



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]

Louise

Last name [required]

Kondics

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



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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

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)

There are sensible ways to add more housing, i.e. main roads, street corners, but to put a large building in the middle of a neighbourhood of bungalows and smaller two-story houses, eliminates the sun and completely destroys the neighbourhood.

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First name [required]

Janet

Last name [required]

Matusewycz

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[required] - max 75 characters

Proposed citywide rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We have lived in our cul-de-sac for over 30 years, and parking has become the biggest problem.as many of the homes are now rentals with the basements and main floors rented ,but no additional parking , making for a once friendly neighborhood not so friendly. On top of that we received notice angled parking is a violation of section 4. Ever since moving here some 30 years ago all my neighbours have angled parked.At my house we have always parallel parked due to the location . So now with renters having to parallel park to avoid being ticketed. Our cul-de-sac has lost 5 parking spots and made for a very angry neighbourhood, as now those renters are parking in front of other people's homes. We have one home in our cul-de-sac that has been rezoned for development , that hasn't started as yet . When this property is developed .This will add to our parking issue. Worse is that in winter our street is full of snow and ice with no side walks.If home owners are forced to park further from there home and walk up the ice roads because the density of parking in our area it is pretty unfair and risky. So I do not want anymore backyard developments.



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First name [required]

David

Last name [required]

Colborne

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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My wife and I are JT Tenants & owners of our family home located in the neighbourhood of Glendale since 1987. We are totally opposed to the Blanket Rezoning of Glendale and any other R1 Community. This Blanket Rezoning must be repealed in its entirety & all previous zoning reinstated. The previous Mayor & Calgary City Council did not advise the citizens of the City of Calgary prior or during the election, or "run on the platform of City Wide Blanket Rezoning", but rather decided to implement City Wide Blanket Rezoning after the previous Mayor & City Council were elected. This decision and many following political manoeuvres were, or seem to be, preplanned with The Development Community for several years. The City Wide Blanket Rezoning is totally undemocratic. The current elected council should not Grandfather in any rezoning changes in any community in any part of the city. If and only if full approval of a development application has been granted by City of Calgary should construction be allowed to proceed & such construction must commence by June 1/2026. The current elected council should enact rules®ulations that require a developer to receive approval by way of a building permit, before a developer is allowed to demolish an existing house, or building. Very simple rule & regulation, no demolition permit issued until a building permit has been applied for and approved. In Glendale Community where two of our properties are located, several bungalows were demolished in 2023 and resulted in two 15 meter x 15 meter that were 5 meters deep. Weed infestation eye sore on Kelwood Dr SW. All infrastructure in Glendale is 65 years+ old and is failing already & additional 20 more people for every person that lives in Glendale now is

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simply too much for 65 year old infrastructure to handle. Increased vehicle traffic is a real safety concern for pedestrians in our walkable community which is inundated with vehicles cutting through our community due to massive traffic increases on 37th St SW, 45th St SW, 17 Ave SW, and 26 Ave SW. Increased fire risk due to increased number of apartments, condos and people. No additional fire hydrants have been installed since we have resided in Glendale since 1987. With new construction that has taken place there have been several 65 year old perfectly healthy elms, spruce, pine, poplar trees that have been removed for the construction of 8 suite to 24 suite apartments and condos.



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First name [required] **Christie**

Last name [required] **Allan**

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



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Proposed Citywide Rezoning Change

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In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have five points to state:
#1 The existing watermain line breaks and repairs must be paid for before any rezoning discussions proceed further.
#2 Council must inform taxpayers of the debit associated with the suggested bylaw, provide evidence of costing for infrastructure changes.
#3 Confirm no property management corporation will control new residential housing so individual homeowners have confidence they can own their own homes.
#4 The infrastructure of the city cannot support the additional people currently suggested without significant costs to taxpayer that currently is struggling for enough money. Timing is poor to suggest large changes to the city communities.
#5 ALL the conditions related to the Federal Government funding MUST be released to ensure complete disclosure.

Thank you



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First name [required] **William**

Last name [required] **Mitchell**

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of brining 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.

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First name [required] **Brandy Nicole**

Last name [required] **Morean**

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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)

Dear Members of Calgary City Council,
I was born and raised in Calgary, and like many residents, I worked my entire life to finally buy a home in the community I chose. I chose this neighborhood because of its character, quiet streets, and sense of community—it was exactly the place I wanted to grow old in.
At 53 years old, my home represents not just a house, but the retirement I have planned for decades. The current rezoning approach places intense redevelopment pressure on established neighborhoods and threatens the very character that drew me and countless other Calgarians here.
I am not opposed to growth or new housing, but it should be balanced and thoughtfully planned across the city—not concentrated in ways that erase the communities people have spent their lives building. Focusing higher-density development along transit corridors, major roads, and in new communities, rather than the heart of established neighborhoods, would protect the quality of life that makes Calgary's communities special.
Please don't let the retirement dream I spent a lifetime working for disappear because of planning decisions that fail to respect the character of the communities Calgarians built."
Thank you for listening to the voices of those who care deeply about Calgary's future.
Sincerely,
Brandy Nicole Morean



Calgary, Alberta

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First name [required]

Alex

Last name [required]

de Barros

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Proposed Citywide Rezoning Change

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In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I am writing as a homeowner in Calgary regarding the proposal to revert residential zoning to what existed prior to the citywide rezoning approved in May 2024.

Although the change may appear administrative, it has real implications for homeowners who value flexibility in how they use their property over time. Housing needs change throughout a homeowner's life. Policies that allow modest, adaptable uses—such as secondary suites—help families respond to those changes without needing to move or redevelop their homes.

At present, my children live elsewhere. However, they may eventually need a place to live, or we may need to convert our basement suite to a long-term rental to help support our retirement income.

The flexibility to make those decisions should remain with homeowners. Reverting zoning to earlier restrictions would remove options that many homeowners reasonably expect to have when planning for the future.

Maintaining policies that allow modest additional housing within existing homes also supports broader community goals. Secondary suites and similar housing forms increase the availability of rental options in established neighbourhoods without requiring large-scale redevelopment. This helps keep communities accessible to young

Comments - please refrain from



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providing personal information in this field (maximum 2500 characters)

adults, seniors, and workers who want to live close to employment and services.

In addition, allowing higher density makes better use of existing infrastructure—roads, utilities, schools, and transit—that has already been built and paid for. Restricting housing options in established neighbourhoods can unintentionally push growth farther outward, increasing infrastructure costs and commuting distances.

Last but not least, stability in planning policy is important for homeowners. A major reversal shortly after a citywide zoning change can create costs that cannot be recovered through rental income and uncertainty for making long-term decisions about their homes and finances.

For these reasons, I respectfully request Council to carefully consider the negative impact of reverting the 2024 rezoning and to preserve policies that support homeowner flexibility and modest housing options within established neighbourhoods.

Thank you for considering this perspective.

Sincerely,

Alex de Barros
Homeowner



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]

Mark

Last name [required]

Carlson

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

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Mayor and Members of Council,

I am writing to express my support for Calgary City Council proceeding thoughtfully with development policy by moving away from a blanket citywide rezoning approach and instead reaffirming the City's previously established targeted Local Area Plans (LAPs).

While we support responsible growth and increased housing opportunities, we believe development is most successful when it is guided by careful, community-specific planning. The Local Area Plans were developed through extensive consultation, technical study, and public engagement. They reflect the unique infrastructure capacity, transportation networks, amenities, and character of individual communities.

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

A citywide rezoning framework risks overlooking these important local considerations. In contrast, targeted Local Area Plans provide a balanced and strategic path forward — enabling appropriate density in suitable locations while ensuring infrastructure readiness, community alignment, and long-term sustainability.

We encourage Council to continue advancing growth in a manner that is predictable, transparent, and aligned with the detailed planning work already undertaken. Calgary's growth should be intentional and context-sensitive, not one-size-fits-all.



Public Submission

CC 968 (R2026-03)

Thank you for your consideration and for your continued commitment to thoughtful city-building.

Sincerely,
Mark Carlson and Kirsten Newman

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Ali

Last name [required]

Michaud

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)

This is great change the city is trying to do! Especially for my small community of canyon meadows. To be able to have a low density population instead of townhomes upon townhomes and tons of rental that take up space, now we can finally go back to how it used to be, with only 1 family in one home on one plot of land. I am in favour!



Public Submission

CC 968 (R2026-03)

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First name [required] Lylian

Last name [required] Klimek

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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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

Rezoning.docx

ATTACHMENT_02_FILENAME

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

I'm delighted that Mayor Farkas and City Council. have sorted a process to reverse Rezoning for Housing. Blanket rezoning R-CG, etc has already caused numerous problems esp in inner city neighborhoods with total disregard for the character of these areas and quality of life for residents.

March 8/2028

To Mayor and City Council

Re: Notice of Public Hearing on Planning Matters—REZONING for HOUSING

March 3, 2026

Blanket rezoning , R-CG, etc forced on Calgarians by the previous City Council has caused a lot of problems especially in inner city neighborhoods. Allowing 4units+suites=8 units on a 50 foot lot is extreme densification with no upside and lots of downsides. It creates multiple and permanent difficulties for residents and the entire community. It is NOT affordable housing and has done nothing to provide for lower rents or mortgages. Construction is often shoddy and will start to require costly repairs.

In Bankview, hilly and narrow streets already cause traffic and parking difficulties. Water and sewer infrastructure is 100 years dealing with the strain of added densification. When will we see aging infrastructure start to fail.

I WANT A BYLAW CHANGE BEING PROPOSED TO BRING BACK LOW DENSITY RESIDENTIAL ZONES

Regards,

Lilian KLIMEK,
2106 18A St.SW



Public Submission

CC 968 (R2026-03)

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First name [required] Karen

Last name [required] McCaffery

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 8, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Notice of Motion
Re: Repeal of Blanket Rezoning

I fully support the amendments to bring back the zoning in the City of Calgary as it existed prior to the Bylaw amendments to allow Blanket Rezoning in the City.

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

That is to: "amending bylaw to restore the Land Use Bylaw Districts in Bylaw 1P2007 and the land use designation of affected parcels to their original state prior to third reading of bylaw amendment 21P2024 Citywide rezoning." With the exception of the exempt parcels as identified in the Notice of Motion.

I express our deepest gratitude to the sponsoring Members of Council for their action in this regard.



Public Submission

CC 968 (R2026-03)

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First name [required] Fern

Last name [required] Hill

How do you wish to attend?

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

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

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Blanket rezoning is putting a huge strain on our infrastructure especially our water and sewer systems that is clearly aging. Parking is atrocious in these residential neighborhoods. Many more comments and facts I will keep to myself



Public Submission

CC 968 (R2026-03)

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First name [required] nasser

Last name [required] Elkholy

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 opposition

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ATTACHMENT_01_FILENAME

appeal.docx

ATTACHMENT_02_FILENAME

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

Dear City Clerk- city counsel
Planning Committee,

I am writing in response to the City of Calgary's letter dated March 2026 regarding the proposed change of zoning for Lot 36 Elmont Drive SW from R-G to R-1s. After careful consideration, I must formally object to and reject the proposed rezoning on the following grounds:

1. Acquisition Based on Current Designation: We acquired Lot 36 based on its existing R-G zoning, with the understanding that this designation would remain in place. A change back to R-1s would significantly affect the value of the lot, reducing it by at least 30%. This financial impact is substantial and would undermine our investment.
2. Intent to Subdivide & Benefit from Relaxations: Our main purpose in purchasing this land was to subdivide it into smaller parcels, taking advantage of the relaxations permitted under the current R-G zoning. The proposed change would negate these benefits and restrict the development options available to us.
3. Assessment & Tax Implications: The City's latest assessment of the property was based on its R-G zoning. If the designation is changed to R-1s, not only will the value decrease, but we will also face increased financial burdens, including property taxes calculated on the previous, higher value. This discrepancy will place undue strain on us as property owners.
4. Neighbourhood Context: Approximately 90% of neighbouring lots are desig-

Public Submission

CC 968 (R2026-03)



nated as DC, offering even greater flexibility for development. Restricting Lot 36 to R-1s would be inconsistent with the surrounding area and limit its potential relative to adjacent properties.

5. Development Permit and Subdivision Process: We have already initiated the development permit and subdivision process with the City of Calgary, including a pre-application meeting held at the end of January 2025 and ongoing communication with the file manager since mid-February. Changing the zoning at this stage would require us to restart the entire process, incurring additional costs and delays that we have already invested significantly in.

For these reasons, I respectfully request that the proposed rezoning be rejected and that the current R-G zoning remain in effect for Lot 36 Elmont Drive SW. Maintaining the existing designation is vital for protecting our investment, aligning with neighborhood development patterns, and ensuring fairness in the application process.

Thank you for your attention to this matter. Please do not hesitate to contact me should further informa

Letter of Objection to Proposed Rezoning – Lot 36 Elmont Drive SW

Response to City of Calgary Rezoning Appeal Community

To: The Rezoning Appeal Community

City of Calgary

Re: Proposed Rezoning of Lot 36 Elmont Drive SW – Response to City Letter dated March 2026

Dear City Clark- city counsel

Planning Committee,

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Thank you for your attention to this matter. Please do not hesitate to contact me should further information be required.

Sincerely,

Nasser Elkholy



Lotus development Group

1105 7 Ave SW T2P1B2



Public Submission

CC 968 (R2026-03)

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First name [required] Elaine

Last name [required] Taylor

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

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 very much in favour of the Proposed Citywide Rezoning Change. In our particular area, population was greatly increased due to the development of a golf course approximately five years ago. I am concerned that if this proposed change does not go through, our population will increase further. This results in increased traffic and congestion ... honestly it just doesn't feel as safe as it did five years ago, either as a motor vehicle operator, or pedestrian, or in general as I feel that crime has increased. I have owned my property 20 years and I also have concerns about what impact it would have on my property value if multi-family units were constructed on my street. Thank you.



Public Submission

CC 968 (R2026-03)

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First name [required] Kamil

Last name [required] Fukan

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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 writing regarding the proposed repeal of the 2024 residential zoning changes. We are owners of 3311-42 Street SW, Calgary, T3E 3M5 one of the affected properties by the proposed bylaw. We agree to change the zoning of residential properties back to what existed before the city wide rezoning for housing approved in 2024. While I understand the intent to allow more housing, I am concerned about the impact of high-density development directly beside my property. A duplex or four plex (on a Corner lot) may fit well in our neighbourhood, but adding multiple separate buildings on a lot can create challenges. Increased traffic ,(could slow emergency vehicles) limited parking, already a challenge on our street. Higher number of garbage and recycling bins, reduced privacy and neighborhood character. Also more residents in a small area can increase noise. I support maintaining low-density zoning in areas where the character and infrastructure cannot safely accommodate mutiple high-density buildings. I encourage Council to consider how new developments affect existing residents. Thank you



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First name [required]

Last name [required]

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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 strongly support repealing Rezoning for Housing and bringing back the residential zoning districts that existed before the 2024 changes.



