as parks. We get nods and yeses but no reassurances that this will happen. It's unfortunate that the city looks at that carrot in front of their noses and form a decision. At this point we already have too many of the builders building the wrong kinds of homes that are too expensive for the people who need them to afford. There is no doubt that some higher density is required but it should be done by a different method with more input from the people who it is going to impact. As an addendum-the wording of the question you asked of being in favour or not of the "Reversal-not change" is very ambiguous. It's difficult to know for sure if I chose the correct one. Just to make sure I am in FAVOUR if repealing the present rezoning. no reassurances or written statements



Public Submission

CC 968 (R2026-03)

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First name [required] **Sandra**

Last name [required] **Coulthard**

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 (R2026-03)

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I made submissions in 2024, on behalf of myself and my neighbours, against the blanket 2024 re-zoning, as did many in our community. With the consent of my neighbours again, we want to make our submission known, that we approve of returning our community to the low density residential zone that existed in the land use bylaw prior to the city wide ReZoning. One of the reasons we did not vote for our former councillor, Kourtney Penner, was she did not listen to her community and accordingly, we believe she was voted out on this issue, with our new councillor being for reversing the blanket Rezoning. Our community is for proper housing planning, not blanket rezoning. We are happy our community of Braeside will be returned back to R-C1. Thank you.



Public Submission

CC 968 (R2026-03)

PROTECTION OF PRIVACY ACT

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First name [required] maria

Last name [required] hoeijenbos

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)

do not need translator services

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

Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (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 (R2026-03)

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

[required] - max 75 characters proposed citywide rezoning change

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

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Keep low density residential zones that existed prior to citywide rezoning of may 2024. Do not make dense areas even more denser ; there is no adequate parking, schools are at over capacity in areas. More burden at our health care facilities. Congestion of traffic on roadways. Return the citywide rezoning back to what existed before May 2024 please. Our green spaces are disappearing in our neighbourhoods due to rezoning. School kids and adults alike need green spaces and parks for exercise and fun activities for mental/ physical health.



Public Submission

CC 968 (R2026-03)

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First name [required] Sandee

Last name [required] Dean

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 (R2026-03)

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In 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 vote to repeal blanket rezoning



Public Submission

CC 968 (R2026-03)

PROTECTION OF PRIVACY ACT

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First name [required] **Catherine**

Last name [required] **Williams**

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) **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 (R2026-03)

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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 wish to STRESS i m in favour of scrapping the existing unfettered destruction by developers of several neighbourhoods in Calgary. Why are restricted covenants not scrapped why are people still being allowed to set them up. We are creating a city of rich and poor neighbourhoods some of which will become ghettos with the shoddy housing being rammed into half a dozen neighbourhoods while others remain comp,Emely unchanged! Meanwhile NO UPGRADES TO INFRASTRUCTURE, no new parks or playgrounds just little boxes! Why did we ever allow this? Makes one wonder what the motives of previous city council and mayor were!



Public Submission

CC 968 (R2026-03)

PROTECTION OF PRIVACY ACT

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First name [required] Deborah

Last name [required] Gomm

How do you wish to attend?

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

Proposed Citywide Rezoning Change

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

Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (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 (R2026-03)

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

SUPPORT - REPEAL OF ZONING 1316 21A ST NW OWNERS.pdf

ATTACHMENT_02_FILENAME

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

WE Enthusiastically support the reversion of our property and many others back to RC1 and the changes to the guidelines for all zoning proposed. The city wide blanket rezoning has been catatrophic for neighbourhoods and we now can see in other cities, as well as Calgary, that the public want liveable homes and not poorly build shoeboxes in communities with strong character to invest the money and live with their families.

Deborah Gomm & Gary Waldron

1316 21A St W

Calgary, AB



March 4, 2026

City Clerk's Office

The City of Calgary

700 MacLeod Trail SW

PO Box 2100, Mail Code 8007

Postal Station M

Calgary, AB T2P 2M5

Re: Notice of Public Hearing on Planning Matters – Proposed Bylaw Repeal of Rezoning for Housing

IN SUPPORT OF THE REPEAL OF BLANKET ZONING & OF THE REVISIONS PROPOSED

To Mayor and Members of Council,

My husband, Gary Waldron, and I are writing in response to the Notice of Public Hearing regarding the proposed repeal of the rezoning for housing.

We have been residents of 1316 21A St NW since mid-2023. We moved to this community to build our “forever, age-in-place” home, a modern bungalow that we hope will allow us several more decades in a livable home. Prior to this, we lived in West Hillhurst in a duplex/infill home, which we also loved, but it was multi-level and not appropriate for retiring.

The high-density zoning implemented, making all homes and lots a minimum of RC-G, has been devastating to West Hillhurst and so many Calgary-area communities. To consider that such broad-based blanket changes, even after extensive public submissions and outcry against it, would “work” was completely naive.

As we have seen in other markets, such as Vancouver and Toronto, with the collapse of the real estate market from the high volume of multi-complex developments. People do not want to live in shoe boxes in the sky — or in Calgary’s case, deep underground in tiny basement suites that are part of multiplexes. People want **homes**, and they want them in communities that have their own unique character. They want a city that honours parks, established communities, tree lines, setbacks, and their neighbours.

Many of our neighbours still live in their 1960s bungalows where families were raised years ago. Many new families are moving into these same homes because of the parks, green space, and schools here. To expect that families — really anyone — can live in the type of construction and styles of micro 6-, 8-, or 12-plexes is astonishingly reckless.

Of the multiplexes we see, where there are basement suites, no parking, and more than four units (as in a four-plex), they are owned and run by corporations. Many are sold in bundles to other investors. Many are used for short-term holiday or business rentals, meaning the heart and soul of the community cannot thrive with people who have no sense of place.

We are so, so, so thankful to see the changes of our home back to RC-1, as well as all the revisions being made. Sadly, for a few homes in our area, it is too late — a monster home on Briar Hill Ridge with no setback (yes, single-family) is a disaster for light and neighbours. These revisions make a great deal of sense — long lacking in City Hall.

Like most people, our home is more than a home. It is our life's work and deeply personal. We started in tiny bungalows and moved up over the years. We saved and saved and worked. The actions of City Hall felt like our home was being stolen — our life's endeavours put at risk.

Please also consider the research and experience of other cities, including European ones, about what makes a city great. It is not mass development of housing that people don't want; it is communities. Our new communities are built on this basis. People and families move in around the same time to newly constructed homes, build fences together, meet their new neighbours, go to the local school and parks — just as my parents did in Westgate in the 1960s.

So, thank you to the new Mayor and your Council. Be wise. Make this right for the legacy of this wonderful city.

Sincerely,

Deborah Gomm
Gary Waldron



Public Submission

CC 968 (R2026-03)

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] **Hussien**

Last name [required] **Ayache**

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 (R2026-03)

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

Rezoning Proposal 2026.pdf

ATTACHMENT_02_FILENAME

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

Thank you!

March 4, 2026

Calgary City Council
Calgary Municipal Building
800 Macleod Trail SE

Dear Mayor Farkas and Members of City Council,

I am writing in response to the recent notice regarding the City's initiative to reverse the Rezoning for Housing policy and the proposed bylaw to be considered at the upcoming public hearing.

I would like to express my ****full support**** for this proposal. I believe that revisiting and reversing the current rezoning approach is an important step to ensure that future development aligns with the character, needs, and long-term vision of our communities.

Thoughtful planning and responsible land-use decisions are essential to maintaining the quality of life in Calgary's residential areas. I appreciate the Council's efforts to listen to residents and take a balanced approach to growth and development.

Thank you for your attention to this matter and for providing residents with the opportunity to participate in the public hearing process. I encourage Council to move forward with the proposed bylaw.

Sincerely,
Hussien and Suhila Ayache
268 Westwood Drive SW
[REDACTED]



Public Submission

CC 968 (R2026-03)

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First name [required] Gary

Last name [required] Waldron

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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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

SUPPORT - REPEAL OF ZONING 1316 21A ST NW OWNERS.pdf

ATTACHMENT_02_FILENAME

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

I am in full support of the changes proposed to eliminate blanket rezoning and for our property to be rezoned to RC1.