Public Submission

CC 968 (R2026-03)

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First name [required]

Laura

Last name [required]

Di Lello

How do you wish to attend?

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[required] - max 75 characters

Proposed Rezoning Citywide 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 support the reversal of the citywide rezoning change. The City switching to blanket rezoning did not take important issues such as traffic, schooling, parking, etc. into consideration. I want my neighbourhood back to single family housing. New neighbourhoods can be rezoned for different types of housing.



Public Submission

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First name [required] Jasna

Last name [required] Kolosetti

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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)



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First name [required]

Last name [required]

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

To Members of Council:

Regarding the City's publicly available information entitled "Understanding the proposed citywide rezoning change".

Thanks for providing relevant information for public review.

I believe the more appropriate approach to address concerns about the existing bylaw approved May 2024 would be to review and suggest revisions to the bylaw rather than repeal it.

Bylaw repeal smacks of NIMBYism by current property owners and minimizes potential for different housing types in existing neighbourhoods that younger, older and future Calgary residents might prefer. A repeal doesn't acknowledge that neighbourhoods change in character as cities evolve.

The proposed repeal disregards the very real need for Calgary to densify existing neighbourhoods rather than continue to expand. And, a repeal doesn't consider that City Planners, members of the public, members of Council have the creative spirit develop new ideas and creative solutions to effectively densify neighbourhoods as we build for Calgary's future.

Comments - please refrain from providing personal information in



Public Submission

CC 968 (R2026-03)

this field (maximum 2500 characters)

Making bylaw revisions could consider how best financially, physically and socially to address public concerns listed in the Notice of Motion; all of which relate to issues that the City must address regardless of residential density.

(Loss of neighbourhood character and private tree canopy; Increased pressure on aging infrastructure (water, sewer, stormwater); Inadequate parking and traffic management in established communities; Unintended density impacts in areas without commensurate transit or amenities; Traffic congestion created due to excessive blue, black and green carts in alleys and roads).

Revisions could be made during Area Redevelopment Plan preparation by neighbourhood as was underway pre-May 2024.

Revisions could include limits on the number of units built under specific zoning designations, lot sizes, and specific neighbourhoods.

Building for Calgary's future requires that planning for and building housing is intimately integrated with all aspects (think, public concerns identified above) of community development. Calgary has many, many creative minds. Let's use them as we build Calgary..

Thank you for your consideration.

Viray, Rochelle

From: [REDACTED]
Sent: Sunday, March 8, 2026 6:57 PM
To: Public Submissions
Subject: [External] RE Proposed Citywide Rezoning Change, City of Calgary -- Comment submitted / Suggested Clarifications on Website

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](#)

[RE: Proposed Citywide Rezoning Change, City of Calgary -- Suggested Clarifications on Website](#)

Regarding the City's publicly available information about the proposed repeal of the existing residential property zoning.

Website entitled "Understanding the proposed citywide rezoning change". Thank you for providing the relevant information for public review.

As I reviewed the website and official Notice of Motion, I made a comment (submitted using the online form at 6:42pm, March 8, 2026).

I also have suggestions provided below for, I believe, necessary clarifications (corrections) to the information presented.

I would appreciate this being provided to the appropriate individual and I truly hope that appropriate corrections are made. Thank you.

Regards,
K.I. McFarlane
62 Cambridge Road NW
Calgary AB, T2K 1R2
[REDACTED]

CLARIFICATIONS / CORRECTIONS :

In my initial review, I note three corrections that should be made on the website, for clarity.

This information is being presented on the City's public website. Was an individual(s) not assigned to edit the text?

Please see my notes (in italics) regarding the following pieces of text that are copied and pasted from the website.

Correction #1:

Proposed R-CG changes

City Council has also directed staff to prepare amendments to the current [R-CG Land Use District](#). The proposed amendments would:

1. Prohibit townhouses and rowhouses, except for parcels at the end of a block.
2. Reduce the maximum **amount** of units in rowhouses and townhouses on a standard-sized parcel from 4 units to 3 units.
3. Reduce maximum building coverage on the parcel from 60% to 55%.
4. Reduce building height from 11.0 meters to 10.0 meters.
5. Reintroduce a minimum front setback that is based on the front setback of neighboring buildings.
6. Prohibit zero lot line development.
7. Maintain current minimum parking requirements of either 1.0 or 0.5 stalls per unit or suite.
8. Modify Section 529 of the Land Use Bylaw, from 75 units per hectare to 60 units per hectare

If approved by City Council on March 23, these amendments would come into effect on August 4, 2026.

NOTE : “...amount of units’ (my change to red font) in clause #2 above — The use of the word “amount” in incorrect. The correct word is “number”.

A unit is an item, not a mass.

Corrections #2 and #3

About the proposed repeal of citywide rezoning

In 2024 City Council approved citywide rezoning with amendments in response to Calgary’s housing crisis, enabling an increased housing supply and housing choices. Rezoning for housing was one of 98 actions in the Home is Here: The City of Calgary’s Housing Strategy.

On December 15, 2025, Council initiated the process to consider a repeal of the citywide Rezoning for Housing. This decision does not mean Rezoning for Housing has immediately been repealed. The current land use districts and development rules will remain in place until the effective date of [the new bylaw](#). **Council will make its final decision at the public hearing in March 2026 and all three readings of the bylaw are given.**

Again, this information is being presented on the City’s public website. Was the text not reviewed and edited?

First, the words “the new bylaw” (my change to blue font) are not right, because the existing bylaw has not been repealed. I suggest that correct and honest wording is:

The current land use districts and development rules will remain in place until the effective date of a [or, the] new bylaw if the currently proposed bylaw is approved by Council.

Second, the last sentence (my change to red font) is non-sensical. What does it even mean? I expect that Council will take away what is presented during the public hearing, discuss it, consider it, and then make a final decision. Otherwise, it sounds as though Council isn't planning to take public input into consideration. And, presumably the second and third readings of the proposed bylaw will take place at Council meetings that follow the public hearing.

With respect to this specific sentence, the response (below) in the FAQ is better... and, for clarity, I recommend replacing the sentence above with words that reflect the actual meaning being conveyed.

Who will make the decision on repealing citywide rezoning?

Calgary City Council will make the decision on repealing Rezoning for Housing after the conclusion of the Public Hearing beginning [suggest : that begins] on March 23rd 2026.

Thank you.

K.I. McFarlane
62 Cambridge Road NW
Calgary AB T2K 1R2

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Kathy

Last name [required]

Janzen

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-

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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

City of Calgary - Support for a Full Repeal of Blanket Rezoning.pdf

ATTACHMENT_02_FILENAME

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

Support for Full Repeal of Blanket Rezoning, Including R-CG and H-GO

Submitted by: Kathy Janzen

Address: Havenhurst Crescent SW

Date: March 8, 2026

Dear Mayor Farkas and Members of Calgary City Council,

I am writing to express my strong support for a full repeal of the blanket rezoning initiative, including the removal of R-CG and H-GO zoning designations from the citywide framework. No amendments should be made other than directing City Administration to conduct a full review of the Local Area Plans with affected communities.

H-GO and RC-G zoning allows significantly higher density than a standard apartment building (85 units per hectare versus 72 units per hectare), A recent H-GO application proposed 162 units per hectare; more than double allowed for an apartment building. This level of intensity cannot reasonably be described as “gentle” densification.

H-GO and RC-G zoning allow significantly less on-site parking than apartment buildings; 0.5 stall per unit versus 0.625 stall per unit plus 0.5 visitor stall; exacerbating on-street parking pressures and safety concerns in established neighbourhoods.

While I recognize the importance of addressing housing availability and affordability, I remain deeply concerned that blanket rezoning removes meaningful local input, undermines established community character, and introduces significant uncertainty for residents. A one-size-fits-all approach does not reflect the diverse needs, constraints, and identities of Calgary’s neighbourhoods.

In addition to my previous concerns, I want to emphasize that R-CG and H-GO zoning should not be permitted on any lot located on a block composed primarily of bungalows or split-level homes. These blocks were designed with a specific scale, streetscape, and infrastructure capacity in mind. Introducing multi-unit forms in these areas:

- Disrupts the architectural continuity and character that define these established neighbourhoods.
- Creates abrupt height and massing transitions that negatively affect sunlight, privacy, and livability for adjacent homes.
- Places disproportionate pressure on aging infrastructure, parking availability, and narrow residential streets not designed for higher-density use.
- Accelerates the loss of mature trees, which are often removed to accommodate larger building footprints, deeper excavations, and increased hardscaping. These

trees are irreplaceable community assets that provide shade, reduce heat, support biodiversity, and contribute significantly to neighbourhood character.

- Undermine the expectations of long-term homeowners who relied on stable zoning when making significant financial and personal decisions.
- Reduces housing options that allow people to age in place. Bungalows and split-level homes offer accessible layouts, fewer stairs, and adaptable spaces that support seniors, people with mobility challenges, and those planning for long-term stability.
- Eliminates naturally affordable housing choices for a wide range of households. These home types serve young professionals entering the housing market, families with children, and seniors seeking manageable, single-level living. Replacing them with higher-density forms often results in more expensive units that do not meet the needs of these groups.

Neighbourhoods built around bungalows and split-level homes represent an important part of Calgary's identity and housing diversity. Protecting their scale and character requires zoning that respects their original design intent, not blanket upzoning that disregards context.

For these reasons, I respectfully urge Council to fully repeal blanket rezoning and restore a planning process that prioritizes community engagement, and neighbourhood-specific considerations. Homeowners deserve stability in the communities where they live, supported by a long-term commitment to predictable, context-sensitive planning that respects the character and scale of their neighbourhoods. A full repeal of blanket rezoning is an essential step toward achieving that balance.

Thank you for your attention to this matter and for your continued service to our city.



Public Submission

CC 968 (R2026-03)

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First name [required] Nancy

Last name [required] Amonson

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)

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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 HAVE BEEN A HOMEOWNER FOR OVER 20 YEARS. WE PURCHASED THIS PROPERTY AS AN R1 ZONING. WE BUILT A BUNGALOW WITH THE EXPLICIT INTENTION TO STAY HERE AGE IN PLACE. THIS REZONING IS AN VIOLATION OF OUR PROPERTY RIGHTS AND WE ARE VEHEMENTLY OPPOSED TO THE THE PREVIOUS REZONING EFFORTS THAT IGNORDED THE WISHES OF THE MAJORITY OF CALGARIANS.



Public Submission

CC 968 (R2026-03)

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First name [required] Brenda

Last name [required] Johnson

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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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)

To be clear, I am in favor of repealing the city-wide rezoning that took place previously. I believe we should go back to the zoning of residential neighborhoods to preserve their character, to maintain critical infrastructure, to keep tree canopy and green space, and spacing between homes. I strongly disagree with the blanket rezoning that took place.



Public Submission

CC 968 (R2026-03)

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First name [required] **Christie**

Last name [required] **Guirguis**

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

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First name [required] Catherine

Last name [required] Morrison

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 a translator or interpreter

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 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

First - the manner in which the City Admin has created the question herein will be so confusing for many (Are you in favour or opposition of the issue?). I am in FAVOUR of the repeal of BUZ. I.e. I am in Favour of the MOTION to repeal BUZ - in its entirety and to go back to previous zoning. What then is "The Issue?". Is it the Motion to Repeal? Or is it Blanket UpZoning? The answer I select seriously depends on what the ISSUE is? I am very concerned administration (not council) has posited a question that will so flummox Calgarians that the majority of those opposed to BUZ only a year ago, will answer as if they now support BUZ due to the way the question was asked..!

I am exhausted outlining my reasons for opposing BUZ but they remain in play and have not changed. I OPPOSE BUZ and support repeal of the current zoning. REASONS: Tree Canopy devastation, parking concerns, bin overload, infrastructure pressures, overshadowing, privacy invasion and complete disregard for the most significant financial investment most individuals will have made in their lifetime - buying a home/property in a community and neighbourhood that offers the assets a buyer was seeking at the point of purchase. Additionally, Calgary wants communities to be vibrant, connected and healthy. Many areas, like mine, in the less expensive part of Varsity, are just that already. We have 74 homes in cul de sacs that are on a shared communication platform. We connect socially and share important information with each other. Kids play safely outside, roaming the neighbourhood with assurance that neighbours

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

Public Submission

CC 968 (R2026-03)



characters)

know each other and are watchful while supporting interactions. Although a "70's" area, our homes are solid and well maintained, with many undergoing reno's as new young families move in and seniors continue to get great support from their neighbours. We are that VIBRANT community (Varsity Village West) that the City sees as ideal. And, tearing down perfectly sound housing stock to build multiplexes is an environmental travesty. Tossing away wood, concrete, building materials that are in fine condition, to replace them with bigger, denser, newer buildings makes no sense environmentally.

I oppose BUZ and I support the motion to REPEAL BUZ. I hope that I can trust City Administration to log my vote accurately as I am not at all certain what is meant by "the ISSUE".

Sincerely,
Catherine Morrison
6 Varscliff Place NW
Calgary
T3A 0G4



Public Submission

CC 968 (R2026-03)

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First name [required] Janice

Last name [required] Pasieka

How do you wish to attend?

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

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



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)

I am asking Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning, and restart the planning and densification process by re-engaging with Calgarians through an expedited, transparent and inclusive. Local Area Plan and corridor planning process is important, yet on size does not fit all communities in Calgary. Living in a mature neighbourhood I have witnessed first hand the impact on our community and the global benefits green spaces, trees and a sense of community have had in both the mental health of its citizens but also the global health of our planet. The COVID crisis brought this to the forefront!
I am very concerned about the destruction of the tree canopy that has taken place already and will get worst. The environmental issues this destruction causes will not be realized until long after I leave this plant. There are many issues to blanket zoning that are NOT addressed as indiscriminate development does not recognize the need for protection of the future through building stable communities and environmentally beneficial landscapes. This push to develop without consideration of these factors is short sighted and flawed.
I respectfully request full repeal and a return to community



Public Submission

CC 968 (R2026-03)



Public Submission

CC 968 (R2026-03)

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First name [required] David

Last name [required] Rodriguez

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

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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

I'm writing to express my opposition to the repeal of blanket rezoning. I think that as Calgary grows, it is foolish to restrict new homebuilders and new homebuyers to lower density homes, or to force denser housing to depend on case-by-case approval from the city. I think that keeping blanket rezoning is critical, and if that fails it is worth it for the council to pursue further updates to allow Calgary to grow in a responsible way.