Deborah Gomm & Gary Waldron

1316 21A St W

Calgary, AB



March 4, 2026

City Clerk's Office

The City of Calgary

700 MacLeod Trail SW

PO Box 2100, Mail Code 8007

Postal Station M

Calgary, AB T2P 2M5

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The high-density zoning implemented, making all homes and lots a minimum of RC-G, has been devastating to West Hillhurst and so many Calgary-area communities. To consider that such broad-based blanket changes, even after extensive public submissions and outcry against it, would “work” was completely naive.

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Sincerely,

Deborah Gomm
Gary Waldron



Public Submission

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First name [required] Stuart

Last name [required] Simpson

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 (R2026-03)

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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)

My wife and I are STRONGLY in favour of scrapping the current zoning legislation that allows unrestricted residential development. It's very clear that the previous council was essentially bought and paid for by property developers in this city, and that council subsequently and corruptly ignored the democratically stated wishes of Calgarians. The current legislation is completely inappropriate and needs to be returned to the previous iteration as stated in the proposal to do so. Council members are elected to represent their constituents, not the interests of a few people throwing money around. It is absolutely essential that the current council honour the wishes of Calgarians who stated OVERWHELMINGLY that blanket rezoning was not welcome. We demand that this council act lawfully, honourably and immediately to return Calgary's residential zoning laws to the way they were prior to the abhorrent version that now exists.



Public Submission

CC 968 (R2026-03)

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First name [required] Lorraine

Last name [required] Lagman

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



Public Submission

CC 968 (R2026-03)

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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 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 the homeowner at 82 Templegreen Rd NE. I support keeping the current R CG zoning for my property. Maintaining this zoning ensures flexibility for future redevelopment and housing options in our neighborhood, and helps preserve the property's value. Thank you for considering my input.



Public Submission

CC 968 (R2026-03)

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First name [required] Lorne

Last name [required] Baxter

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

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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 purposely purchased in a single family neighbourhood. It is important to preserve zoning rules.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Gary

Last name [required] Pass

How do you wish to attend?

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

I do not require translation services

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 26, 2023

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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 do not agree with the blanket rezoning that was implemented to increase density. I request the city reverts to the previous zoning rules.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] Low Density Residential Zones
Date: Wednesday, March 4, 2026 8:04:53 AM

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](#)

Good Morning,

I am not sure the approval of this eyesore on California Boulevard was a result of rezoning.

It has been under construction for 18 months or more. The size of this building does not conform to the rest of the homes in Monterrey Park.

Gary Pass
320 Del Ray Road NE





Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

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-



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 favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I am strongly in favor of repealing the city wide re-zoning initiative put in place in 2024.

I lived in Marda Loop for many years, and have essentially (In my opinion) seen that area ruined by overbuilding, over populating, and over densifying. There is no where near enough parking available to support local businesses (unless you live in the area and walk to them), many of which have been decimated by these developments and can now solely rely on local traffic. Everyone I know avoids the area like a plague, aside from residents. I noticed earlier in the year a City of Calgary provided sign on the side of the road, asking Calgarians to support local businesses in Marda Loop..... The city is solely responsible for the damage to these businesses and no sign on the side of the road is going to correct that.... DO NOT continue to damage other neighborhoods the way you have Marda Loop. I can't even go visit old friends and neighbors as there is literally no where to park when doing so.

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

The traffic and congestion getting in and out of Marda was more than enough to make me move to Chinook Park, where I currently reside, and would be incredibly upset if the same kind of development that has happened in Marda Loop, South Calgary, Bankview, Killarney, etc... happens in Chinook Park. I paid a premium for a quiet, mature neighborhood with beautiful old trees, quiet roads and less population density, and the last thing the area needs is for all of this to be ripped out and torn down by developers slamming multiple units on each lot with zero consideration for

infrastructure.

I fully understand the need to create 'AFFORDABLE' housing in this city, however the blanket rezoning initiative of 2024 doesn't come anywhere close to helping accomplishing that goal. It creates units, but it does not create affordable starter homes for first time buyers and young professionals, which is what this city needs. This does nothing to get people into their first homes, it just ruins established neighborhoods.

I sincerely hope this initiative is repealed and the citizens of Calgary are listened to this time. They most certainly weren't in 2024 when city council went ahead and approved this ridiculous decision despite a massive and overwhelming majority of Calgarians who opposed it. It's time to right that wrong.



Public Submission

CC 968 (R2026-03)

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First name [required] Diane

Last name [required] Porter

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

I am in agreement with the rezoning proposed and to bring back. Go for it.

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required]

Roland

Last name [required]

Kirzinger

How do you wish to attend?

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

Council



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Office of the City Clerk.pdf

ATTACHMENT_02_FILENAME

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

Please see attached document "Office of the City Clerk"

Office of the City Clerk, The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Mail Code 8007, Stn. M
Calgary AB T2P 2M5

Roland Kirzinger, Penelope Susanah Windrum
3735 Glenbrook Dr. SW
Calgary AB T3E 4L8



RE: "Notice of Public Hearing on Planning Matters (Reversal of Rezoning for Housing)"

Dear Calgary Council,

We are in favour of the reversal of the current blanket rezoning to the previous low density residential zones that existed in the land use bylaw prior to the citywide Rezoning for Housing approved in May 2024.

The current blanket rezoning has destroyed the character of our cul-de-sac of Glenbrook Dr. SW with a back-to-back row house complex of 16 units being constructed beside our property. Plans will show eight units (four in each building), but each has a secondary suite so the actual total is sixteen.

The entire cul-de-sac was made up of single-family homes prior to this development. The number of units will double the total number of households of our cul-de-sac. There is a total of only 9 parking stalls being supplied for these sixteen units. This development is slated to be all rental properties. When occupied it will create a range of issues especially with traffic and parking. The other major issue is it will significantly reduce the value of the existing properties as having a 16-unit rental complex on an otherwise quiet cul-de-sac of single detached homes will be far less appealing/marketable than if the 16-unit complex was not there.

This development was opposed by the entire cul-de-sac, community association, area councillor and various neighbours as well. Unfortunately, due to the bylaw we had no recourse for appeal as the proposed development fell within what the rezoning allowed. We reviewed the record of the appeals body and saw not a single appeal was granted if proposed developments fell within the bylaw.

Our question for council is how will homeowners be compensated for our loss of property value due to developments like the one in our cul-de-sac being approved under the rezoning bylaw now being considered for reversal? If the city has received federal funds for increasing housing will those of us who own property, paid taxes and had no say in this rezoning negatively impacting the value of our properties be entitled to compensation? Our property saw a decrease in value of 4% this year alone where as each previous year in the last decade saw increases. At least part of this decrease is certainly accreditable to the development taking place immediately next door to our property.

Please reverse the "Rezoning for Housing" bylaw. BUT, also please create a plan to compensate those property owners that will have been significantly impacted by the decreased property values

they experience due to developments approved under the mistake that was blanket rezoning. Compensation could be in a variety of forms:

- A one-time payment based on a multiyear average loss of value based on assessed property value taking into account current market conditions over the same period. Possibly paid by the City, the Developer of the Property causing the issue or a combination of both.
- A reduction in property taxes for affected property owners until such time as the property is sold. These monies could possibly be recouped from the occupants or owners of the new development by an increase in their taxes.
- A reduction in city fees for services such as water, sewer, garbage and recycling until such time as the property is sold. These monies could possibly be recouped from the occupants or owners of the new development by an increase in their fees.

Developers and the City of Calgary (by way of increased property taxes collected) have gotten rich through the blanket rezoning developments. Homeowners such as ourselves are paying the price. We deserve compensation for the loss of property value and issues we will face due to the utter lack of planning and foresight that was blanket rezoning in our neighbourhoods.

Regards,
Roland Kirzinger
P. Susanah Windrum
Homeowners, 3735 Glenbrook Dr. SW



Public Submission

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First name [required] Victor

Last name [required] Shiu

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to express my support for bringing 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.

I believe the citywide rezoning change approved by council in 2024 was not democratic and harmful to countless individual property owners in the City of Calgary. While the intention might have been good for the purpose of increasing housing supply in the city, the action was not justified and did not have the intended results whatsoever.

Thank you.



Public Submission

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First name [required] samir

Last name [required] kayande

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



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Mar 26, 2026

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

[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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end R1 up-zoning



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First name [required] James

Last name [required] Skeet

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Regarding the land bounded by Edgemont Road, Edgemont Drive and John Laurie Blvd, it is currently proposed that this land will not be affected by proposed land use changes. It is not clear what the current land use designation is on the interactive map. This land is not suitable for any residential or commercial building due to its topography and slope. Furthermore, it does not permit suitable or safe vehicular access or egress. This land should not have a land use designation permitting any kind of development. It should be designated as park or natural reserve which is its current land use. Please ensure that this land can not be utilized in any manner for residential or commercial development.



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First name [required]

Nancy

Last name [required]

Pozzobon

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We are writing to formally request that our property be re-zoned back to the R1 designation, reverting to its prior status before the citywide rezoning that took place in 2024.

I believe that returning our home to the R1 zone is in the best interest of our neighbourhood and aligns with the character and stability of the area. We appreciate your consideration of our request and look forward to discussing it further.



Public Submission

CC 968 (R2026-03)

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First name [required] Jan and Gepke

Last name [required] Broer

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)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We agree with this repeal process and are pleased we are going back to a R-C1.



Public Submission

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First name [required]

Joan

Last name [required]

Kowalewski

How do you wish to attend?

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No language or translator services required

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

Council



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 favor of the proposed citywide rezoning change. It will put decision-making about what kind of community people want to buy into and live in back into the hands of the residents who will have confidence that, on a go-forward, especially in older neighborhoods like mine, there will not be radical changes to the nature of the community that they have no control over. I do realize that there is a need for more density than Calgary currently has, and this has to be considered thoughtfully and with support of the neighborhood. New districts should be planned with mixed housing from the outset.



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First name [required] GORDON AND BEVERLY

Last name [required] REID

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



Public Submission

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Mar 23, 2023

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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

Submission 2026 to Calgary City Council.pdf

ATTACHMENT_02_FILENAME

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

ATTENTION: OFFICE OF THE CITY CLERK, THE CITY OF CALGARY

SUBMISSION FOR: PUBLIC HEARING MEETING OF COUNCIL

DATE OF PUBLIC HEARING MEETING OF COUNCIL: MONDAY, MARCH 23, 2026

SUBMITTED BY: Gordon Reid and Beverly Reid

MAILING ADDRESS: 167 Valley Ridge Green NW, Calgary, AB T3B 5L6

EMAIL ADDRESSES: [REDACTED] and [REDACTED]

Please be advised that we, as residents of an affected property in Valley Ridge in The City of Calgary, are in favour of the proposed bylaw to reverse Rezoning for Housing and, in particular:

- Bring back the low-density residential zones that existed in the land use bylaw prior to the citywide Rezoning for Housing that came into effect on August 6, 2024; and
- Change the zoning of residential properties back to what existed before the citywide Rezoning in 2024, except for properties as described in the proposed bylaw.

The objective of the Housing Strategy, as stated in 2024 by Calgary City Council, was ***“to take actions to address the housing crisis”*** by ***“speeding up the planning process”***.

It is our considered opinion that speeding up the planning process will not, on its own, address the housing crisis. The housing crisis, namely the lack of affordable housing, originates with the current high costs for land, construction contractors, construction materials and borrowed capital. Speeding up the planning process will not by itself address these high costs.

The Rezoning that was approved by Council in May 2024 changed the zoning for a large portion of the single-family residential lots in the City to R-CG, which is a residential designation “primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.” That action has set aside all of the history and detailed planning that had been undertaken by the City of Calgary since the Planning Commission was created by a resolution of Council in November 1911.

The proposed bylaw to reverse Rezoning will allow the City of Calgary to pursue other avenues for addressing the housing crisis and speeding up the planning process. A return to the more granular approach to rezoning that existed previously will most likely yield a more beneficial outcome. That is, since the goal of rezoning is to facilitate construction of higher-density more affordable housing, the City of Calgary will be able to focus the rezoning effort on those areas where housing (i.e. land) is already more affordable. The blanket rezoning that was implemented lost sight of the real goal, which should have been to identify specific neighbourhoods with lower property values which would allow for lower cost properties for developers. These are the neighbourhoods where rezoning will yield the greatest benefits as lower cost land for developers should translate into lower cost finished housing for Calgarians. It is our view that the citywide (“blanket”) rezoning in 2024 was unnecessary, undesirable and inappropriate, and therefore should be reversed.

Gordon Reid and Beverly Reid

March 04, 2026



Public Submission

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First name [required] **Stephen**

Last name [required] **Bodie**

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

ATTACHMENT_02_FILENAME

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

Thank you for proposing to reverse the previous city-wide rezoning bylaw that the majority of Calgarians were opposed to.
Note the lesson to be learned: the mayor and most of the previous city council that ignored the will of the people and favoured the bylaw were voted out.



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First name [required] Jimmy

Last name [required] Diep

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The implementation of mass rezoning was one of the worse policy that has ever been implemented as a housing strategy for our city. A bad policy that was implemented even though Calgarians spoke loudly against it. So I just want to submit a comment in favour of the proposed repeal of the policy.



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First name [required] Armando

Last name [required] Teves

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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 live in a low density area. My wife and I purchased our home 31 years ago with the belief the area, and our neighbourhood in particular, would remain more or less the same. The huge investment we made was based on the belief in continuity of the area as an area of low density, less crowded blocks, ample parking, existing green spaces etc. Of course change is inevitable and it is expected that newer homes may be larger than previous single detached homes. These though should be set back more or less to existing home frontages, and should meet previous lot percentage guidelines. The blanket rezoning experiment threatens low density areas and the character of existing communities. These decisions must take into the consideration the thousands of people who purchased homes believing their communities would maintain their distinct character for all the time they would live in them!
Bring back sensible zoning regulations and repeal the Blanket Rezoning policy.



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First name [required]

Tannis

Last name [required]

Ewing

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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)

no translation required

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

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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 generally in favor of the proposed revoking of the the previous blanket re-zoning, and also agree with most of your proposed changes for R-CG. BUT I maintain that 3 units on a standard lot is still too many units if you are going to also allow three basement suites beneath them... This allowance is in fact the equivalent of allowing 6 homes and your description of three is deceptive. A duplex with a basement suite is the largest quantity of units I would consider reasonable i.e. a total of 4 home spaces. In addition you must insist on at least one entire parking stall for each unit, including 1 space for each basement suite.



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First name [required] Kris

Last name [required] Olsen

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



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 favour

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ATTACHMENT_01_FILENAME

Residential Zoning.docx

ATTACHMENT_02_FILENAME

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

Kris Olsen
72 Roseview Drive NW
Calgary, Alberta, T2K 1N7
[REDACTED]

City Council,

I would like to express my support for:

- 1) Bringing back the low density residential zones that existed prior to the citywide Rezoning for Housing that was passed May 2024
- 2) Abolishing the city wide rezoning for Housing that was passed May, 2024

It has been my experience that most construction of the types of developments undertaken under this rezoning for housing bylaw were extremely disruptive to the local residents. Residents were powerless to oppose development applications that directly impacted their properties, and developer had a virtual carte blanche to build as high density structures as they could fit on a property. There were no considerations for infrastructure limitations, parking issues or impacts on surrounding properties.

Generally, the blanket rezoning bylaw passed in May, 2024 has several negative impacts such as virtually eliminating public involvement in future developments and say in our own communities, planning seemed to be turned over completely to the developers who gained a heightened distrust from residents to actually make anything affordable, no consideration for parking and transit, giant buildings going up near bungalows and not being contextual to the area, impact on infrastructure (water, sewage etc), the proliferation of AirBnBs and their impact on housing supply, missed opportunities such as Westbrook, and genuine engagement with Community Associations during planning and development.

I agree there should be movement towards increased densification, but it should be done thoughtfully and intentionally. In general, I would summarize two points major short-comings of the blanket rezoning bylaw:

1. The public (individuals and Community Associations) did not have a voice in their community's development and were powerless to oppose any development proposals in their own communities.
2. There are many other ways to densify without a blanket rezoning bylaw within the old development bylaws and there should be more focus on those tools already available

I thankyou considering rescinding the blanket rezoning bylaw. It has been incredibly disruptive to many communities and caused untold anguish to many individuals in existing community in Calgary.

Thankyou,

Kris Olsen



Public Submission

CC 968 (R2026-03)

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First name [required] Patricia

Last name [required] Gustafson

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



Public Submission

CC 968 (R2026-03)

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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)

To increase available housing, perhaps new areas being developed should be required to build half or more of multi family housing. As a home owner of over 30 years, it would be distressing to see the district I bought into changed radically to multi family units. There is also the problem of parking availability and increased traffic. With increased density, there is also the need for large parks and green space. I believe that in the future, the individual houses may become a thing of the past but the blanket rezoning idea will require extensive thought, planning and research before attempting it again. Hope this helps.