My concerns are as follows:

1. I think that the repeal will lower the housing supply in the city by adding cost and time to construction projects. This would increase already skyrocketing home prices. I doubt that the majority of people moving to the city or young people looking for homes are in a good position to buy \$750,000+ detached homes far from the city centre.

2. I think that adding more homes farther from the city centre will mean more cars on the road for longer trips. That means worse air quality, more noise, and longer commutes for everyone. The city will have to pay for increasingly extensive road upkeep, instead of intensively maintaining and upgrading existing roads and other utilities. Higher density would let people live closer to their destinations, and make alternative transport like biking, walking, and transit more desirable. This would improve traffic for drivers, save wear and tear on our roads, and provide healthy options to more Calgarians.

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

3. . Sprawling out farther also inevitably risks encroaching on local wetlands and other ecologically important wildlife habitat, as well as high value farmland.

4. I fundamentally believe that if homebuyers want higher density, developers should be able to provide it. If the demand is not there, higher density housing will not be profitable and won't be built. This is a good opportunity to let the market regulate itself.

The most frequent complaint about blanket rezoning that I've heard is that it changes the character of neighbourhoods. I think that at this point we have an option to let communities evolve naturally, or make them change because unchecked sprawl leaves them choked out with terrible air quality and crumbling roads.

Thanks for taking the time to read my concerns.



Public Submission

CC 968 (R2026-03)

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First name [required]	RISA
Last name [required]	DESA
How do you wish to attend?	In-person
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	no need for language 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 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

Vote yes to repeal of blanket rezoning - Google Docs.pdf

ATTACHMENT_02_FILENAME

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

Dear Mayor and City Councillors,

I encourage you to vote yes to a full repeal of blanket rezoning and restore trust into the governance of our City Council. Please find attached a letter expanding on my reasons why I believe you need to repeal blanket rezoning fulling.

Thank you,

Risa Desa

Dear Mayor and City Councillors,

I am writing to state again that I never consented to the rezoning of my RC1 property. I am in favor of a full repeal of blanket rezoning with no amendments made without including property owners in discussions.

The blanket RCG rezoning implications were unclear and vague regarding how many units could be built. Housing supply can be achieved in other ways and never warranted a mandated blanket city-wide zoning change. There has been no city report on affordability achieved, which was meant to be the reason behind blanket rezoning. Where is that report? It also is confirmed that the City had accepted money from the Federal government prior to the public hearing in 2024, which made it a farce, and a complete disregard of the tax paying property owners of this City.

The blanket rezoning proposal was rushed and did not address any predictable negative consequences. The fact that development has now been paused in Bowness because of water infrastructure breakdown, means that it was never adequately reviewed when blanket densification was approved. Peak population from 60 years ago cannot be the only metric reviewed when looking at water and sewage infrastructure. It fails to take the demand or condition of the infrastructure into account. This guesswork has also been applied to roads, parking, schools. This is exacerbated because development permits are reviewed as a one off piece meal instead of the cumulative effect of multiple developments in the same area. It is not good or smart planning.

RC1 and RC2 property owners were never properly consulted and there was a lack of adequate notice. This is only emphasized by every property owner receiving a letter in the mail to notify them of this hearing, but we were never notified by any personalized letter/email when blanket rezoning was initially proposed; instead flyers were used. Affected RC1 and RC2 property owners lost their voice to appeal this land use change on any contextual proposals and discretionary applications are next to impossible to win on appeal.

Lastly, the effect of blanket rezoning on property value has not been examined. Based on my personal experience of a neighbouring property, blanket rezoning has increased land value, if you are selling. However, property owners want to live in their homes. Our City property assessment increased by 10% this year despite market prices all dropping. This increased our monthly TIPP payments by \$300. One could hypothesize that this is a causal relationship between Blanket rezoning and increasing unaffordability for all homeowners. Again where is the City report on affordability achieved by blanket rezoning?

There should have been a plebiscite on blanket rezoning. There was over 70% opposition reported from the 6100 written and 736 spoken public submissions in 2024. There was never a mandate to approve. Blanket rezoning was a key election issue which brought about change to this council. Blanket rezoning needs to be repealed, with no amendments.

I encourage you to vote yes to a full repeal of blanket rezoning and restore trust into the governance of our City Council.

Thank you,

Risa Desa
3411 9 ST SW



Public Submission

CC 968 (R2026-03)

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First name [required] Feisal

Last name [required] Adatia

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Mayor and Council,

I am write to support the motion to fully repeal blanket rezoning with no amendments until the public is properly consulted. Blanket rezoning has been done without the city maintaining or even understanding their water capacity or status. There has been no added affordability and in fact affordable single family homes have been bought and 4 townhomes built each listed at the purchase price of the single family home. Affordable housing has actually been destroyed. Along with Councils and the administrations credibility. This is a chance for Council to restore the trust of Calgarians. We voted for blanket rezoning to be repealed fully. It needs to be done.
Vote yes to a full repeal.
Thank you



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First name [required]

Margit

Last name [required]

Damgaard

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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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Margrit Damgaard.pdf

ATTACHMENT_02_FILENAME

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

Calgary Rezoning for Housing

Unfortunately I see a blanket map of the City where all properties are included, but I see no Urban Planning for each community affected. NO plans for schools to support the population growth. NO allowance for green spaces and gardens on properties.

Older single family bungalows are and will continue to be bulldozed. Taking away houses where seniors can live well and safely on the main floor. Where there is breathing space and room for gardens and trees. The current homes as they are the most climate friendly, as they exist.

RECYCLING and REFUSE: A topic very high on the climate priority list, not seeing that mentioned as a priority. The homes being bulldozed leaving countless TONS of garbage to be dumped creating larger and larger landfill sites.

OFF STREET PARKING: needs to be allowed for each residence. If you look at crescents, closes, courts, etc. this is presently a huge problem. If this does not become a part of the building regulations, we can look forward to everyone paying for parking permits.

LANE HOUSES: All of the community infrastructure will have to be upgraded and the back lanes improved and kept up.

MULTIPLE ROW HOUSES Fire walls : I see them being built many places where they have torn down 2 bungalows and simply filled the lots with skinny 3 story units. I do not see firewalls between each of the units, causing huge fire hazards. Prime example the recent fire that levelled a condo in Arbour Lake. No allowances for small garden areas or community spaces within the complexes.

Garbage Storage Spaces:

There must be nice storage space for all the garbage, recycling and compost bins to keep them from being eye soars. Which they are in many areas already. For an 8 Unit complex you will need room for 24 bins. This is really important, in my view, as in some communities whiteout back lanes the bins are lined up along the front entrance walk ways.

This does not create pleasant curb appeal in our neighborhoods

They will quickly become substandard housing projects, not family friendly properties. The target market for these properties are young people without families ONLY.

These properties are not low income.

I feel that our building codes need huge improvements, especially where fire is involved. Building firewalls and using fire resistant exteriors. NO more toxic vinyl siding.

Respectfully Submitted
Margit Damgaard
73 Thornlee Cr NW.

**Public Submission**

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First name [required] Rory

Last name [required] Moir

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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 Rezonong Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required] Janet

Last name [required] Sekiya

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Repeal Blanket Upzoning

Comment / Concerns on the proposed changes to R-C1 Districts

1. Proposed front set-back currently is set at the contextual average minus 1.5m or 3m. I believe this should be set at the contextual average minus only 1.5m. For existing neighborhoods, 3 metres in front of adjacent houses will significantly reducing sunlight availability and views of the street (creating possible safety concerns in our ability to see vehicles coming / going on the street).

2. Height 10 meters; in neighborhoods that are predominately bungalows the maximum building height should be limited to 2 stories, in neighborhoods that have more 2 storey houses then 3 storey buildings could be allowed. This takes into consideration the surrounding neighborhood's character and local context. A 3-storey house adjacent to a bungalow is an eyesore and a loss of privacy to the adjacent house.

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

Comment / Concerns on the proposed changes to R-CG Districts.

1. My biggest concern is that the R-CG guidelines currently existing were not adhere to when granting DP. Recently a mid-lot was granted approval for a 4 unit and 4 suite building (a total of 8 different families living on a single lot) and the owner was granted the DP based on him unable to provide the necessary requirement for recycle/garbage bin storage plus this lot has back lane pickup and there will not be enough room for all the bins to be put out on pick up days within the property lines. If you make

Public Submission

CC 968 (R2026-03)

rules then approval should be based on adhering to those rules.

2. Proposed front set-back currently is set at the contextual average minus 1.5m or 4.5m. I believe this should be set at the existing level of 3m or 1.5.



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First name [required] **Bao**

Last name [required] **Bao**

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)

67panatella sq nw was single residence now built 32 units (3-4 bedrooms) without consider neighbors density. most neighbors reject the townhouse built but it still got built. we are very concerned parking, safety , and traffic issues .



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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 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)



Public Submission

CC 968 (R2026-03)

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First name [required] **Fiona**

Last name [required] **Coldridge**

How do you wish to attend? **In-person**

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

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



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

My personal experience is that the city does NOT have an independent complaints process that residents can use to:
-object to a build during progress or report non compliance (s) with the Development Permit / Building Permit.
-object to a build immediately before, during and after the DCP inspection has been carried out.
-be represented by my Councillor to the City (due to Bill 50) to discuss the issues impacting my home due to the build non-compliance(s)

The City planners / Administration judge their own actions / decisions with obvious results.

The City has stated, multiple times, in writing :
" Development Inspectors are Development Authorities" and " can make decisions in the field " They approve the DP non-compliances.

This is despite all the complaints submitted before and after the inspection.
The residents CANNOT appeal the Inspector's decision.

The developer can add square footage to the build and obtain \$\$\$,\$\$\$ gain (proven)



Public Submission

CC 968 (R2026-03)

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from the extra square footage -all signed off by a city inspector.
The developer wins. Moves on. Leaves mayhem behind and established residents are left at war with the new property owners.
This has been my personal experience since May 2024. I live next to a new development .

Blanket Rezoning has resulted in:
too few city planners,
inspectors and
managers to supervise staff and
to objectively manage complaints.

The city must listen if a resident says the city has made a mistake and objectively consider the complaint the residents had made.
The city staff are human. They can (and do) make mistakes.

Blanket rezoning has eliminated all community input. We have a tiny voice and limited input during approval, the build and the completion of the build to its sale by the developer.
The developer is in control.

I do not object to affordable housing or more homes, but it must be controlled.

Calgary is a city in crisis. We have significant infrastructure failures, exacerbated by the demand of out-of-control building in the city.
The city's DPMAP illustrates how serious this issue is -it's unmanageable. It's a sea of blue.

I do not blame city planning and inspection staff.
I do not blame developers.
I blame the lack of management and a willingness to listen to those experiencing the consequences of the Blanket Rezoning.

We pay the property taxes that pay the salaries of the city staff. They work for us -they have forgotten that.

Blanket Rezoning has been mismanaged and caused irreparable harm.



Public Submission

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First name [required] Brenda

Last name [required] Gautreau

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



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Proposed Citywide Rezoning Change

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

In favour

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First name [required] Quentin

Last name [required] Pittman

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Your honor the Mayor and city councillors.docx

ATTACHMENT_02_FILENAME

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

Thank you for your thoughtful attention to this matter

Your honor the Mayor and city councillors:

This letter is to express my support for the repeal of the current R-CG zoning. While increased density and renewal in the inner city is desirable (and can be accomplished in part with duplexes, semi-attached houses and respectful, contextual development), current regulations ~~that~~ must be rescinded or amended as follows:

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1. Row housing must be limited to major roads and generally not encroach into inner neighborhoods; this type of housing should not be 'permitted' but rather contextual in nature so that adjoining properties, especially mid-block, are not adversely affected.
2. Where row houses are permitted, maximum numbers should be reduced to 3 units/parcel plus associated suites.
3. Reported density must include all dwellings (ie a semi-detached or duplex each with a secondary suite on a parcel should be considered as 4 units, not 2).
4. Parking requirements should be increased to a minimum of 0.75 stalls per unit (including secondary suites) and possibly more in areas with limited parking (ie cul de sacs; frontage with existing restricted parking).
5. Secondary suites and backyard suites should not be permitted on the same property.
6. Mass coverage should be reduced to enable more green space and room for trees to grow.
7. Maximum heights should be reduced from the current 11 m above grade to 10 m, and appropriate consideration should be given to shading of adjacent properties. This could be accomplished in part through limiting heights to two levels above grade (a 3 story duplex or 'skinny' does not increase affordable housing availability any more than does a 2 story unit).
8. Egregious violations of setback create significant opposition and may reduce the quality of life for occupants of adjacent properties. While it is desirable as a long term goal to reduce setbacks, this must be accomplished incrementally by addressing neighborhood context (similar to what was mandated in the original R-C1/C2 zoning).
9. I am concerned about garage/backyard suites exiting into the lane. Laneways do not have sufficient space for both traffic and people. Furthermore, in the winter my laneway is either full of ruts in big snow times or a sheet of ice in warmer years- neither are conducive to pedestrian traffic. It is interesting that the city mandates that I clear my front sidewalks, but it is unconcerned about conditions for pedestrians in the laneways. I would like to see regulations that mandate that secondary suites have facilitated exit to the front street.

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Thank you for your time and attention.

Quentin Pittman
T2LOR2



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Public Submission

CC 968 (R2026-03)

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First name [required] Duncan

Last name [required] MacFarlane

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 16, 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 are NOT against affordable housing or densification. Blanket rezoning is not the solution. We have no infrastructure to support densification in our neighbourhood. No laneways for recycling, water and sewage concerns, very limited street parking, no sidewalks and only 2 exits out. Lots of small children walking to local schools. Traffic is a concern. Purchasing \$1.2M older home, demolishing it and building a 6-12 plex will NOT be affordable. \$1.2M + ~\$20-30k for demolition and ~\$600/sq ft to build ends up costing over \$800k/unit. New infills in Bowness/Montgomery are going for upwards of \$750k. How is that "affordable" housing? Please repeal the Blanket Rezoning Bylaw and works on a targeted, affordable plan that will address these serious issues.

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First name [required]

Jesse

Last name [required]

Aylward

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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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)

Honestly, I'm not strongly in favour or opposed to citywide rezoning. Here is the only factor I believe is underappreciated in the process: parking.

I am not in favour of 8-plexes where the parking spills onto neighbouring properties. It's not a good short-term plan for neighbour relations and it's not a good long-term plan when more of these 8-plexes go up and create unsustainable parking demand.

Maybe the right number of units for one property is 4, while on another it's 6. It doesn't have to be a 'blanket'. Come up with rules/guidelines that ensure 2 PARKING STALLS (garage plus driveway) for each unit. It ensures 2-vehicle households have spaces that don't spill into the neighbours, and 1-vehicle homes have a spot for a visitor.

Obviously there is no perfect solution, but setting up an approach where parking is largely self-contained to a property is the only way forward.

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First name [required] Colleen

Last name [required] Bole

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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

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To be clear, I absolutely do not want blanket rezoning to be allowed. Our city is turning into a mass of monstrosities that are not just unsightly, they are changing/ruining our neighbourhoods. Traffic and congestion, no parking, lowering property values, water, sewer, roads and schools unable to handle the extra capacity. Every corner you turn has condo complexes in every neighbourhood which is bad enough but now you are wanting to completely take over our residential neighbourhoods with these developments. Listen to Calgarians, this is not the way to build affordable housing. A fourplex with each unit costing \$600,000+ does not solve that issue. It's time the city considers the middle class for once who is constantly being punished for being a homeowner who pays their taxes with no say of how these \$\$ are spent.



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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 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)

As I resident of Acadia, myself and my neighbours have been very disappointed to see row houses getting approved to replace single family homes with what seems to be little care or consideration for the neighbours or neighbourhood. Having these 3 story monstrosities hugging all 4 property lines will forever change the feel of neighbourhood, they will create competition for parking, and they will eliminate backyard privacy that means a lot to the people who live here. I have already seen one neighbour sell their to house because of one of these developments getting approved (despite well over 100 letters petitioning against it), and several others including myself have been considering it as well. I am all for responsible density being added to the city, this is a necessity for growing cites, but going from one unit to ten on a single lot is excessive and in my opinion pure greed. I think a good compromise would be duplexes with basement suites or suites above garages, and leave adding row houses to larger areas that can properly accommodate them with adequate green spaces and parking. For these reasons I am in favour of repealing the old blanket rezoning because I feel that it allowed development to rush forward without the proper consideration for things like parking, infrastructure demand, and neighbour impacts. I chose Acadia to live in because I valued the space, the trees, the parks, the aesthetic and the community of like minded people. I am optimistic that the proposed changes will get approved and developments will return to being more considerate and well planned so that they can be added to communities in the most seamless way possible. Change is inevitable,



Public Submission

CC 968 (R2026-03)

how we change is up to us. Thank you for your time and consideration.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Scott

Last name [required]

Zimmer

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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)

As a homeowner in Varsity Acres, I am in favour of reversing Rezoning for Housing, and bringing back the low density residential zones. This will support existing infrastructure in these communities, reduce crowding from additional cars, bins, etc. on streets/alleys, and avoid shadows cast from higher buildings, leading to ice buildup on sidewalks/streets, which contribute to falls etc.

Thank you for listening.

Scott



Public Submission

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First name [required] Diana

Last name [required] Tran

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 I don't need translator 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 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 strong support for the full repeal of the Blanket Upzoning (BUZ) Bylaw. As a resident of Rosedale, I am deeply concerned about the "one-size-fits-all" approach to density and its impact on our specific community.
- Rosedale is a distinct character neighborhood that contributes significantly to Calgary's architectural and historical diversity. Its identity is defined by a specific scale and aesthetic that blanket rezoning ignores. By removing the requirement for site-specific context and local input, we risk losing the very heritage and charm that make Rosedale a unique and desirable place to live. Growth should be managed through thoughtful, community-based planning—such as Local Area Plans—rather than a city-wide default that fails to recognize the value of established neighborhood character.
- As an older neighborhood, Rosedale's infrastructure was never designed to accommodate a sudden, drastic increase in density. Our streets, utility systems, and local services are sized for the current residential profile. Moving to a blanket upzoning model allows for significant redevelopment without first ensuring that neighborhood-scale capacity—such as water, sewer, and street parking—can sustainably handle the added load. Without a stable planning baseline that accounts for these physical limitations, we invite long-term infrastructure strain and construction disruption.
- The 2025 election gave Council a clear mandate to return to deliberate, community-led

Public Submission

CC 968 (R2026-03)

planning. I urge Council to follow through with a full repeal of the BUZ bylaw. Let us return to a process that respects the unique needs of neighborhoods like Rosedale and ensures that growth is both thoughtful and sustainable.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Karen

Last name [required] Veale

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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[required] - max 75 characters

Propose 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)

There's so many reasons why this rezoning does not work for my neighbourhood which is Thorncliffe. Firstly, just aesthetically. It does not fit this area. We are an old neighbourhood with old 1950s bungalows when a big multi person home comes in and plops in the middle of a street. It looks ridiculous. there were architectural controls when my husband and I considered building out in Cochrane many years ago. Why aren't there still architectural controls here then. We could not build a small bungalow on that street in Cochrane so we opted to buy in town. Secondly, infrastructure and parking we are mostly single lane route and there will not be enough room for people to park. I am OK with basement suites and lots of people in my area have them, but that also creates the maximum amount of clutter that I would want on our side streets. I say that the development can stay out in the suburbs where there is new builds, where you can create your own culture and living arrangements.



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First name [required] William

Last name [required] Buchholz

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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)

Bad idea, destroying the fabric of neighbourhoods.



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First name [required] William

Last name [required] Sinclair

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)

Calgary was considered one of the best cities to live in many surveys over the decades.

After the last city council and planning department chose not to listen to the residents of the city and just plow ahead with high density pretty much everywhere. The past survey's will never reflect that this is a great city to live in.

Driving and walking around the neighborhoods you see ugly structures just thrown up that don't fit in with the style of the neighborhood. You see people who had bought 20 yrs ago, who bought in an area for their own reasons, lose their backyard sunshine over night because of the last administrations decision. That to me seems wrong. Then add to the mess parking. By changing the rules and not providing parking for each unit, you now have a free for all on the streets of residents trying to park at their home. People now have to trudge down the block with groceries in hand or carrying their children as they are not near their front door. The past council and planning dept think they were forcing residents to give up driving, but they didn't. Majority of people like to drive, enjoy it, and work hard to have that privilege.

People from all over the world come here to get away from high density, but past council and planning dept. take away this advantage.





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First name [required]	Lorna
Last name [required]	Johnston
How do you wish to attend?	In-person
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	Calgary
What meeting do you wish to comment on? (If you are provid-	Council



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)

Previous council passed a bylaw that dramatically altered the landscape of inner-city neighborhoods without a clear mandate from the people who elected them. Such sweeping changes to established communities should not occur without meaningful public support. I urge this council to repeal a bylaw that never had the confidence of many of the residents it directly affects.

It is increasingly difficult to ignore that the primary beneficiaries of this policy appear to be developers whose interests are largely driven by profit rather than the long-term well-being of the communities they build within. Increasing density by replacing single-family homes with fourplexes and eightplexes on lots that were never intended for this scale of development fundamentally changes the character of residential streets.

These changes reduce green space, add significant pressure to already crowded streets, and replace quiet, family-oriented environments with increased traffic and congestion. Streets where children once played safely are becoming increasingly dominated by parked cars and construction activity.

Moreover, taxpayers may ultimately be asked to bear the cost of upgrading infrastructure that was originally designed for much lower density. Water, sewer, parking, and traffic systems that functioned well for decades are now being strained by development patterns that were never envisioned when these neighborhoods were built.

Public Submission

CC 968 (R2026-03)

Residents are not opposed to thoughtful growth. However, growth must be balanced, responsible, and respectful of the communities that already exist. Policies that dramatically reshape neighborhoods without broad public support undermine trust in local government.

I respectfully ask this council to listen to the voices of the residents who live in these neighborhoods and reconsider this bylaw. Responsible planning must place the long-term health of our communities ahead of short-term development gains.



Public Submission

CC 968 (R2026-03)

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First name [required]

Geri

Last name [required]

Ramsay

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 opposition

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ATTACHMENT_01_FILENAME

Public Hearing-Repeal of Blanket Rezoning.pdf

ATTACHMENT_02_FILENAME

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



GERI RAMSAY

City Council
City of Calgary
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

March 9, 2026

Re: REPEAL OF BLANKET REZONING & REALIGNMENT OF LAP

Dear Mayor Farkas and Members of City Council,

Thank you for this opportunity to redress blanket rezoning and restore trust in municipal leadership. It is not lost on me that you are all stretched thin with the current challenges facing the city and I appreciate your dedication and service.

I am writing in support of a full repeal of the blanket rezoning bylaw that restores the exact wording of Bylaw 1P2007 prior to August 6, 2024 along with a corresponding review and realignment of Local Area Plans enacted during the period leading up to and following blanket rezoning. These LAP were influenced by and aligned with blanket rezoning and will need to be reframed.

The reasons underlying my support of the repeal are multi-faced. At the community level, I appreciate the unique characteristics and diversity of our communities. A blanket approach does not serve our city. We are more quilt than blanket - a vibrant quilt of over 200 unique patches intricately stitched together to form one fascinating design. Yes, a quilt requires more time and skill than a blanket but the results are much more interesting and valuable.

My community of Hounsfeld Heights-Briar Hill is one of those beautiful patches holding the beauty of tree-lined streets and well tended homes nested between landmarks of higher learning, healthcare, sport and the arts. We have our own unique complexities and questions to which a blanket cannot answer.

Sadly, since the enactment of blanket rezoning and the Riley LAP, longterm community members have lost the quiet enjoyment of their sunny gardens and characteristic Briar Hill bungalows to mid-block 8-plexes that will forever change their lovely streetscapes, negatively impact property values and leave an ugly stain on the fabric of our community.

At the municipal level, along with taking a much needed step towards restoring trust that constituents are being heard and hold influence in the shaping of their communities and city, I believe a repeal of blanket rezoning is also a much needed pumping of the brake. In addition to warnings about physical infrastructure, for over twenty years now, climate scientists have warned leaders about significant densification in the light of natural resources and environmental carrying capacity.



GERI RAMSAY

Active at engagement sessions leading up to both blanket rezoning and the Riley Local Area Plan, I explored Calgary's carrying capacity and was told this was "difficult to determine". In 2006, esteemed climate scientist David Schindler stated that, for a water expert, "looking ahead is like the view from a locomotive, 10 seconds before the train wreck". Difficult as it may be, carrying capacity is a question in need of an actionable answer.

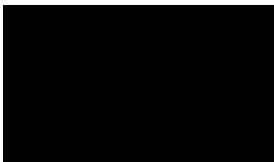
In my neighbourhood conversations, it is accepted and understood that Calgary communities will continue to shift and grow. Calgarians are reasonable people. What I wish for, and what I believe holds true for my neighbours, is to be involved in how our communities evolve. We love where we live. During the engagement process, we were assured that context and character would be honoured. It was not.

With respect, I ask Council to vote for a full repeal of blanket rezoning and restoration of the previous bylaw 1P2007 to ensure the zoning framework and key provisions such as contextual front setbacks and 45% lot coverage are reinstated. I also ask for a corresponding review of Local Area Plans to ensure realignment along with rules that are genuinely contextual and address lot coverage, heights, setbacks, shadowing, privacy, tree canopy protection and infrastructure capacity.

A full repeal is not a rejection of thoughtful densification. Again, I thank you for this opportunity to redress, reset and move forward with a well considered and collaborative approach to stewarding the growth and development of our beautiful city of Calgary.

With appreciation,

Geri Ramsay





Public Submission

CC 968 (R2026-03)

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First name [required] Garth

Last name [required] Stotts

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 26, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

In favor of the repeal of the citywide rezoning passed in 2024, and returning to previous zoning. The reasons for favor are as follow:
1) allow communities and homeowners more influence in development of the areas in which they live
2) Propose densification that makes sense in the character of the community aligned with major infrastructure (light rail, major roads)
3) Does not allow developers to drive up land values by purchasing lots such that they can simply maximize units
4) Respect the will of the people. The 2024 bylaw was forced through with no consideration for the massive public hearing and opposition.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Firozdin

Last name [required] Noorani

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

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First name [required]

Tyler

Last name [required]

Balkwill

How do you wish to attend?

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No language services required. Written statement only.

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

Proposed Citywide Rezoning Change - Support for Repeal

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 as a resident of Bowness to express my strong support for the proposed repeal of citywide (blanket) rezoning. While I understand the city's need for diverse housing, the "one-size-fits-all" approach of blanket rezoning has placed an unfair and unsustainable burden on established communities like mine.

Uneven Impact on Bowness
Bowness has experienced a disproportionate share of redevelopment activity since the 2024 zoning changes. Our neighborhood, known for its older bungalows and deep lots, has become a primary target for rapid, high-density infill projects. This has effectively turned our residential streets into a permanent construction zone, leading to: Constant noise, dust, and debris that significantly impact the quality of life for long-term residents.

Strained local infrastructure that was not originally designed for such rapid densification.

Compounding Infrastructure & Traffic Crises
The disruption from private redevelopment is being severely exacerbated by ongoing city-led infrastructure projects. Bowness is currently navigating:
Water Main Repairs: Recent and ongoing construction related to the feeder main alignment has caused significant local disruption.
Gridlock and Road Closures: The combination of private construction vehicles and city road closures for utility repairs has created a "perfect storm" for traffic problems, making daily commuting and neighborhood navigation increasingly difficult.

Public Submission

CC 968 (R2026-03)

Restoring Community Voice

The blanket rezoning policy removed the ability for residents to have a direct say in the evolution of their own blocks by eliminating site-specific public hearings. Reverting to the previous zoning districts will ensure that significant redevelopments are once again subject to a transparent process where community context—such as our current infrastructure strain—is a mandatory consideration.

I urge Council to listen to the concerns of Bownesians and vote in favor of this repeal to allow for a more thoughtful, community-informed approach to growth.



Public Submission

CC 968 (R2026-03)

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First name [required] **Korey**

Last name [required] **Peters**

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**



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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)

If you ask a resident of Calgary "Would you like to have lots of room and cheap property tax?" they will all always answer yes. But this uniformity of opinion means that we are asking the wrong question. The real question should be, "Are the citizens of Calgary willing to pay for the infrastructure that is required to support our low-density city?" The answer to this question is almost certainly "no". And it is a "no" from almost everyone.

Unless the City of Calgary has a magical way to produce money from thin air, our current low-density zoning is unsupportable, and this issue must be rejected. We must continue to densify or we will be bankrupt.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Irene

Last name [required] Szol

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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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First name [required]

John

Last name [required]

Vardalos

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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

Dear Members of City Council,

I am writing to express my concern regarding the proposed rezoning changes in their current form. While I recognize the importance of housing availability in Calgary, the approach being taken raises significant concerns for our community.