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First name [required] Andrew

Last name [required] Allen

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



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 proceeding with a full repeal of blanket rezoning and its enabling bylaw



Public Submission

CC 968 (R2026-03)

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First name [required] Noelle

Last name [required] Troll

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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 am in favour of proceeding with a full repeal of blanket rezoning and its enabling bylaw



Public Submission

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First name [required] STEPHEN

Last name [required] Normore

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



Public Submission

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0026-03-23

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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)

Myself and my family are in favor of bringing back the low density residential zones that existed prior to August 6 2024.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Ruth

Last name [required]

Kuelker

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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'm in favour to bring back the low density residential zones that existed in the land use bylaw prior to the city wide rezoning for housing that was approved by Council in May 2024 and came into effect on August 6, 2024



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First name [required] Christopher

Last name [required] Brothers

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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 am in FAVOUR of REPEALING the blanket rezoning bylaw. I state that because the above question isn't 100% clear.



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First name [required] **Deanne**

Last name [required] **Ivany**

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**



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Rezoning Proposal Comments, March 27, 2024.docx

ATTACHMENT_02_FILENAME

Deanne Ivany

3932 Vancouver Crescent NW, Calgary, AB, T3A 0M1

My votes in the last election were based solely on the need to fully repeal Blanket Rezoning (BR). I am still 100% committed to that goal.

In 2024, I wrote a letter (attached) opposing BR, noting such issues as:

1. Negative changes to community character
2. Green space degradation
3. Parking problems
4. Bin storage problems
5. Property value decline, etc.

Over the past year, properties have been bought up, and builds constructed that 'adhere to the BR guidelines'. I have only one phrase to describe these Varsity builds - 'out of place'. Not one has added to Varsity's character in a positive way – not one.

The worst is between 4626 and 4808 Voyageur Drive NW. Here two 2-story houses have been built on a single lot, with the front house extending ~15-20ft closer to the curb than the adjacent homes. To say I pity the people living next door to this is an

Comments - please refrain from

Public Submission

CC 968 (R2026-03)



providing personal information in this field (maximum 2500 characters)

understatement. I wonder how many \$10 000s their property value has declined as a result. Two doors down from this build, there is another starting that again extends almost to the curb. So properties 4812 and 4808 Voyageur Drive NW will be living in a tunnel once both builds are completed. Heartbreaking!

As said previously, I fully support the complete repeal of BR. I am now concerned by comments that this may not be possible, as Calgary may lose money from the federal government. This situation cannot be considered in overturning the BR policy. If this is the case, the word I have for that is blackmail on the part of the federal government, or fear mongering on the part of city council/administration.

BR needs to be fully repealed and then a well thought out plan as to how densification can occur, without negatively impacting current residents, needs to be formulated. It needs to be done with significant input from the residents in an area ... and that input needs to be followed, not ignored, as when BR was first approved.

Another concern deals with our aging infrastructure, especially our water delivery system. We have had 2 major breaks along the Bearspaw South Feeder Main in less than 2 years. With densification, the demands will increase substantially. Therefore, I think all redevelopment permits need to be stopped for multiplexes. For multiplexes that have been constructed, but as yet unoccupied, they need to remain unoccupied until the replacement of the Bearspaw South Feeder Main is complete.

Comments on Proposal to Rezone My Property and Most of Varsity from R-C1 to R-CG under the City of Calgary's Home is Here Housing Strategy

For: April 22, 2024 Council Meeting at 9:30am

By Deanne Ivany

E-mail Address: [REDACTED]

Address: 3932 Vancouver Crescent NW, Calgary, AB, T3A 0M1

District: Varsity

The serious problems I see with the proposal to rezone my property and most of Varsity from an R-C1 to an R-CG designation are listed and commented on below.

1. Character Change to Varsity – Not what I Bought Into

When I moved to Calgary for work decades ago, it took me some time to decide on a neighbourhood to settle into. I looked at many neighbourhoods, and finally settled on Varsity, mainly due to the high density of mature trees in the area both lining the roadways e.g. Varsity Drive, and on the properties. Large majestic evergreens and deciduous trees with immense canopies to provide ample shade during the hot, and getting hotter, summer months. I expect this will change radically with this new designation and I will describe my concerns in #2 and #3 below.

The quiet of the neighbourhood was also a draw. This I expect will also change and I will elaborate on this in #4 below.

In your information online it states the redevelopments will 'fit into the context of the existing homes'. It is very unclear as to what that means. The rezoning to R-CG doesn't seem to fit with that statement, in my opinion, based on my comments below.

2. Green Space Degradation on Properties

My fears here were reinforced as I watch a 4-plex (hopefully the correct term) being built across from Market Mall at 4826 – 40th Ave NW. The beautiful mature trees that had been on the property were cut down, and replaced with poplars which are all that could fit on the reduced lawn space. Unlike the previous trees, these provide no shade canopy at all, which will be critical to have due to climate change.

Some cities like Vancouver have a city bylaw that trees can't be cut down on private property without an assessment. I think that type of bylaw should be created for Calgary, so healthy mature trees on properties can't be cut down, and this should apply to developers as well.

The other aspect of that property that disturbed me is that the grass was replaced by artificial turf. Yes much easier to manage, but it does nothing to remove CO₂ from the atmosphere, which is a greenhouse gas. City policy should be changed so that artificial turf is not allowed in Calgary, especially if we are serious about the 'Climate Emergency' that the city declared in 2021 when this new council was elected. To me cutting down mature trees, especially with large shade canopies, putting in artificial turf and not requiring solar panels to be placed on all new houses, which I am sure will not happen with the new homes built with this rezoning, flies in the face of Calgary declaring a 'Climate Emergency'.

I also fear that the trees lining the main roadways e.g. Varsity Drive, will be cut down to accommodate developers as they develop the properties.

All of this will detract from the natural beauty that now exists in Varsity, and its uniqueness i.e. what attracted me to the area in the first place. I fear the tree canopy will be seriously degraded in the rush to build, both on public and private land.

3. Rezoning Parks to R-CG

Although you have stated that there will be no development on parklands, I am afraid I find that hard to believe. If no development will occur, then the designation should not change. By changing it, it makes it easier for developers to potentially change that decision of 'no building' in the future. Why take our parks one step closer to development even though that is not your stated intent?

4. Density of Residences

This I can see being a huge issue! Let's use Vancouver Crescent as an example. Let's assume in this example that there are 35 houses on the Crescent with a family of 4 living in each. I will carry these 2 assumptions throughout the remainder of this letter.

With the proposed rezoning each lot could contain 'a maximum of 4 units with the potential of each unit to have a secondary suite and a backyard suite'. So, my interpretation of this, is that each lot, instead of having 1 unit as they do now, can

have potentially 12 units (4 units, 4 secondary suites and 4 backyard suites). So we can potentially go from 140 people living on the Crescent to 420. To me this is an absolutely absurd increase of population. It will most definitely destroy the quiet nature of the community.

5. Parking Problems

Right now, at least 50% of the homes on the Crescent have backyard garages. Even with that, I sometimes come home to find I can't park in front of my property as a visitor is taking up the space. Not an issue for the most part. Currently, I would guess there are about 20 cars parked on the entire Crescent at once. Again no problem.

Carrying on with the above example, I believe developers only have to provide $\frac{1}{2}$ a parking stall per unit on the lot. If developers are going to put 12 units on one lot, and we assume that each unit has 1 car, then 6 of the 12 cars will be parked on the street in front of the property. Again assuming 35 properties on the Crescent, that would increase the number of cars parked on the street from 20 to 210. That number of cars will not fit on the Crescent, even if they are parked bumper to bumper. Also many homes have 2 people working, and as a result have 2 cars, so you can increase the # of cars to 630. I know families where both parents and all the kids have cars, so now, if we assume a 4 person household, we are up to 1470 cars. Even with 1 car per unit this is not doable.

So if this proceeds, then anytime anyone moves their car, someone else will take their spot. So let's say I go for groceries in the middle of winter with lots of snow on the ground, and it's -30C. I get home, and can not only not find a parking spot in front of my house, but not on the Crescent. So now I have to park on Varsity Drive, if lucky enough to find a spot there, and carry my groceries all that distance to my house. To say it would create bad feelings between neighbours is an understatement. And as one of my friends mused, if the city proceeds with this, they better double or triple the size of the police force to deal with these conflicts.