The process appears to have moved forward with limited engagement with residents who will be directly affected. Changes of this magnitude have sweeping downstream implications, and many of these impacts do not appear to have been considered before advancing the proposal.

One of the most immediate concerns is infrastructure capacity. The homes and utilities in our community were originally designed for single-family density. Increasing density without a clear plan for supporting infrastructure including electrical capacity, water systems, and other utilities risks that are creating costly upgrades and significant disruption for existing residents in other communities right now (water break). These are not minor adjustments, but foundational systems that were never designed for higher-density demand.

Comments - please refrain from providing personal information in

Our local schools are also experiencing significant strain. Many of our classrooms are supporting students from surrounding communities due to capacity shortages from

this field (maximum 2500 characters)

elsewhere. Further increasing the number of families in the area without parallel investment in school capacity will continue to erode the quality of education available to children in the community.

Parking and traffic safety are also a serious concern. Our streets were not designed to support the level of on-street parking or drivers as density increases. Additional vehicles parked along residential streets will create congestion, limit visibility, and increase safety risks for children and pedestrians.

More broadly, it is difficult to understand why a blanket rezoning approach is being pursued rather than a more focused strategy. Calgary has areas where additional density would be both logical and beneficial particularly in the downtown core, where increased residential presence would help revitalize the area, as well as in newer communities that can be intentionally designed for density, public transit, and supporting services from the outset. Residents in our community chose to live here often paying a premium specifically because it was planned and built as a single-family neighborhood. Significant changes to that planning framework should only occur after meaningful consultation and careful planning.

John Vardalos



Public Submission

CC 968 (R2026-03)

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First name [required] **Kathy**

Last name [required] **Saville**

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)

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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

letter to City Council.pdf

ATTACHMENT_02_FILENAME

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

i have attached my letter

Re: Strong Opposition to Current Blanket Rezoning Ordinances
Dear Mayor and Council Members,

I write as a concerned resident and property owner to express my unequivocal opposition to the current blanket rezoning ordinances. This sweeping, one-size-fits-all approach to land use is reckless, disregards due process, and will inflict avoidable harm on homeowners, small businesses, neighborhood character, municipal services, and property values.

The proposed ordinance is fundamentally flawed for the following reasons:

- Lack of meaningful public engagement: Blanket rezoning without comprehensive, parcel-specific review denies affected residents and business owners adequate notice, transparent analysis, and a meaningful opportunity to be heard. Responsible zoning changes require outreach, hearings, and time for stakeholder input — not a unilateral mass reclassification.
- Property rights and economic harm: Sudden zoning changes expose property owners to uncertainty, diminished investment value, and potentially onerous compliance costs. Many residents purchased or invested under past rules; retroactively altering the regulatory framework is unfair and economically damaging.
- Inadequate analysis of impacts: There is no credible, detailed study accompanying this ordinance that quantifies impacts on traffic, parking, school capacity, utilities, emergency services, drainage, or the fiscal effect on the municipal budget. Approving blanket rezoning without an environmental and infrastructure impact assessment is irresponsible.
- Threat to neighborhood character and preservation: Many neighborhoods and commercial corridors possess unique historic, architectural, and cultural values that blanket zoning has ignored. The ordinance risks erasing the character that defines our city and attracting inappropriate development that is out of scale with adjacent properties.
- Creates dangerous precedent: Authorizing mass rezoning establishes a precedent that future Councils could exploit to bypass thoughtful planning and community review. Zoning is a fundamental municipal power that demands careful, case-by-case application.
- Insufficient protections for small businesses and affordable housing: The current bylaw offers no credible safeguards for long-standing local businesses or guarantees that purported benefits — such as affordability — will actually materialize. Vague promises are not a substitute for enforceable protections and targeted policy tools.

Given these failures, I strongly urge the Council to:

1. Halt continuance of the current blanket rezoning ordinance. Restore our past zoning.
2. Consider alternative, targeted solutions — such as form-based codes, incentive-based zoning, specific-area plans, or carefully scoped rezonings — that achieve policy goals without broad, indiscriminate disruption.
3. Require protective measures for existing homeowners, tenants, and small businesses (e.g., phased implementation, grandfathering, relocation assistance, and affordability guarantees) if any rezoning is proposed.
4. Direct staff to present a comparative analysis of outcomes and best practices from peer cities that have pursued equitable, transparent zoning reform.

Blanket rezoning is not reform — it is an abdication of prudent governance. I respectfully demand that the Council reject this ordinance in its present form and commit to a deliberate, evidence-based, and community-centered process, go back to our previous zoning bylaws. Our neighborhoods and livelihoods deserve no less. Thank you for your attention. I request that my written opposition be entered into the public record and that I be notified of any future hearings or materials related to this matter.

Sincerely,

Kathy Saville

16 Glenway Drive SW

Calgary, AB T3E4T8





Public Submission

CC 968 (R2026-03)

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First name [required] Richard

Last name [required] Thompson

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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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'm a ward 8 constituent and would like to let my opinion be known on the blanket rezoning issue. A few houses south of my property, there was a proposed development for sixteen units on one heritage house lot. This lot would not be able to provide off street parking for every unit, which would cause parking and traffic congestion on the street. The loss of urban tree canopy is a major issue considering the benefits of scrubbing the air we breathe. The number of beautiful homes in a neighbourhood that are getting bulldozed is unbelievable, I see excavators and dump trucks that leave nothing on the lot. Every tree and blade of grass has been remove and then replaced with large structures and concrete. All of this is being done under the disguise of "Affordable Housing", which is not decreasing the purchase price of a home! I'm in favour of reverse rezoning (repealing the blanket rezoning) for the City of Calgary.



Public Submission

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First name [required] Grant

Last name [required] Brunet

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



Public Submission

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Mar 9, 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

City Council

I'm writing to you to express my support for repealing the blanket rezoning.

I understand that we need to have another community consultation, but I'm still a bit concerned about the process. Last time, there was such strong community opposition to blanket rezoning, and it was still passed. I hope I can convince council members to repeal it.

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

I should mention that I'm not entirely against increased housing density. Newer communities do it well.

However, as we've seen, allowing this in older communities has been a disaster. We only need to look at Altadore, Killarney and areas of Bowness. The streets are clogged with cars, services like shopping, schools and recreation are limited, green spaces are gone and will never come back. Infrastructure, I'm sure (water, sewer, etc.), is old and needs upgrading. Seeing a giant eight-plex sitting in the middle of a street of small bungalows is unbelievable. Lets preserve the older communities in Calgary

Thanks for your time



Public Submission

CC 968 (R2026-03)



Public Submission

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First name [required]

Last name [required]

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



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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

City Of Calgary Public Hearing.docx

ATTACHMENT_02_FILENAME

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

My name is Brent Quinton. I live in the community of Shaganappi.

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

The issue that matters most to me is that Density does not equal affordability. Blanket upzoning permits expensive redevelopment just as easily as moderate-cost homes, and there is no affordability requirement attached.

In many cases, modest homes are demolished and replaced with higher-priced units. If affordability is the goal, targeted tools are more effective than a one-size-fits-all blanket zoning change. The other issue that is of concern to me is that every neighborhood in Calgary is different in lot size, infrastructure capacity, transit access, and character. One citywide rule cannot account for those differences. Blanket upzoning overrides local context and Local Area Plans. Repeal allows planning to occur thoughtfully, based on neighborhood conditions rather than a universal default.

In my experience, blanket rezoning will devalue the price of my home and a “one-size-fits-all zoning ignores neighborhood differences.

Blanket upzoning does not solve this because it allows for denser redevelopment without requiring units to be affordable.

I respectfully ask Council to repeal blanket upzoning in full, reinstate the prior bylaw, and re-engage Calgarians in a structured planning process that will produce durable and legitimate zoning outcomes and a return to community-based planning.



Public Submission

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First name [required] **Rebecca**

Last name [required] **Lieb**

How do you wish to attend?

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

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

March 9 2026 Office of the City Clerk, City of Calgary.pdf

ATTACHMENT_02_FILENAME

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

Office of the City Clerk, City of Calgary
700 Macleod Train SE
PO Box 2100 Main Code 8007 Postal Station 'M'
Calgary AB T2P 2M5

Rebecca Lieb and Parker Lieb
2605 16A Street NW Calgary AB T2M 3R7

March 9 2026

Hello,

We are homeowners in Capitol Hill. Our home is on the city's heritage inventory list. We do not agree with reversing the rezoning for housing for which we received notice by mail. We do not want the city council to bring back the low density residential zones that existed in the land use bylaw prior to the citywide rezoning for housing that was approved by council in May 2024 and came into effect on August 6 2024. We do not agree with a reversion in zoning of residential properties back to what existed before the citywide rezoning for housing in 2024. Increased density neighbourhoods are advantageous for the climate health of a city and the economic health of its participants.

Many styles of housing within one neighbourhood make it easier for people of any income bracket or housing need to live close to where they work, where children in their life go to school, and grocery stores and doctors' offices. We want to live in a neighbourhood where there are many children, many elderly people, many single people, many multigenerational families, many people both poorer and richer, and many disabled people. We want them to be our neighbours, and we want to see them out and about walking and rolling on bikes and wheelchairs on easy commutes to the places they need to go. Ceasing the development of higher density housing like apartments and fourplexes creates homogeneity in the demographics of a neighbourhood, a disadvantageous outcome.

Densification entails more efficient land use, meaning greater use of transit, less urban sprawl, and more people-powered commutes. This reduces air pollution, noise pollution, and means that the city's surrounding areas can stay parkland rather than being developed. We do not want to see nothing but single detached houses between our house and Canmore when we drive to the mountains: that is the future guaranteed by mandating low density housing again.

We completed construction of an auxiliary dwelling unit in the form of a backyard suite for an aging parent of ours to live in in 2024. Our life is richer for having been able to do this and so is hers and so is our child's. We see the idea of reversing rezoning for housing as a kowtowing to the interests of large scale neighbourhood developers, car manufacturers, and roadway expansion construction giants rather than the interests of average Calgarians and our communities' health and well being. Densification as city policy has barely been enshrined long enough to have adequate data to assess its impacts. Please do not spend your time reversing bylaws that were so sound and hard won in the first place. Perhaps consider instead that any given person should only be able to own one address within city limits, as this would curb predatory development and profiteering by corporate landlords.

Thank you for your time,

Rebecca and Parker Lieb



Public Submission

CC 968 (R2026-03)

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First name [required] Alia

Last name [required] Nielsen

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)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

While I understand the urge to revert the zoning back to what it was, I encourage the council to work towards a better solution instead. The sentiment of the blanket rezoning was in the best interest of the city, but the process was set up in a way that developers were able to be predatory and exploitative with their designs- maximizing profit without worrying about quality of life of the residents and the neighbours. I propose that rather than rolling back the rezoning completely, we change the power structure so that the community associations have more influence and say on the designs right from the get go. Too often the community associations are given the designs when it is too late to make meaningful changes to the development. If we change the order of operations so that the community associations can give feedback and veto designs if they are not in the best interest of the neighbourhood and the developer can make an appeal if necessary, rather than the other way around, we will see better quality designs and much happier residents. You have these groups of informed and invested people who are volunteering their time to try and improve and help their portions of the city, but you are making them adversaries instead of some of your best resources. By involving the communities more in this way, we can make sure that the valid concerns of neighbourhoods are being heard and addressed, while still working to achieve the goals set out in the 2024 City Plan. If it's an issue of manpower or resources, I would like to personally volunteer to help find and fix the holes in the current plan. Calgary has taken the initiative to lead post modern urbanism and there is so much potential and areas of success when it comes to mixed use development and aiming for medium



Public Submission

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density within the city. There are absolutely key parts of the rezoning that need to be corrected, but rather than reverting everything back to how it used to be, lets look to the community associations for help in addressing those problems and making an even better Calgary.



Public Submission

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First name [required] Carolyn

Last name [required] Mercier

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)

I am strongly in favor of repealing blanket rezoning for many reasons:

- 1) allows for more thoughtful specific growth when development and building permits need to be applied for and accepted/rejected.
- 2) Stormwater drainage needs to account for flow and hydrodynamic pressure. We are getting increasingly dramatic climate events. When choke points are not addressed in our systems, we stack problems for future developments and existing residents. When the City can plan a citywide response that accounts for unique features and challenges based on the land and community, I believe we cut down on economic surprises that tax our budgets, allow the necessary bodies to respond proactively rather than reactively and create a safer, more engaged community response across Calgary.
- 3) creates the opportunity for diversity of people and uses of buildings in any given community which allows for housing to better match the needs of the community and the end users.
- 4) By allowing for housing choices like backyard suites, coupled with incentives such as grants, it gives the ordinary citizen of Calgary choice to add the kind of housing that fits the area and the purpose. These options may be more attractive for cultural or familial reasons.
- 5) There should be communities that are better suited to single detached homes and some that are centered on more densely populated structures rather than treating everyone the same, which is what blanketing does. We want to increase the opportu-

Public Submission

CC 968 (R2026-03)

nity for diversity to flourish and be a positive influence.

6) I like the idea of clustering row housing in districts at ends of blocks where parking is naturally more available and open.

7) Parking must be at minimum 1 spot per unit and no less. Even if people try to walk within their radius, there are occasions that people need vehicles, ie Costco shop, travel out of the city, getting kids to extra-curricular events. It is unrealistic to assume that people can live in this sprawling city and not own or require access to a vehicle.



Public Submission

CC 968 (R2026-03)

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First name [required]

Ted

Last name [required]

Spearing

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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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

March 2026 Submission In Favour of Repealing Blanket Upzoning.docx

ATTACHMENT_02_FILENAME

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

March 9, 2026

Submission In Favour of Repealing Blanket Upzoning

We need to find ways to increase housing availability and density through focused collaborative planning and zoning that enables an array of diverse, thriving neighbourhoods suited to the people who choose to live there, not a one size fits all vision for our city.

The available information on experiences here and elsewhere (Edmonton, New Zealand, Minnesota) indicates blanket upzoning falsely offers a seemingly simple solution to a complex problem, stops planning where increased density is most achievable and beneficial, and ignores the significant investments current residents have made in their homes, yards and communities. Blanket upzoning essentially removes Calgarians' confidence in being able to invest in a home and neighbourhood that fits their values and lifestyle. One-size fits all blanket rezoning degrades community identity, reduces certainty of property rights, erodes environmental quality, undermines security of home ownership, and negatively impacts quality of life.