You might argue that people will not have as many cars in the future. Maybe so, but Varsity, as well as many of the inner city districts, were not set up on an easy-to-access-by-foot concept. Although I have 3 mall surrounding me, all with grocery stores, none is within easy walking distance to carry groceries back to the house. We are not set up like many European cities where there is a corner store you can pop over to to get your groceries for tonight's meal.

This high density development should be planned either near malls i.e. in mall parking lots as what was done in Brentwood, or in new developments where these features can be built in during the planning phase. Then people move into

these districts will have less need for a vehicle. They will know the character of the district they are moving into and will have accepted that design when they moved.

To solve this parking issue, you might decide to have people pay for their parking spot in front of their home. If you are trying to get affordable housing into area, increasing the expenses in those area is counterproductive. I also strongly feel that one should not have to pay for parking in front of their own homes, which has been done in other areas of the city recently.

Also, for example, what happens if you have guests over for dinner? There will be nowhere for them to park. So are we then forced to go pick up our dinner guests and drive them to our home for the meal and then home again – that is if a spot is still free for us to park in when we return!! This sounds absurd, but this is where this proposal is taking us to!

To try to force high density housing into a district not designed for it will create all types of problems.

6. Recycling Bin Problems

Carrying on from the examples above. If there are 12 units on each existing lot, with each unit having their own black, green and blue carts, then there would be 1260 bins in our back alleys around the Crescent. Again undoable from my perspective. Even looking at a single lot with 12 units that could mean 36 bins associate with each lot. That many bins could not fit outside a single lot.

Again you might argue that people will have to just put their bins out on the day of collection and then bring them in each day. Yes 12 bins might fit behind a single property, but in the back alleys around me, most people leave their bins in the alley permanently. Unless you plan to fine people for leaving their bins out it won't work. That said, where on the lot would there be room to store 36 bins?

You might say that less bins could be assigned to a lot. Well then you run into the problem of there not being enough room in the bins for all who live on the lot. As a result, I expect a great deal of garbage/recycling would end up thrown in the back alley, placed in an inappropriate bin i.e. garbage in the blue bin, or placed in a neighbour's bin. Again neighbour conflict will arise.

Another option would be to go back to the bins in the mall parking lots. Well, after people having the convenience of bins in their back alley, this will not work.

7. Property Value

I foresee that property values can only decrease with this proposed rezoning change. The bulk of my equity is in my house, and it is what I am going to have to rely on in my retirement. I planned for decades to be able to retire comfortably, and did so less than 2 years ago. I view this rezoning proposal as potentially jeopardize my ability to live a comfortable life in retirement, and undoing the decades of planning I did to achieve that goal.

You said that property values would be monitored in your 'Frequently Asked Questions Section'. So let's say this rezoning goes through, and in 2034 you see a substantial drop in property values. What will you do? I very well doubt the city will claw back the rezoning to what it is now, or remove the dwellings that caused the problem. Once the damage is done, I do not see the city doing anything to rectify the situation. So why bother to 'monitor the situation'. To me, that statement is misleading the public, because it implies a change would be made to rectify the situation in the future.

8. Lifestyle Impacts

I can see no benefits to this rezoning plan to the current residents of an area. I see less privacy due to increased densification, I see neighbour conflicts over street parking and bins, I see an increase in garbage littering the streets and back alleys, I see inconveniences arising while trying to do everyday chores such as getting groceries, and I see increasing expenses such as paying for street parking.

I specifically bought my house because it had no garage, so I would have room for a vegetable garden – which I have grown for over 30yr. If large dwellings go up on either side of me then this hobby for me will be destroyed as there will not be enough sun reaching my garden. So the main reason I moved into Varsity will be destroyed ... now that I am retired and can enjoy it more than at any other time in my life. I am sure this reason would not be enough to stop a development next door to me – sadly.

I would have no problem with rezoning for secondary suites only on each property, which could easily double the population in the area. But beyond that, I totally disagree with the plan as it would result in too high densification.

I totally support what has been done at the Brentwood, Stadium and Northland malls, where high rises have been put in to accommodate more people in the area. Little to no green space was destroyed in the process, people living there have easy access to grocery stores and shopping, and the surrounding single family home dwellers were not impacted. I think this approach should be

continued within the city, and more developments built on the outskirts of the city with extreme densification. That way the people moving into those neighbourhoods know what they are buying into, and old neighbourhoods and their charm are not destroyed.



Public Submission

CC 968 (R2026-03)

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First name [required]

Jim

Last name [required]

Peplinski

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 support the full repeal of blanket rezoning. Please listen to people and

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

Standing Policy Committee on Community Development



Public Submission

CC 968 (R2026-03)

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Mar 13, 2026

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[required] - max 75 characters

Proposed city wide rezoning change

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

In favour

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

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

I support the full repeal of blanket rezoning. Please listen to your citizens and respect the history of the legacy neighborhoods.



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First name [required] Donald

Last name [required] Green

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)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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First name [required] Baigalmaa

Last name [required] Khishigdalai

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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CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

We do not wish to our current home .

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

In opposition

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ATTACHMENT_01_FILENAME

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

some properties are occupied by a large number of tenant's. There have been incidents where exterior garages were damaged, and no one accepted responsibility. Even when owner was informed, no meaningful action was taken to resolve issue. This is concerning for the neighborhood.



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First name [required] shawn

Last name [required] robinson

How do you wish to attend?

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



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Mar 23, 2026

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[required] - max 75 characters

blanket rezoning

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As new home owners in the established community of Thorncliff Greenview, my family feels the current zoning rules inspire a community atmosphere that is unrivaled by any other area in the city. Please do not ruin the sense of community by flooding it with more housing. Calgary has been a desired city for many years and community needs to remain at the heart of it. We left cookie cutter new developments in search for this environment to put roots down in, which proved increasingly more challenging with the already abundant housing market. If housing is the concern, spend effort and time working on the root causes that create these challenges in the market instead of punishing families who have worked hard for their white picket fence.



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First name [required] **Raymond**

Last name [required] **Bernard**

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Opposition to the Citywide Rezoning Change for the following reasons:
1. Increased density removes human access to natural/greenspaces which diminishes human understanding of the importance of nature to our well being
2. Increased density reduces access to natural light. Which diminishes human health, ability to grow plants (edible and other), ability to generate micro solar power
3. Eliminates the ability for the City to develop Right to Light by-law(s) for future human health, plant growth, solar power generation



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

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-



Public Submission

CC 968 (R2026-03)

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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 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

SUBMISSION BY PETER COLLINS TO CALGARY CITY COUNCIL REGARDING BLANKET UPZONING BYLAW REVERSAL MARCH 2026.pdf

ATTACHMENT_02_FILENAME

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

Please see my attached submission in favour of the repeal of the blanket upzoning bylaw amendment.

MEMORANDUM

FROM: Peter Collins
TO: Calgary City Council
DATE: 4 March 2026
SUBJECT: REPEAL OF BLANKET UPZONING BYLAW

FULL REPEAL IS THE RIGHT ACTION

I support the Notice of Motion to repeal the blanket upzoning bylaw for the same reasons that I opposed the passing of the blanket upzoning bylaw amendment in the first place. I made both a written submission and a short oral presentation to Council in 2024 in opposition to blanket upzoning.

Nothing that has occurred since the implementation of the blanket upzoning bylaw has changed my views.

I encourage Council to approve the motion to repeal the blanket upzoning bylaw.

BLANKET UPZONING DOESN'T ALIGN WITH THE MDP

The blanket upzoning approved by the previous Council does not conform with the existing municipal development plan (MDP).

While the MDP contemplates a range of housing opportunities and choices, and a balance of growth between established and greenfield communities, it also speaks of “**reinforcing the character, quality and stability of neighbourhoods.**” It calls for locating new housing in Activity Centres and Main Streets, reasoning that “focusing most intensification to defined areas provides more certainty to the development and building industries and **makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.**”

One MDP objective¹ is to “reinforce the stability of Calgary’s neighbourhoods and ensure housing quality and vitality of its residential areas.” It adds that “Intensification should be accommodated within existing communities **in a sensitive manner**”, and “The City promotes infilling that is **sensitive, compatible and complementary** to the existing physical patterns and character of neighbourhoods.”

Another MDP objective² is to “Respect and enhance neighbourhood character and vitality”, including the following policies:

- a) **Respect the existing character of low density residential areas**, while still allowing for innovative and creative designs that foster distinctiveness.
- b) Ensure an **appropriate transition** of development intensity, uses and built form between areas of higher and lower intensity, such as low-density

¹ Section 2.2.5 Municipal Development Plan

² section 2.3.2 Municipal Development Plan

- residential areas and more intensive multi-residential or commercial areas.
- c) **Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.**
 - d) **Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods**

Finally, section 3.5.3 of the MDP states that land use policies should “encourage **modest** redevelopment of Established Areas”.

The new building forms permitted by R-CG, up to 11 meters high (current R-C1 zoning limit is 10 meters) and up to 60% lot coverage (current R-C1 zoning limit is 45%), are not “modest”. R-CG higher density building forms “create dramatic contrasts in the physical development pattern”, contrary to the MDP. To be clear, labelling housing forms which permit up to 9 dwelling units on one 50X120 lot “low density” does not alter the higher density reality.

THE CITY’S DENSITY GOALS CAN BE ACHIEVED ELSEWHERE

It is not necessary to destroy established communities to achieve the City’s growth and density goals. According to an internal City document³:

Calgary is well supplied with 22-31 years of planned land supply in new communities. This far exceeds the minimum 15 years’ supply of planned land identified within the Municipal Development Plan (5.2.3 (d)(A)). **Overall, there is enough land to accommodate close to 500,000 people.** The 12 Area Structure Plans approved in the last decade are cumulatively built out at approximately 9 per cent. **This demonstrates a significant amount of vacant land where planning policy work is already complete, and where The City has plans for growth.**

The City should require that all potential sites (other than green/parks space) along major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels must first be developed before densification in established neighbourhoods can be considered.

BLANKET UPZONING DOESN’T SOLVE AFFORDABILITY

Redesignating land to R-CG does not create affordable housing. There is NO requirement for affordable housing on any privately owned land. Removing older more affordable bungalows from the rental market may further reduce affordability.

³ [Calgary Planning & Development Services briefing document dated 5 July 2023; Infrastructure and Planning Committee; Item 11.1 City Planning Policy Roadmap](#)

A variety of studies ^{4,5,6,7} show that increased density achieved through upzoning does not create affordable housing, and in fact usually results in the creation of housing stock which is more expensive than that which it replaced.

R-CG densification does not create affordability. Rarely, if ever, is an existing single family dwelling replaced by multiple dwelling units which each cost less than what was removed. Developers do not construct affordable housing; they construct the amount and type of housing which will maximize their profit from development of the parcel(s) in question. That is a rational response by developers to the market.

R-CG densification simultaneously increases the stock of more expensive housing and decreases the stock of comparatively more affordable housing.

If the City wants “affordable” housing, then it must either increase the land supply (my preferred choice) or intervene in the housing market. Intervention could be achieved by mandating a certain percentage of housing units for low income groups, or granting long-term leases to housing cooperatives committed to affordable housing.

I am not optimistic that government intervention is the solution: the City has not done a very good job managing its existing City-owned affordable housing stock, and there is little reason to believe it can do better than the market with an even larger stock of housing under its administration. Since Calgary’s inception, housing has been planned and developed by the private sector, and I have great faith that if the many restrictions on housing development which the City imposes on the housing development and construction sector were removed, the private sector would respond by building a sufficient supply of the housing that Calgarians want and can afford.

R-CG IS DESTROYING EXISTING NEIGHBOURHOODS

Single family dwellings in established neighbourhoods are an essential and desirable part of Calgary’s housing stock, and should be maintained, not destroyed.

R-CG driven densification is resulting in the removal of single family dwellings, replacing them with equally or more costly multi-family dwellings, without regard to the overall impact on the community. And, in the process, the removal of single family dwellings results in a reduction in choice in type of housing. Single family dwellings are the most sought after dwelling type, especially by families, so R-CG densification also is not effective in providing most Calgarians with the type of housing they seek.

Blanket R-CG densification also means that the Local Area Plans (both completed and in process) for established communities have been a waste of time. Why plan for increased

⁴ [Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis 15 March 2019 – The Planning Report.](#)

⁵ Overview of Evidence for Universal Up-Zoning. Suzanne Tough PhD, 2023

⁶ [3 We Zoned for Density and Got Higher House Prices: Supply and Price Effects of Upzoning over 20 Years Cameron Murray C, Lim M, Urban Policy and Research V41, 2023 Issue 2](#)

⁷ [Broad Upzoning Makes Housing Less Affordable, And Doesn't Add Supply, BetterDwelling.com 30 October 2020](#)

density in logical places (along major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels), if developers can build anywhere in a community to the maximum limit of built form within R-CG? This is the opposite of responsible, planned, careful densification.

BLANKET UPZONING IS UNFAIR TO ESTABLISHED COMMUNITIES

Newer Calgary communities are developed according to developer master plans and City “outline plans” which includes a carefully designed mix of single family, multi-family, commercial developments and cultural/community facilities, all with appropriate roadways, park spaces and utilities infrastructure. Notably, single family dwellings are clustered together, separate from higher density forms of residential dwellings.

Established communities were also in their day master-planned communities, complete with boulevards, parks, schools and churches. They were designed specifically for low density single family and duplex dwellings. They were not designed for the substantially greater densification which blanket R-CG zoning permits. Neither roadways, utilities, nor public park spaces properly accommodate the greatly increased number of residents.

Rezoning without consideration for neighbourhood character and heritage results in the loss of unique architectural features, cultural assets, and community identity. Replacing heritage homes with generic buildings not only erases a vital piece of the community's identity but also disregards the cultural and historical value they hold. These homes contribute to the unique charm and identity of our City, attracting residents and visitors alike with their architectural beauty and historical significance.

To quote Richard White⁸:

Calgary’s urban planners and some politicians don’t seem to understand one of the reasons Calgary is one of the best places to live is NOT because of its urban vitality, but because of its affordable spacious, suburban tranquility even in our inner-city neighbourhoods.”

PARKING IS ALSO AN ISSUE

Reduced parking requirements exacerbate on-street parking conflict and degrade the quality and desirability of neighbourhoods. Developers do not care about parking; the residents they leave behind must live with the shortage. Council may seek to convert Calgary to a city with many fewer motor vehicles, but that goal is contrary to the desires and actual demonstrated behaviour of most Calgarians, who value and need motor vehicles in order to get on with their lives. Shifting parking from residential parcels to the street does not solve the parking problem; it only relocates it.

While the City planners apparently wish for a future where Calgarians ride bicycles, “wheel” in other ways, or ride public transit, the reality is that Calgary is a large city of

⁸ [EverydayTourist.ca](https://www.everydaytourist.ca) – April 5, 2024

suburbs, and vehicles are a necessity for virtually all Calgarians. The City's own data⁹ shows an historical household **automobile ownership rate of 1.85 per household** as of 2011. Auto ownership in 2011 was higher than in 2001 in every household size category. Younger and older residents still have ~1 vehicle per household, with rates over 2 per household for the 35 to 44 demographic.

Data do not support the proposition that smaller dwelling units have no need for parking. **Increased densification requires more, not less, parking.**

ENVIRONMENTAL CONCERNS

The higher density forms permitted by R-CG are leading to a reduction in green space, trees and permeable surfaces reducing evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.¹⁰

CONCLUDING COMMENTS

Making the base residential "low density" land use district R-CG in place of the various R-C1 and R-C2 districts has not increased affordability, it is unnecessary given the availability of other lands where housing densification can occur, and it is destroying the character and desirability of many existing neighbourhoods. **And, most importantly of all, the majority of Calgary residents oppose blanket upzoning.**

The existing blanket upzoning zoning is a bad and ineffective policy, and should be **fully repealed**. It is such a fundamentally flawed approach to zoning that amendment and tinkering with it are not the way forward; only a **full repeal and reversion to pre-existing R1 and R2 zoning** can reset Calgary for a better way forward.

Respectfully submitted,

Peter Collins

⁹ [Changing Travel Behaviour in the Calgary Region, Travel Behaviour Report Series: Volume 2, October 2013](#)

¹⁰ The Unassailable Case Against Blanket Rezoning , by Stephen Shawcross and Sano Stante, 2024



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CC 968 (R2026-03)

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First name [required] Ian

Last name [required] Clarke

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I believed that the original rezoning was designed to assist with our chronic housing shortage. I believe we should foster this effort.