The fears expressed by Calgary residents in the 2024 Public Hearing have proven true:

- Older, less expensive houses are being replaced with higher-priced multi-unit developments requiring residents to park on the street.
- Young families now compete with developers for these older homes.
- Existing home owners are shaded out and any sense of privacy is lost. Mature trees are removed and replaced by small token shrubs.
- Increasing the allowable dwelling footprint to 60% plus impermeable driveway, sidewalk, stair and patio surfaces reduces infiltration of surface water, and increases runoff volumes to storm sewers.

Calgary's neighbourhoods have evolved over decades based on location, topography, planning efforts and zoning guidance, and owner investments and upgrades. As a purchaser, we sought a neighbourhood that reflects our values and interests. As an owner, we rely on zoning to sustain the character of our neighbourhood. Young families continue to move into our neighbourhood to raise their children, and renovate to modern standards. Blanket upzoning irreversibly changes the character of neighbourhoods with no recourse available to the homeowner.

Isolated tweaks to the upzoning bylaw are likely to cause unanticipated problems and confusion. The upzoning bylaw needs to be repealed, the previous zoning restored, and a transparent community driven process initiated to make land use decisions that recognize and reflect local housing context and road access, parking, solid waste management, water supply and sewage infrastructure realities.

The “housing emergency” which motivated the previous mayor and council appears to have subsided. Calgary's vacancy rate was 1.4% two years ago. Today it's over 6%, the highest in the country. Calgary landlords are offering two months free rent and \$500 signing bonuses just to find a tenant. Asking rents are down almost 8% year over year. And there are another 22,000+ units under construction. This precipitous decline in demand creates an opportunity for sober second thought and a chance for Calgary to get it right through a return to the zoning in place prior to blanket upzoning.

Calgarians have collectively spoken against blanket upzoning twice. In 2024, over 70% of presentations to City Council were opposed to blanket upzoning. In 2025, the majority of Councillors elected campaigned on a commitment to repeal blanket upzoning. A complete repeal will support Council's credibility and restore the ability for Calgary to grow as a vibrant, diverse city that values and celebrates a sense of community and respects its citizens.

It is time for you to fully repeal blanket upzoning and restore the zoning bylaw and designations as they were prior to blanket upzoning.

Sincerely,

Ted Spearing

Cc: Mayor Jeremy Farkas
Councillor Kim Tyers



Public Submission

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First name [required]

Rita

Last name [required]

Dickson

How do you wish to attend?

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Repeal and rethink the number of units and the space around the units on a

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Rezoning

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

In favour

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ATTACHMENT_01_FILENAME

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First name [required] Stephanie

Last name [required] Hatch

How do you wish to attend?

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I own a bungalow which allows me to retire in place. Please cancel rezoning

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 live in a bungalow in older area and have 3 huge condo complexes, 2 huge apartment building and 2 smaller ones all within 3 blocks of me. If Rezoning is not cancelled I stand to lose my retiring in place, sunshine, parking, quiet neighbourhood. The big ugly infills and 4 plexes will not be low priced options but cost closer to a million, increase taxes, traffic and strain on water and utilities. Don't add more strain to Glenmore reservoir. Apartments and 4-6 plexes are adding thousands of new toilets and kitchens. 1st time buyers need to buy affordable starter homes not 3000 ' infills. Buying an old house and tearing it down adds hundreds of thousands to building costs vs renovating existing house. Or they should buy in an affordable new area. Please stop citywide Rezoning. We existing owners are those who pay taxes /your salaries . The young whiners do not. You are doing a really good job so far, except for allowing Marda Loop parking issue. There is no parking there now and you are allowing 100s of potential cars in with visitors , residents and building staff needing to find parking spots. Most seniors drive into their 80s and 90s so saying they won't need parking is a joke.



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First name [required]

Barb

Last name [required]

Gregg

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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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 put our zoning back to the communities the way they had individually decided, people originally purchased, and the city infrastructure was designed to handle. Green spaces were developed for a beautiful city around this zoning and our city is quickly being damaged. There are places for development. Inside single residential areas is not the place.



Public Submission

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First name [required] Melanie

Last name [required] Zimmer

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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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)

My biggest concerns about the blanket rezoning pertain to maintaining flora/fauna, not creating shadows over existing homes which is unpleasant and causes increased ice, issues with no parking, issues of having too many bins (garbage, recycling, compost), decreasing lot size also reduces visibility which increases safety risks for pedestrians and home-owners, it does not guarantee affordable housing - most units sell for the same price as a single family home.

**Public Submission**

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First name [required]

Stephen

Last name [required]

Barnecut

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

2026 03 06 Opposition Letter to Repeal-67 Windermere RD SW.pdf

ATTACHMENT_02_FILENAME

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

March 6, 2026

City Clerk's Office
City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Submitted in advance of the Public Hearing – March 23, 2026

Re: Opposition to Proposed Repeal of Rezoning for Housing – Specific Concerns Regarding 67 Windermere RD SW.

Dear Mayor Farkas and Members of City Council,

I am writing as the owner of 67 Windermere Road SW to oppose the proposed bylaw that would repeal Rezoning for Housing and revert my property's land use designation from R-CG back to R-C2. My concerns are not abstract. They arise from the specific circumstances of my parcel: its location within the Westbrook Communities Local Area Plan, the development potential the R-CG designation confers, and the character that my block has already begun to take on as a result of completed R-CG projects nearby. I respectfully urge Council to reject this proposal at the March 23, 2026 public hearing.

1. Repeal Frustrates Development Opportunity

The R-CG designation permits rowhouse and grade-oriented multi-unit development that I intend to pursue on my parcel. This is not speculative: we have been contemplating the possibilities of a multigenerational housing project in reliance on the designation Council approved in August 2024. Reverting my parcel to R-C2 would require me to file a separate Land Use Redesignation application, pay applicable fees, wait through a process that historically averages four to six months, and accept the uncertainty of a Council vote that is increasingly politicized. That process adds real cost and delay that will either shelve my project entirely or increase the cost of the housing I would produce—housing that Calgary demonstrably needs.

There is an important principle at stake here as well. When the City applies a land use designation to my parcel by bylaw, I am entitled to rely on that designation in making investment decisions. The proposed repeal does not compensate me for the loss of development potential it would impose. Retroactively stripping a lawfully enacted designation from my property, without evidence of specific harm arising from my parcel, is neither fair nor consistent with how the City has historically treated property rights.

2. Adjacency to Planned Higher Density

My property at 67 Windermere Road is located across a lane from parcels that the Westbrook Communities Local Area Plan designates for low-modified scale development—that is, up to four storeys. The Westbrook Communities Local Area Plan, adopted by Council in January 2023 following over three years of engagement, explicitly identifies building scale areas within my immediate neighbourhood where four-storey residential development is supported by policy direction.

This creates a profound inconsistency. If the repeal proceeds, the parcels across the lane to the south from me will develop at up to four storeys consistent with the LAP and any applicable zoning, while my property—separated only by a lane—would revert to R-C2, which permits only a single detached home or a semi-detached pair. The result would reduce the density on my parcel in a block where the City's own long-range policy document anticipates and encourages higher-density housing. That outcome is neither good planning nor fair to me as a landowner. If anything, the transition zone logic of good urban design argues that my parcel should be capable of medium-density rowhouse development—which is precisely what R-CG permits—to serve as a step-down in scale between the four-storey buildings the LAP supports parallel to Bow Trail and the lower-density fabric of the rest of Wildwood.

3. The Surrounding Blocks Have Already Evolved Under R-CG—My Parcel Should Not Be Frozen in Place

Within a few blocks of my property, several parcels are already begin redevelopment as R-CG projects since blanket rezoning came into effect. These planned and completed rowhouse and grade-oriented infill projects have set the emerging character of this part of the neighbourhood. My parcel sits in an immediate area that is visibly transitioning. Reverting my designation to R-C2 does not restore the neighbourhood to what it was—that neighbourhood no longer exists in its original form. What it does is leave my parcel stranded: unable to develop in a manner consistent with what is being built around it, and unable to realize the value that my neighbours' properties have already captured.

It is not a case where repeal would protect a stable, uniform streetscape. The streetscape has already changed. The question is not whether this part of the Wildwood will have rowhouses and grade-oriented infill; it already does. The question is whether I, as a property owner who has done nothing differently from my neighbours, will be arbitrarily prevented from doing what they have already been permitted to do.

4. The Westbrook Local Area Plan Supports the Density R-CG Enables

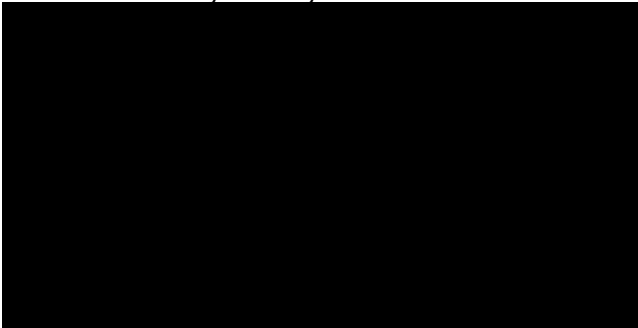
The Westbrook Communities Local Area Plan was developed over three years with thousands of participants, including residents, community association representatives, the development industry, and City planners. It sets the City's 30-year vision for growth in my community. That plan explicitly supports increased housing diversity, including rowhouses and multi-unit grade-oriented forms, within residential neighbourhoods, and identifies specific areas—including areas in close proximity to my parcel—for low-modified scale (four-storey) development. R-CG development, which tops out at three storeys with grade-oriented units, is precisely the kind of housing type the LAP envisioned as appropriate for the broader residential fabric of these communities.



To revert my parcel to R-C2 would be to take a step directly contrary to the direction Council set when it adopted the Westbrook Communities Local Area Plan. Council should not simultaneously endorse a long-range plan that supports gentle densification and repeal the zoning tool that delivers it.

For these reasons, I respectfully urge Council to reject the proposed repeal bylaw and preserve the R-CG designation on my property. The R-CG designation is consistent with the City's own planning policy for the Westbrook Communities, consistent with the character my immediate neighbourhood is already developing, and essential to my ability to contribute to Calgary's housing supply in a location where the City's own plans invite exactly that contribution.

Thank you for your consideration of this submission.



**Public Submission**

CC 968 (R2026-03)

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First name [required]

Michelle

Last name [required]

James

How do you wish to attend?

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

Not requesting to speak

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

March, 23 - Rezoning - VCC.pdf

ATTACHMENT_02_FILENAME

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

Please find comments attached.



March 9, 2026

His Worship Mayor Jeromy Farkas and Calgary City Council
The City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

Dear Mayor Farkas and City Council:

RE: Letter of support for the continued implementation of rezoning

On behalf of Vibrant Communities Calgary (VCC), I am writing to express our support for the continued implementation of city-wide rezoning within the Home is Here Strategy.

Access to housing is a key lever to advance Calgary's Enough for All poverty reduction goals. Home is Here has increased supply, improved affordability, and has provided housing options for Calgarians at different stages of life. Increased supply of rowhouses, duplexes, and secondary suites allows ageing Calgarians to downsize and stay in their neighbourhoods, new homebuyers to purchase homes within their means, and renters to access an increased rental supply at a reduced cost. City-wide rezoning has proven itself to be an efficient and successful tool. It has allowed our City to grow more efficiently and sustainably and has accelerated the permitting process to cement Calgary as a national leader in homebuilding:

- 28,000 new homes added, over double the 10-year average of 13,000.
- 1,836 non-market housing development permits were issued in 2025, five times the 10-year annual average, and over double the 893 permits in 2024.
- 6,200 secondary suites added, compared with the 10-year average of 1,658; and
- Rents at a three-year low: down by 5.7% in January 2026.

These early positive trends can be directly attributed to good policy decisions made by City Council.

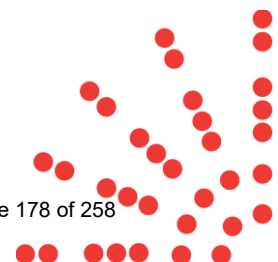
While progress has been made, there's still work to do. Over 7,000 households remain on Calgary Housing's waitlist, and over 3,000 Calgarians are experiencing homelessness. These trends point to the necessity of continuing momentum with all possible levers that drive housing affordability. City-wide rezoning contributes to affordability overall and secures critical funding from other orders of government for deeper affordable housing measures.

As we head towards a city of 2 million, we need housing policies that reflect this reality. We recommend Council maintain city-wide rezoning within a broader commitment to implement the Home is Here Strategy in full and continue building a Calgary where there is enough for all.

Sincerely,

A handwritten signature in black ink that reads "Dani DeBoice".

Dani DeBoice, Executive Director





Public Submission

CC 968 (R2026-03)

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First name [required] Paul

Last name [required] Moynihan

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 favour of bringing back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024. The prior mayor, council and administration failed to reflect the wishes of the residents of Calgary on this divisive issue. Blanket rezoning has a disastrous impact on communities like mine in Willow Park. I do not want to have a multi-unit house built next to my house. It would create excessive on street parking, noise, light pollution and ruin the streetscape and nature of our neighbourhood. Thank you to Mayor Farkus and our councillor Rob Ward to bringing back the prior low-density residential zones that existed prior to May 2024.



Public Submission

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First name [required]

Last name [required]

How do you wish to attend?

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

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ATTACHMENT_02_FILENAME

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

Please find attached my written submission regarding the upcoming March 23 public hearing on the blanket rezoning bylaw.

As a resident of the Parkhill community in Ward 8, I am writing to express my support for a full repeal of the bylaw and a return to the zoning framework that existed prior to the April-May 2024 public hearing.

Thank you for taking the time to review my submission.



**Public Submission**

CC 968 (R2026-03)

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First name [required] Margaret

Last name [required] Ryder

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)

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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 totally opposed to blanket rezoning as there is enough evidence now to prove it does not provide affordable housing in established suburbs. There are parking problems, destruction of the tree canopy, and it just benefits developers. It is also unsightly when these massive structures overshadow older buildings. Another point is the infrastructure in older communities, can they handle it.



Public Submission

CC 968 (R2026-03)

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First name [required] **Peter**

Last name [required] **Ryder**

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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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Blanket rezoning has failed to meet any meaningful objectives; please repeal it completely and revert to the system in place prior to the implementation of blanket rezoning.



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First name [required] Steven

Last name [required] Lyth

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)

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

Letter of Support_Reinstating Low-Density Residential Zones.pdf

ATTACHMENT_02_FILENAME

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

Letter of Support: Reinstating Low-Density Residential Zones

To: Office of the City Clerk, The City of Calgary

Date: March 9, 2026

Subject: Submission for Public Hearing on March 23, 2026 – Support for the Repeal of Citywide Rezoning

To His Worship Mayor Farkas and Members of City Council,

I am writing as a resident of Brentwood to express my strong support for the proposal to reinstate the low-density residential zones that existed prior to the May 2024 citywide rezoning decision.