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First name [required] Cathy

Last name [required] Baker

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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)

My comments against the change previously made by council were ignored. Maybe this time they won't be.
We cannot destroy the characteristics of existing neighbourhoods. Purchasing a home is the biggest investment an individual makes and they rely on the zoning of the neighborhood for comfort that their investment will not be destroyed by the city. The possibility that any size multi family housing can be build anywhere in the neighborhood changes this.
Also, the infrastructure in many neighborhoods doesn't support the demands this extra housing will place on it.
Residential roads in neighborhoods designed for single family housing do not have enough parking for these extra homes and the additional traffic will make it harder for pedestrians (young and old) to stay safe when crossing.
Unlike some other Canadian cities that are near large waterways Calgary has a limited supply of water. We need to ensure that we do not let the city grow beyond its abilities to supply water to its residents without usage restrictions.

**Public Submission**

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First name [required]

Mohammad

Last name [required]

Iqbal

How do you wish to attend?

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I like current zoning and don't want any changes.

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

Council



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[required] - max 75 characters

The planning should be completed at land development stage.

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

In opposition

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First name [required] Sarah
Last name [required] Young-Fleming

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

Sarah Young-Fleming

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)

This needs to be gone. Since the city wide rezoning, it has been ridiculous, everyone is making basement suites in their houses and we already have so little parking, no rooms in the school, etc. No to citywide zoning. This time I hope city Council actually listens to it's constitutes.



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

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First name [required] Diana
Last name [required] Logunova

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 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 personally prefer low-density residential zones since they offer better quality of life, privacy and safety.
Another advantage is less traffic, less noise and larger green areas.



Public Submission

CC 968 (R2026-03)

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First name [required] Trystan

Last name [required] Cates

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I purchased a home in Creekview and when we were buying, the showhome agent was telling us that there would be a commercial space with shops and a gas station to be built in that spot. My wife and I were really looking forward to that so that we could walk our dogs and grab a coffee at those shops.



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support the proposed repeal of the blanket re-zoning bylaw. The blanket rezoning didn't consider the longer lasting impacts of such decisions as increase in high-density housing in my area will lead to potential parking problems, put stresses on the plumbing system, increase in noise levels, increase in transient rental populations, and change the feel of my neighborhood.



Public Submission

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First name [required] Veronica

Last name [required] Isaza

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I purchased a home in Creekview last year, and we were told there would be a commercial area with shops. I was really looking forward to that, especially since the nearest stores in other communities aren't within walking distance. I also moved out of Legacy because the changes in Township made entering and leaving the community extremely difficult during peak hours. I chose Creekview because it's quieter and more secluded, and I'd like it to stay that way, without high density housing and with walkable access to essential stores.



Public Submission

CC 968 (R2026-03)

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First name [required] Alexandr

Last name [required] Logunov

How do you wish to attend?

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Low density residential zones provide plenty of space and peaceful surroundings, enhanced security, low pollution



Public Submission

CC 968 (R2026-03)

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First name [required] Cathy
Last name [required] Steinerwilson

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



Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The city elections results tell city council what the majority of calgarians, including myself, wish. We want a full repeal of the blanket rezoning.
-Older, modest and less costly homes are being redeveloped into multi units. The developers have inflated prices in recent years, outbidding people with families. The developers are outbidding families using density linked financing. The units that they are building are not accessible to medium and lower income families, as was intended by the previous city council.
- Older neighbourhoods do not have the infrastructure to support 8 plexes on single lots, as we are seeing on many 50'or 60'X 100' lots. Older sewers, roads, and water mains are stressed. Parking conflicts, bike lane interruptions, noise during long construction- all must be addressed.
_ City council needs to go back to planning growth , not leaving process and planning in the hands of developers. I am in favour of thoughtful, regulated growth.
-I live in Lakeview and I love my city and my neighborhood. I value the parks, green spaces and my neighbors.
Repeal Blanket Rezoning and return to Applications an Publi Hearings.



Public Submission

CC 968 (R2026-03)



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First name [required] **Kent**

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) **n/a**

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



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

Dear City of Calgary Mayor and Council,

I am writing to urge you to support a full repeal of the Calgary blanket rezoning bylaw.

During the last municipal election, many candidates — including many members of the current council — stood at the podium and promised to listen more closely to residents, to restore trust in Calgary City Hall, and to govern with transparency and accountability. A central theme of that campaign was doing better than the previous council by meaningfully engaging with the community and respecting neighbourhood voices.

Since the adoption of the blanket rezoning bylaw, it has become clear that there is overwhelming and sustained opposition from residents across our city. People from diverse neighbourhoods and backgrounds have expressed serious concerns about process, consultation, infrastructure capacity, neighbourhood character, and long-term planning impacts. Regardless of where one stands on growth and housing policy, it is undeniable that the majority of residents feel unheard.

Leadership now requires more than acknowledging that opposition — it requires action. If this council was elected on a commitment to listen and to restore public confidence, then this is the moment to demonstrate that those commitments were sincere. Fully repealing the blanket rezoning bylaw would not be a retreat from addressing

Comments - please refrain from



Public Submission

CC 968 (R2026-03)

providing personal information in this field (maximum 2500 characters)

housing challenges; rather, it would be an opportunity to reset the conversation, pursue more balanced and locally responsive solutions, and rebuild trust with constituents.

Being better than the previous council means showing that public input is not merely procedural, but influential. Doing better at listening means being willing to reconsider policies when community opposition is broad, organized, and persistent. Most importantly, governing with integrity means ensuring that your actions are congruent with the words spoken during your campaign.

I respectfully ask that you all support a full repeal of the blanket rezoning bylaw and initiate a more inclusive and transparent planning process that genuinely reflects the will and concerns of residents.

Thank you for your time and for your service to our community. I look forward to seeing council take meaningful steps to restore trust and accountability in Calgary.

Sincerely,
Dr. Kent Jenkins, DC
2923 Lindsay Dr. SW
Calgary, AB T3E 6A9



Public Submission

CC 968 (R2026-03)

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First name [required] **Gordon**

Last name [required] **OBrien**

How do you wish to attend?

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



Public Submission

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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 Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support the proposal completely. Select rezoning might be appropriate but blanket rezoning was not appropriate. The then WARD 12 Councillor even provided feedback to constituents that the majority of WARD 12 people who provided feedback directly to the councillor pre-vote were in opposition to the original blanket rezoning and yet the Councillor voted in favour anyway. This proposal fixes this mistake.



Public Submission

CC 968 (R2026-03)

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First name [required] Jeff

Last name [required] Good

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



Public Submission

CC 968 (R2026-03)

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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)

As a property owner in the low density residential area of Woodbine in SW Calgary I received notice of this meeting. I am very pleased that the single family home area of Woodbine is being reconsidered to be returned to its originally intended purpose. There is inherent value and important esthetic beauty with these types of communities that positively add to the culture of our city. Multi-family construction in the midst of a single family environment is disruptive to the fabric of a community. Additionally, property values are high in Woodbine. Construction of multi-family buildings would likely only be affordable to high income, non-first-time homeowners. Accordingly, this creates no additional supply of affordable housing to Calgarians, would only serve to benefit private property developers and erode the well-being of existing home owners. Finally, to the best of my knowledge, no multi-family development has even occurred here since blanket multi-family rezoning was imposed on us by the City in 2024. Therefore the anticipated purpose, as I understand it (which I disagree with) hasn't produced its intended purpose. In conclusion, I am very pleased that rezoning back to "R1" is being reintroduced across Calgary. I strongly encourage this proposal be swiftly approved by our City Council as soon as possible. Any questions please advise. Thank you, Jeff



Public Submission

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First name [required] Timothy

Last name [required] Hanks

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



Public Submission

CC 968 (R2026-03)

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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)

As a single family home owner I have seen how property values can plummet and decrease when row houses or other type larger houses are passed in an area. Currently I know of one house that has asked to change their seperate garage into an extended living place. The house already has three family and more vehicles than there is street to park. i think the rezoning should go back into affect before too much damage is done for existing home owners. Thank you for your consideration.



Public Submission

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First name [required] george

Last name [required] pan

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



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

rezoning 2026.docx

ATTACHMENT_02_FILENAME

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

I am happy that the city would change the zoning of residential properties back to what existed before the citywide rezoning for housing in 2024.

I am against the blank rezoning.

1. When I bought my house, the land is R-1. This means that I bought in communities that have low density. I paid for low density and the value of low density should not be taken away without asking me. Rezoning will negatively impact my property value. As my community becomes middle or high density in the future, the congestion level will be driven up and added strain will be put on infrastructure and service quality because there will be more people living in my community.
2. The landscape of a community should be decided by its community members. By blank rezoning, the city takes away the right for the public to voice their opinion.
3. Blank rezoning poses a significant risk to communities, driving up the level of congestion in neighbourhoods and putting added strain on infrastructure and service quality
4. The city hopes to solve the housing crisis by rezoning. The rezoning strategy aims to increase the number of infills and infilled row housing being built. In this way, the city wishes to provide more affordable houses. The problem is that affordability and infills don't belong in the same sentence. The builders for infills are small builders and it is difficult for them to lower the cost. As a result, the final price for houses or row houses built on infills will still be unattainable for the masses. Increasing the number of infills and infilled row housing address the inventor issues, but it does not address the affordability issue.
5. What the city should to address the housing crisis is to provide more affordable houses. Currently it takes too long for new subdivisions to get approved. Development permits take a long time. As a result big builders in new divisions cannot lower the cost of building new houses.

However, the assumption that these changes will make housing more affordable is unfounded. Patrick Condon, professor and chair of urban design at the University of British Columbia, has observed that "The commonly accepted theory of supply and demand has been undercut by the observed reality, i.e., that no matter how much a metropolitan adds new housing units, housing prices rise." Rather, cities should be acknowledging, examining, and addressing the social and economic factors that result in ever-increasing housing prices and rent.

George Pan

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Chris

Last name [required]

Mason

How do you wish to attend?

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

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Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like to voice my support to bring back the low density residential zones we in had in Calgary prior to the rezoning of 2024. I do not believe the former city council listened to the majority of citizens who clearly indicated their disagreement with the rezoning issue.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Ursula

Last name [required]

Jonasson

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

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Public Submission

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[required] - max 75 characters

Propos

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 returning to previous zoning.



Public Submission

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First name [required] Laurie

Last name [required] Tait

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please bring back the low density residential zones that existed prior to May 2024. In our area in the ensuing 19 months we have seen 2 8-plex apartment complexes (kitty corner and at the end of our street), another across the alley as well as 2 new duplexes and 2 blocks of bungalows were razed on 37st SW (big apt/retail complex on 37 st & 26 ave SW with more to come) for development. During this time there has been continuous increased traffic and road blockages in front streets and back alley and noticeable sediment and different smells in the plumbing at times and most tenants haven't even moved in yet. Parking is already at a premium here and subdivision development impacts our popular little park in front which lots of young families enjoy. I understand the need for housing, (there exists older apt. buildings east to 37 St SW), but this is enough for this formerly quiet little corner. A big reason we bought here was the R1 zoning and the extra future infrastructure and utility needs I think will overburden this area.
Thanks & Regards,
Laurie Tait
March 5, 2026



Public Submission

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First name [required] AMANPREET

Last name [required] SANDHU

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)

language translator not required

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

Standing Policy Committee on Community Development



Public Submission

CC 968 (R2026-03)

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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)

Rezoning is not a good idea. HIGH density puts pressure on aging water, sewer, and electrical systems. Residents can experience the loss of mature trees, front yards, and the overall an increased population in mature areas can lead to overcrowded local schools.



Public Submission

CC 968 (R2026-03)

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First name [required] jacqueline

Last name [required] Simms

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



Public Submission

CC 968 (R2026-03)

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Mar 5, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My family and I are in support of rezoning from current status to R -C1. We are in favor of low density



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First name [required] **Matthew**

Last name [required] **Dorozio**

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**



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change.

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of high density builds where the lot is on a busy street and one house can provide 8 living spaces. I want to see more buildings for seniors who can share a building with others and live independent for longer. This envisions less stairs, good sized parking garages, shared common areas, built to support those of us who need help in mobility but are not bed-ridden. Hand rails etc are helpful, ease of access to bathing, shared kitchen space. Thank you



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First name [required] Kevin

Last name [required] Zirrie

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 translations required

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

Standing Policy Committee on Community Development



Public Submission

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[required] - max 75 characters

I am in favour to reverse the rezoning for housing back to the pre May 2024

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

In favour

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ATTACHMENT_01_FILENAME

image.jpg

ATTACHMENT_02_FILENAME

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

I am in favour to reverse the rezoning for housing back to the pre May 2024 Council decision.
The current housing zoning is causing parking congestion and neighborhood discontent. We are fighting about who is parking where etc.
Our area was mostly single one story houses, now I have a 2 story garage on the east side of me. So my backyard gets sunshine at noon.
The rezoning was one of the worst ideas ever done.





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First name [required] Lorraine

Last name [required] Lemeshuk

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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)

We live in the community of Fairview. We agree with returning to R-C1 zoning . Still do not agree with the secondary suites. There are a few that have been built over garages and in a community that is mostly bungalows it is an eyesore and invades the privacy of the neighboring homes.

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First name [required] Dennis and Sylvia

Last name [required] Davydiuk

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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

Bring back low density residential zones that existed prior to citywide

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

In favour

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ATTACHMENT_01_FILENAME

letter to city council copy.docx

ATTACHMENT_02_FILENAME

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

City Council

Re: Public Hearing Re reversing Rezoning for Housing:

How does this affect us?

I am writing to voice our opinion on the application to change our neighbourhood (Glamorgan) from R-Cg to R-C1. Here are our reasons for approving this change:

1. Traffic has already been affected by the Social Housing and Multigenerational housing developed along Sarcee Trail and 45th Street and 50th Avenue SW. It has been increasingly difficult to enter and exit onto 46th Ave from/to our street on 43 St SW and onto 45 St SW near the housing, with this increased traffic from this high density area.
2. We have noticed school children trying to cross 46th Avenue to go to school. The increased traffic will further endanger these children.
3. It is very difficult to enter and leave our corner in Glamorgan with the increased traffic to and from Mount Royal University. There aren't any advance greens for the traffic entering or leaving, especially at the intersection of 46th Ave and Richardson Way. If you are coming off Glenmore trail, you need to cross four lanes of traffic and then wait for the end of a green light to turn left into Glamorgan.
4. We already have many students from Mount Royal parking their cars on our streets, which is fine with me; adding more traffic will endanger these students walking to and from school, and those that live in the neighbourhood.

As you can see from our points, we are mostly worried about increased traffic from adding additional housing units to what is already in place.

Thank you for allowing me the opportunity to respond.

Sincerely

Dennis and Sylvia Davydiuk

5016-43 Street SW



**Public Submission**

CC 968 (R2026-03)

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First name [required]

Marc

Last name [required]

Lehodey

How do you wish to attend?

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of the Proposed Citywide Rezoning Change or to be clear - I am against the blanket wide upzoning (leave it to the city to try and confuse its citizens as much as possible to get what they want). I am writing to express my concern about the city of Calgary's blanket upzoning initiative. While I support thoughtful growth and increased housing supply, applying a uniform zoning change across the entire city risks undermining the unique character, infrastructure capacity and planning intentions of established neighborhoods. Planning decisions should remain context-sensitive and guided by careful analysis of infrastructure, transit access, public amenities and most of all community input. A one-size-fits-all approach removes an important layer of thoughtful planning and risks creating unintended consequences for neighborhood livability, parking, traffic and local services. As someone who went door to door to speak to Calgary home owners on the topic, it is abundantly clear that the majority of constituents in Calgary's neighborhoods are not adequately informed and once they are, are largely in opposition to blanket upzoning. I am 33 years old and have lived in Calgary my entire life. I hope to one day own a single family home with a back yard, with available parking, with natural sunlight that is not blocked by a multi-story multi-tenant apartment. This is a shared dream of many Calgarians and it is directly impacted by the cities blanket upzoning. I was previously a home builder and understand that the level of care and quality of workmanship in multi-family and high density housing is substandard and poor at best. I am also an architect and have experience in planning. I, along with many other Calgarians understand that there is a irreplaceable quality that comes



Public Submission

CC 968 (R2026-03)

with single family homes and the communities that they are in. Calgary has historically taken pride in balanced, well-considered planning. I strongly encourage Council to prioritize targeted, transit oriented density rather than broad blanket upzoning across all residential areas. Thank you