While the goal of increasing housing supply is important, the current "one-size-fits-all" approach to R-CG zoning has created significant concerns for established communities. I believe returning to our previous zoning framework is necessary for the following reasons:

- **Preserving Neighborhood Character:** My established neighborhood was designed with specific architectural scales in mind. Reinstating low-density zones ensures that new developments remain compatible with the existing streetscape and the historical context of my community.
- **Addressing Parking and Traffic Strain:** Many of our older streets were not engineered for the high vehicle volume associated with intensified, multi-unit housing. Introducing density without adequate on-site parking leads to significant street congestion, creates safety hazards for pedestrians, and makes it increasingly difficult for current residents to access parking near their own homes.
- **Protecting Long-term Property Stability:** For many Calgarians, a home is their most significant financial investment. The sudden shift to high-density potential can create uncertainty regarding the future look and feel of a neighborhood, potentially destabilizing the long-term value and livability that drew families to these areas in the first place.
- **Restoring Public Engagement and Due Process:** The 2024 rezoning removed the requirement for individual land-use amendment hearings for rowhouses. This stripped residents of their right to provide input on significant changes next door. Reinstating the previous zones restores the democratic process and ensures that neighbors have a seat at the table.
- **Infrastructure Constraints:** Many of our older neighborhoods lack the deep-utility infrastructure (water, sewer, and electrical capacity) to support the increased loads of blanket densification. Returning to previous zones allows for a measured approach where infrastructure is verified before density is increased.

I urge Council to listen to the concerns of Calgarians who value the stability, predictability, and safety of their residential neighborhoods. Please vote in favor of the repeal to restore the previous low-density land-use designations.

Sincerely,

Steven Lyth

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Brian

Last name [required]

Flood

How do you wish to attend?

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

English

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

I would like to maintain the current zoning on my house.

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)

The City of Calgary is spreading out much too far. This is selfish to continue to do so in my opinion. I would like to maintain the current zoning on my property to be able to house 2 or 3 more families rather than just me and my wife.



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First name [required] **Ronald**

Last name [required] **Kyle**

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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[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)

Parking for the Proposed R-CG district rules should be changed to "minimum of 1 off street parking stall per unit or suite". We all know that most families have more than one vehicle but with at least 1 off street parking stall would reduce street congestion.



Public Submission

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First name [required]

Kristin

Last name [required]

Duncan

How do you wish to attend?

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required]

Shirley

Last name [required]

Glasgow

How do you wish to attend?

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

Council



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[required] - max 75 characters

Proposed CitywideRezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I strongly support the proposed citywide Rezoning change as described in this document.



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First name [required] Wesley

Last name [required] Twiss

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)

I am a 43-year resident of Varsity. Under Calgary's previous land use districts, Varsity has become a diverse, inclusive, stable and safe community where only 55% of the housing stock are single-family homes. Citywide default R-CG zoning (BUZ) extinguishes some longstanding property rights by eliminating public consultation on proposed developments requiring land-use changes to address local conditions and constraints. BUZ lacks social license because Council approved it despite overwhelming opposition (about 70%) at the 2024 public hearing. About 65% of the votes cast in the 2025 election for Mayor were for candidates in favour of full repeal of BUZ. BUZ incentivizes the replacement of older lower-cost housing with high-cost infills and multifamily structures by dramatically increasing land values. BUZ disadvantages families who must compete with developers and speculators able to leverage low-cost federal financing. BUZ has not and cannot improve housing affordability. BUZ will destabilize and disrupt established neighbourhoods for protracted periods as land parcels are converted one by one to infills and row housing. Due to an error in the SSLAP, Varsity is facing a development proposal for an H-GO structure on a mid-neighbourhood cul-de-sac. BUZ has been adopted without any objective analysis of the integrity of existing infrastructure to handle higher density. Parts of Varsity are being recabled to replace sub-standard electrical distribution cable which have suffered long power failures, but with no increase in capacity. Locally, Varsity has also experienced a complete water

Public Submission

CC 968 (R2026-03)



outage lasting more than a month because the water distribution system is not consistent with current design and operating practices.

BUZ is completely inconsistent with the exceptionalism, dynamic energy, resilience and entrepreneurial spirit Calgarians always display. In the past couple of years, the private sector has responded to rapid population growth with record levels of housing completions of all types and will continue to do so. BUZ is not necessary to achieve Calgary's housing goals.

Respectfully, I am in favour of FULL REPEAL of blanket upzoning and RESTORATION of the pre-BUZ land use districts at the Public Hearing scheduled for March 23. This will restore a stable planning baseline and allow targeted redesignations following public consultation through local area plans.



Public Submission

CC 968 (R2026-03)

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First name [required] Merceil

Last name [required] Lefavre

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

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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 totally opposed to the way things are now. I live in a quiet community of Cambrian Heights and some new multiunit builds are absolutely horrible. On 4th street nw, it seems every corner is destroyed with these huge ugly buildings. They are destroying our bungalow loving neighbourhood. There is a 16 unit double build on two lots directly across from a busy church on a main road into the community. There is no parking. Who on earth thought this was a good idea. I'm afraid someone has lost sight of common sense and is more interested in money made. I need to wonder if any of these even have permits. They seem to go up really really fast. If that's not bad enough, none of these places are affordable for low income families. Repel this law immediately. Give us our quiet neighborhoods back. Thank you for your time.



Public Submission

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First name [required]

Paula

Last name [required]

Zybach

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]

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 not against increasing density and support the desire to add more diverse and affordable housing to all neighbourhoods. Growing up in a village where the doctors house was between a trappers house and a teachers I see the benefits of not segregating areas by income or affluence. Also, as a tax payer and an environmentalist, I want better use of available land to improve delivery of services. What I do not agree with is a four story house that covers 80% of the property and is lived in by 3 people.



Public Submission

CC 968 (R2026-03)

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First name [required] Justine

Last name [required] Ryder

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

Dear Mayor Farkas and Members of Council,

I am writing as a lifetime Calgary resident to express my strong support for a full repeal of the Citywide Rezoning Bylaw and to respectfully request that Council implement a pause on approvals enabled by this bylaw while the repeal process is under consideration.

During the original public hearing on this policy, Calgarians participated in unprecedented numbers. More than 70% of oral submissions and nearly 90% of written submissions opposed the change. Residents took the time to engage thoughtfully in the democratic process, and the message was clear. The people of Calgary have already spoken, and our concerns deserve to be meaningfully acknowledged this time around.

Blanket upzoning was presented as a quick path toward improving housing affordability. Unfortunately, it has not delivered on that promise. Instead, it has contributed to rising land values, increased speculative activity, and growing pressure on infrastructure in neighbourhoods that were never designed for unmanaged redevelopment. Just as concerning, the policy has eroded public trust by removing the opportunity for communities to participate in decisions that shape the places they live.

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

Calgary absolutely needs more housing, and thoughtful densification can be part of the

Public Submission

CC 968 (R2026-03)

characters)

solution. However, achieving that goal requires a planning approach that works with residents rather than around them. A citywide zoning change imposed without broad public support is not the right foundation for sustainable growth.

The most constructive path forward is to return to a stable and well-understood framework by restoring the RC-1 and RC-2 districts that Calgarians have relied on for decades. Resetting to this familiar baseline would allow the city to move forward with a more responsible approach—one that develops a community-supported plan for increasing density while preserving the qualities that make Calgary's neighbourhoods livable.

I respectfully urge Council to listen to the many Calgarians who have already voiced their concerns, pause approvals under the current bylaw during this review, and vote in favour of a full repeal on March 23.

Thank you for your time and consideration.

Sincerely,
Justine Ryder



Public Submission

CC 968 (R2026-03)

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First name [required]

Ronald

Last name [required]

Zakariasen

How do you wish to attend?

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

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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

Repeal of the Blanket Rezoning Bylaw.docx

ATTACHMENT_02_FILENAME

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

I support the repeal of blanket rezoning and the restoration of the low-density land use districts that existed prior to August 6, 2024. The blanket rezoning bylaw needs to be removed as it will ultimately turn all of the areas that were rezoned into slums. The occupant density increase allowed by the bylaw will overload the current infrastructure (water, sewer, natural gas, electricity, roads and parking) to the point where it is nonfunctional. This will happen slowly enough that it won't be obvious that it is happening until billions of dollars are needed to upgrade the infrastructure. The housing accelerator fund and other housing related money the City of Calgary is getting from the federal government will be dwarfed by the costs to upgrade the infrastructure and the city will not have the funds needed for these infrastructure upgrades because they are going to be required at the same time in the whole area that was blanket rezoned. City staff deceived the residents at the previous blanket rezoning information meetings by saying that infrastructure was not a problem because it has enough capacity which is not true in the long term. The infrastructure capacity needs to be roughly an order of magnitude larger to handle the maximum occupant density allowed in the blanket rezoning bylaw. The cost to build large capacity infrastructure for new areas will be a lot smaller than the cost to upgrade infrastructure in the older areas so high density there is a better choice.

Infrastructure is important as it is what sets apart cities in Canada from cities in the third world. Infrastructure needs to be maintained and it needs to be sized to meet demands otherwise it becomes nonfunctional. When the high density blanket rezoning bylaw was approved and implemented, plans to monitor infrastructure loads and finance upgrades should have also been put in place but I am not aware of any. I have had visions of Calgary residents burning garbage in make shift space heaters when there is not enough natural gas or electricity for their current furnaces to work and dumping sewage in the back lanes when their toilets won't flush because of a lack of water or the sewage lines are backed up. I don't take infrastructure for granted like most Calgarians because when I was a young child growing up on a farm in southern Alberta we did not have electricity, running water, or central heat and I still remember what it is like to live without them.

Thank you to the councilors who are sponsoring the repeal of the blanket rezoning bylaw, you have provided council an opportunity to reverse a bad decision that was imposed on us even though the majority of Calgarians did not support it.



Public Submission

CC 968 (R2026-03)

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First name [required] Alan

Last name [required] Roth

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

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



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)

This is just to say my wife and I emphatically agree with bringing back zoning laws to what existed before 2024. It was a moronic move to change them. We have since spent (hopefully wasted) about \$900 in legal fees to get our neighbourhood ready (with a development covenant) to fight a bad development, should one arise. The sooner this City Council can rescind the terrible zoning laws of the previous council, the better.

**Public Submission**

CC 968 (R2026-03)

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First name [required] David

Last name [required] Blain

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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)

As a long time resident and taxpayer of The City Calgary, I wholeheartedly 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 and came into effect on 06 August 2024.

Our city infrastructure is already over-stressed and increasing density areas will only exacerbate the issues in addition to many negative implications of a neighbourhood's character.

I implore the entire City Council to support repealing blanket re-zoning unanimously.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Sally

Last name [required]

Rabeau

How do you wish to attend?

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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 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 rezoning of my property back to what existed before the citywide rezoning in 2024, I support rezoning my property back to R-C1.



Public Submission

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First name [required] Quinton

Last name [required] Foulston

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

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

The outright owners of the titled 50ft wide property at 2444 Charlebois Dr. NW - in the neighborhood of Charleswood - kindly request that our property be added to the list of properties in our neighborhood that are exempt from this return to the RC-1 zoning designation.

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

New buildings will eventually be built on this 50ft wide property (original ~1000sqft bungalow was built in 1960) and we would like to retain the option to build more than one dwelling on this land (as accommodated in the current zoning) without having to apply to relax the newly proposed RC-1 zoning. To put neighbors at ease, we have no desire to pursue the multiple double row townhouse style dwellings we see going up in H-GO zoned mid-block lots only a few streets away in Banff Trail. We do however think that a well designed attached duplex (with suites of somesort) would suit the neighborhood and the property well at some point in the future. We do not accept another rezoning of our property back to RC-1. Kindly.



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

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First name [required] Lillian

Last name [required] Kwong

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 support reviewing and reversing the current city wide rezoning approach for housing.

I live in Altadore on the block just north of 50th Avenue SW. In recent years, many lots with small bungalows and large backyards have been redeveloped into higher-density housing. Along 50th Avenue, single homes are being replaced with duplexes and backyard units, significantly increasing density on lots that were originally designed for single-family homes.

This increase in density is also creating more traffic and parking pressure. Our streets were not designed for this level of development, and traffic congestion is becoming more common.

A three-storey duplex is currently being built on the lot behind my property. Its height and proximity significantly reduce the privacy of nearby homes and yards and change the character of the neighborhood.

In addition, large three-storey duplexes do not necessarily improve housing affordability. These homes are often sold at very high prices, which can drive up overall housing costs in the area rather than making housing more accessible.

Some of the new duplexes are also being used as short-term rentals through Airbnb

Public Submission

CC 968 (R2026-03)

instead of long-term housing. This adds parking pressure and does not help address the need for stable housing for residents.

I recognize that Calgary needs more housing to support a growing population. However, the current approach does not achieve a reasonable balance between increasing housing supply and protecting the livability of established communities.

I respectfully ask the City to reconsider the current city wide rezoning framework and adopt a more balanced approach that increases housing while respecting privacy, traffic capacity, infrastructure limits, and the character of existing neighborhoods.

**Public Submission**

CC 968 (R2026-03)

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First name [required] **Catherine**

Last name [required] **Carter**

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

ProposedCitywide 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]

Patrick

Last name [required]

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)

Yes! I am in favor of the zoning changes

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 Zoning 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)



Public Submission

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First name [required] Linda

Last name [required] Cooper

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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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We are hoping to build a double garage with a suite on top for potential family members to live in. We are hoping that this re-zoning will not affect that plan as we have a large area on our property that would work for this. Please let us know if we need to apply for a development permit for such a change prior to this ruling or perhaps it will not affect my property. Can someone inform us if we should be concerned that rezoning change will affect us. Thanks for your consideration.



Public Submission

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First name [required]

Werner

Last name [required]

Rapp

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)

Rezoning from original community build must require all neighbors approval

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

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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)



Public Submission

CC 968 (R2026-03)

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First name [required] **Paul**

Last name [required] **Mountjoy**

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 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I request a full repeal of blanket zoning and return to a planned, community-based approach. Here are my concerns:

Planning & Local Context: One-size-fits-all zoning ignores neighborhood differences. Changes to the community character, look and feel are not take into consideration. I've made a choice to live in an older established community to avoid these types of scenarios. New multi-unit | multi-story developments negatively impacts adjacent properties and lowers property value due to lack of privacy, shading and noise.

Traffic / Parking and Infrastructure: From a parking, traffic and safety perspective, established inner city neighborhoods were never designed for this kind of density. Infrastructure capacity, including water, sewage, power, etc. will be an issue due to the increased density.

Affordability and Competition with Families: BUZ allows expensive redevelopment without requiring affordable housing. Older modest and less costly homes often replaced. Families compete for existing homes and developers can outbid households using density linked financing.

I understand the need to improve/increase density in Calgary but would like to see a planned community approach in order to maintain integrity within the existing neighbor-



Public Submission

CC 968 (R2026-03)

hoods. I am a second generation Calgarian with roots back to the 1930's. The changes over the last couple of years since the blanket zoning was brought in have not been positive.



Public Submission

CC 968 (R2026-03)

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First name [required] **Dwayne**

Last name [required] **Goosen**

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)

Good Afternoon,
I want to thank you for allowing this issue of Blanket Citywide Rezoning to be addressed by Calgarians. As a long time resident of Calgary, 66 years, also having been born in Calgary, I am very concerned about the City of Calgary's ability to change zoning without allowing residents to voice their opinion. I live in a neighborhood that allows my children to grow and play without high density housing. I purposely choose the neighborhood I live in now for that reason. It is a quiet neighborhood with privacy between neighbors. Allowing multi unit residents will change everything I have invested in. I am not against the City planning housing in a logical way that respects neighbors and city infrastructure. I have voiced opposition in the past to zoning changes and they were basically ignored. I am pleased the the City is taking another look at this very sensitive issue. I pray for wisdom to all in this matter. Thank you.



Public Submission

CC 968 (R2026-03)

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



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

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

Blanket rezoning - city wide zoning changes.pdf

ATTACHMENT_02_FILENAME

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

To: Calgary City Council Re: Concerns Regarding Blanket Rezoning and the Conversion of R-C1 Communities to Multifamily High-Density Housing

I am writing to express my strong concerns regarding the blanket rezoning initiative that converts R-C1 (single-detached) neighborhoods into areas that permit multifamily housing that was initiated in 2024 by our previous mayor. While I support thoughtful, well-planned growth in Calgary, this citywide blanket rezoning approach overlooks critical issues related to infrastructure capacity, neighborhood compatibility, privacy, and the expectations of residents who deliberately purchased homes in low-density communities.

A major reason I chose to buy where I did was its R-C1 zoning and the stability, privacy, and predictability that low-density communities provide. The streets, utilities, and community amenities here were intentionally designed for single-detached homes. Rezoning these areas to allow multifamily development introduces densities that the existing infrastructure was never built to support. Increased traffic, reduced on-street parking, added pressure on water, sewer, and stormwater systems, and strain on schools and parks are all foreseeable outcomes that were not properly addressed before this policy was implemented.

Privacy is another significant concern. Multifamily developments typically include more units, more windows, more noise, less street parking, and reduced setbacks, which can create direct sightlines into neighboring yards and living spaces. This fundamentally changes the character and livability of established R-C1 communities and undermines the reasonable expectations of homeowners who invested in these areas specifically for their low-density form.

Although blanket rezoning has been promoted as a way to increase affordability, the reality in Calgary's established communities tells a different story. Most new multifamily infills are marketed at premium prices and do not provide lower-income or genuinely affordable housing. As a result, neighborhoods absorb the impacts of increased density without achieving the affordability outcomes that were used to justify the blanket rezoning policy.

It is also deeply concerning that approximately 70% of Calgarians who participated in 2024 public engagement opposed blanket rezoning, yet the policy moved forward regardless. This has left many Calgarians feeling unheard and dismissed, and it raises questions about whether the full implications of this decision were truly considered.

Another important factor is that Calgary's new neighborhoods are intentionally designed to support multifamily housing, with wider roads, expanded utility capacity, integrated transit planning, and mixed-use nodes built into the community layout. These areas are engineered from the outset to accommodate higher density in a way that is functional, sustainable, and compatible with surrounding development. In contrast, older R-C1 communities were never designed for this level of intensification. Applying blanket rezoning to them ignores the fundamental differences in planning, infrastructure, and community design between new and established areas.

Calgary's Municipal Development Plan already identifies appropriate locations for higher-density housing—areas with strong transit access, mixed-use corridors, and infrastructure designed to support intensification. These are the places where multifamily housing can be added

sustainably and where it aligns with long-term planning goals. Directing density to areas originally designed for it ensures that growth is both responsible and compatible with surrounding land uses.

For these reasons, I respectfully request that Council eliminate the blanket rezoning approach and instead focus on targeted, context-sensitive planning that reflects the unique characteristics and capacities of each neighborhood. Growth should be guided by thoughtful planning, not broad, one-size-fits-all policies that disregard community design, infrastructure limitations, and the clear concerns of residents.

Thank you for your time and consideration.

Anita Strong



Public Submission

CC 968 (R2026-03)

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First name [required]

Mark

Last name [required]

Skoworodko

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

I strongly support going back to the old zoning as proposed in this 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 to council for listening to the public on this matter. Bring back the old zoning ASAP!



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First name [required] Karen

Last name [required] Laird

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

support for repealing blanket rezoning

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

In favour

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ATTACHMENT_01_FILENAME

Support for Repeal of Blanket Rezoning in Montgomery.rtf

ATTACHMENT_02_FILENAME

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

Dear Mayor Jeromy Farkas and Myke Atkinson,

I am writing as a resident of Upper Montgomery to express my support for repealing the blanket rezoning policy.

In 2022, my family purchased an older home in Upper Montgomery and rebuilt a bungalow that we intend to be our forever home. One of the main reasons we chose this neighbourhood was because the area was zoned R-1 and consisted primarily of single-family homes. We specifically wanted to live in a neighbourhood that maintained that character and avoided large multi-family developments immediately beside us.

Our new home was designed to fit respectfully within the existing streetscape and blend well with neighbouring homes. Unfortunately, shortly after we completed our build, the blanket rezoning policy came into effect, and we are now seeing rapid multi-family development that is significantly changing the character of our community.

Just one street behind us, two large projects are already under construction despite significant concern from residents in the community. One corner lot is being developed into a three-storey five-plex with secondary suites, effectively functioning as a ten-unit building. Across the street from it, on an interior lot, another four-plex with secondary suites is being constructed.

Parking and congestion are already major concerns in this area. Much of Upper Montgomery has two-hour parking restrictions because of our close proximity to the Alberta Children's Hospital and the University of Calgary. Access in and out of Montana Crescent from 32 Avenue NW is already quite congested, and these developments are not yet occupied. Once tenants move in, we expect the parking situation and traffic congestion to worsen significantly.

These projects also raise questions about affordability. For example, the corner five-plex currently under construction is listed for sale for approximately \$4,950,000, which suggests that the resulting rental units will likely be priced at the higher end of the market rather than providing genuinely affordable housing.

We are also seeing increasing pressure from developers purchasing single-family homes as soon as they are listed. Home prices in Montgomery have already risen dramatically, making it difficult for families to enter the market while developers are often able to pay full asking price immediately.

Most recently, the corner property two doors down from our home at 4803 Montana Drive sold in December 2025. No one has moved in, and surveyors have already been on the property, suggesting plans for another four-plex with secondary suites. Our neighbours and I are very concerned about the possibility of another large multi-unit building being approved.

I want to emphasize that many residents, including myself, are not opposed to all density. Thoughtful development such as duplexes or two infill homes can integrate well into existing neighbourhoods. However, the scale of some of the new projects—effectively eight to ten units on a single lot—is dramatically changing the character and livability of our street.

Montgomery and the nearby University District already include significant higher-density housing options. We believe that large multi-unit buildings should be located in areas specifically planned for that scale of development rather than being allowed everywhere through blanket rezoning.

Like many Calgarians, we made a long-term investment in our home based on the zoning rules in place at the time. Rapid and widespread changes to those rules without meaningful community input create uncertainty and risk undermining the stability of established neighbourhoods.

For these reasons, I strongly support repealing the blanket rezoning policy and returning to a more balanced planning approach that allows reasonable density while respecting the character and infrastructure capacity of existing communities.

I hope the City will listen to residents who care deeply about their neighbourhoods and want to see thoughtful, appropriate development rather than policies that allow large multi-family buildings to dominate streets that were planned for single-family homes.

Thank you for your time and consideration.

Sincerely,
Karen Laird / Ovide Huberdeau
4811 Montana Dr NW
Montgomery, Calgary

Sent from my iPhone

**Public Submission**

CC 968 (R2026-03)

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First name [required] John

Last name [required] Taylor

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



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

zoning.docx

ATTACHMENT_02_FILENAME

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

Dear members of city council,

I am excited to see discussion on a new bylaw to reverse the last city councils' decision to change Rezoning for Housing. The people of Calgary made it overwhelmingly clear that they did not want bylaws to change for established communities. Many have purchased and paid premiums to be in neighbourhoods that they feel are safe and fit well for their families. Council is elected to represent the will of the people residing in Calgary which was clear in the last election. I hope the current council does reverse the zoning bylaw to reflect the old process of changing rezoning with input from the communities. I also sincerely hope that this serves to help council restrain from changing things against the will of the people of Calgary.

As a note I do support many of the new higher density projects that I have seen in my own community (Shawnee Slopes). This is a community where LRT access makes higher density project make sense. What I don't want to see is bylaws that permit my neighbour to tear down their house and build a 4 plex.



Public Submission

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First name [required] Peter
Last name [required] Rowbotham

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



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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

Hello,
I'm writing with regards to the proposed roll back of city wide zoning changes. I will make this brief and to the point. I believe the two homes behind me in Mount Pleasant were the first in the City to have R-CG developments built back in 2014 so I have a bit more history/understanding than most.

Two Key points:

1) Its is not necessary to completely roll back. In the end, most of the city would be fine with a compromise where the old R-2 zones become R-CG and and the old R1 becomes R2. This would be a reasonable middle ground.

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

2) I see a proposal to scale back R-CG from 4 townhomes to 3. The biggest problem is actually all the basement suites units added. All of these R-CG developments that are causing issues actually have 8 units (4 townhomes with basement suites) and yet only have 4 garages and absolutely nowhere to store 24 garbage/recycling/waste components (8X3) and fill up parking (assume 1.5 cars per unit and there are 12 cars that are supposed to fit in 4 single garages and a 50 foot frontage). That average cars/Calgary home comes from stats from the City of Calgary. The math simply doesn't work. The stipulations should be that there is a MAXIMUM of 4 UNITS (not just townhomes, must include separate living units that usually have their own vehicles and garbage contain-



Public Submission

CC 968 (R2026-03)

ers) on a standard 50X120 lot. This would eliminate most problems and still massively densify Calgary.

Thank you,
Peter Rowbotham, Ward 7 Constituent



Public Submission

CC 968 (R2026-03)

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First name [required] Jason

Last name [required] Wrobleski

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 opposition

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ATTACHMENT_01_FILENAME

Jason Wrobleski_opposition to reversal re-zoning.pdf

ATTACHMENT_02_FILENAME

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

FROM THE DESK OF
Jason Wrobleski

March 9, 2026

Dear City of Calgary City Council,

RE: Opposition to the reversal of City-Wide Rezoning Proposal

I am writing to strongly express **my opposition to the reversal** of the city-wide rezoning changes currently under consideration. As a homeowner on the main corridor of 14th Street SW in the Upper Mount Royal neighbourhood, I believe this reversal of allowing inner city density will have detrimental, long-term effects on our City's livability and opportunity to allow more people to live closer to work or university. The land parcels on 14th street (SW and NW) generally currently have lower quality and smaller homes or duplexes and indeed have lower assessed values. Allowing higher density along these corridors maintains the current housing types and is a great opportunity to increase density without touching the more expensive streets of Upper Mount Royal (the vast majority).

This letter supports to maintain the current zoning with its allowances for increased housing density to foster vibrant, walkable communities, address nationwide housing shortages; a priority of the Federal Government, and improve sustainability for future generations. It argues that higher density creates more affordable, diverse, and efficient urban environments by reducing sprawl and supporting local transit and businesses.

In addition increased density harbours efficient Infrastructure: Utilizing existing infrastructure for more residents is more cost-effective for the city than expanding services to new, lower-density areas. Sprawl in Calgary should have been capped decades ago.

I urge the Council to **reject the reversal** of the city-wide rezoning that was legally instituted on August 6, 2024. Instead, I ask that you focus on thoughtful, community-based planning that is more aligned with 21st Century needs of Canadians.

Thank you for your time and consideration of my concerns.

Sincerely,

Jason Wrobleski, homeowner since 2014

2808 14 Street SW



Public Submission

CC 968 (R2026-03)

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First name [required] Deborah

Last name [required] Dahbour

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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 City Wide Rezoning Change

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My family is 100% against blanket rezoning. Rezoning should not be automatic but rather on a case by case application.

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Collection Notice:

Personal information is collected for the purpose of public participation in municipal decision-making by Council and Council Committees and scheduling speakers for Council or Council Committee meetings. Your personal information may also be used by an automated system to generate content. This collection is authorized under [Procedure Bylaw 42M2025](#), and Section 216.4 of the *Municipal Government Act* and Sections 4(a) and (c) of the *Protection of Privacy Act of Alberta*.

Reminder:

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By entering the Council Chamber or by speaking at a meeting of Council or a Council Committee, you are consenting to The City of Calgary using, disclosing and retaining your name, image, and comments.

If you speak at a meeting of Council or a Council Committee, your name will appear in the meeting minutes, which are retained as a permanent public record. Your name, image and/or comments may be made publicly available in the live video broadcast and recordings of meetings that are publicly accessible on [Council and committee agendas, minutes and video](#).

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

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

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

First name [required]

Mark

Last name [required]

Gilchrist (for Kappa Resources Canada Ltd.)

How do you wish to attend?

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

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

Council



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[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)

On behalf of my company Kappa Resources Canada Ltd. (which occasionally builds in Calgary and other jurisdictions), I would like to express our full support for Mayor Farkas and City Council's proposal 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". The City's rationale for making the change in the first place - "lack of land" - was always highly questionable, and on top of this the rush to build and exploit the "2024 blanket zoning change" has already resulted in parking issues, shoddy construction, short-term rental issues, grounds maintenance issues, and undesirable changes to the character of older established neighborhoods. On top of that we believe that the 2024 blanket zoning change unfairly impacted property owners who bought into established neighborhoods precisely because of the original low density land use designations, never suspecting that after having remained unchanged for generations their neighborhood would instantly become "high density". I can only imagine how poorly treated those home owners must feel to find unexpected high density developments being built immediately behind or beside what was purchased as a low density property! I look forward to learning that City Council has been successful in its efforts to reverse the 2024 high density land use changes.