



## Public Submission

CC 968 (R2026-03)

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First name [required] Dermot

Last name [required] Mc Keown

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



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Mar 22, 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

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

I agree and fully support the city council in their motion to reverse the Rezoning for Housing that was passed in May 2024



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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 am in favour of the motion to repeal blanket up zoning. That the previous council passed this measure in the face of strong public opposition was an affront to the electorate. This council can and must rectify the misguided action by the previous council. There may be a case to make to update and modernize the city's planning process but to date, that case has presented to the voters.



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First name [required] Sebastian

Last name [required] Mountjoy

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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)

Support for reverting to residential zoning that was in place prior to August 6, 2024 is as follows:

- Our utilities have been strained and increased density will only exacerbate the issue causing further disruptions to the services we pay for.
- Many communities already have significant congestion with insufficient parking in a sprawling city where so many people need cars to commute. Areas with more townhomes will suffer even more.
- The "one-size-fits-all" approach does not respect the existing feel of established neighborhoods.
- Local community voices were ignored during the initial approval process. Communities do not want this; developers and infill investors do.



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First name [required]                      Alex

Last name [required]                      Husain

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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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The City of Calgary should be aware that insurance companies, licensed to operate in Canada, will subrogate for any property claims resulting in sewer back-up when it has been deemed the result of negligence. Any municipal land approval, where there is evidence that the current infrastructure cannot support the added volume of wastewater, would certainly meet the criteria of negligence. The result would be heavy, potentially catastrophic-level financial losses for that municipality.

The majority of Calgary communities being affected by the current blanket rezoning measures all have aged infrastructure, at least partially, along the sewage return route. City of Calgary's risk management team should have been consulted prior to blanket rezoning being approved. It is understandable for newer communities to have higher-density construction, since the entire sewage system is installed to current code and able to handle the higher volume associated with that type of development.

The community in which I reside, is an older community with several new R2 builds, but we have experienced a higher incidence of sewer back-ups since having only a few multi-unit complexes constructed in a 5 block radius. This should serve as a stark warning that the city's aging infrastructure cannot and should not support high-density development in established communities.



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First name [required] Colleen

Last name [required] Robson

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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)

Our neighborhood (Hawkwood) has a distinct lack of back alleys – not a bad thing, until you start to add duplexes, triplexes and beyond. We simply do not have the required street parking to support an increase in our housing density. We lack the required access to transit to facilitate these types of lodging. Our current infrastructure can't cope with the immense impact on our water lines, electricity supply and roads (which are already super busy). There are absolutely places for these types of homes in YYC, but not how our neighborhood was originally designed. Please – repeal this citywide rezoning, as it loses all the checks and balances that were previously in place. Thank you.



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First name [required] Brian

Last name [required] Couronne

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Proposed Citywide Rezoning Change (Reverse Rezoning for Housing)

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Firstly I would like to say, the democratic process in Calgary has failed by our own elected officials. Back in 2024 our councillors did not listen to the people who voted them in as over 70% of the people did not want high density in established neighborhoods. This was a democratic failure!  
And now most of current council was elected to get rid of high density in established neighborhoods. We want you to bring back LOW density residential zones like we had before.  
I have paid property taxes for over 40 years and for the city of Calgary to do this so developers can benefit is disrespectful to homeowners who pay tax's. Also these homes are not affordable as it has been shown. They are over \$800,000. Another issue is parking. Council and City administration has lowered the threshold of the number of parking units. This will only create frustration amongst neighbours . This mess is all created by the City planning department and the Federal Liberals.  
So this time please do the right thing and REVERSE this bad bylaw!



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First name [required] Jacqueline

Last name [required] Zastre

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Proposed Citywide Rezoning Change

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

In opposition

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First name [required]	Robert
Last name [required]	Tien
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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)

When the rezoning changes were being contemplated, discussed, and later voted upon, I was VEHEMENTLY OPPOSED to the rezoning changes, the so called 'up zoning'. I continue to be very concerned to the kind of structures I have seen come about since this 'up zoning' was pushed through despite the overwhelming opposition by the majority of Calgarians. I believe affordable housing is important, but I believe that building such massive multi-family buildings in areas that are already complying with the affordable infrastructure requirements such as the area I live in, Varsity, is unfair and inconsiderate to the culture of the communities involved. There are definitely areas of Calgary where these structures make more sense and which already are zoned and able to accommodate the infrastructure needs for such development. Thank you.



## Public Submission

CC 968 (R2026-03)

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First name [required] Desiree

Last name [required] Teoh

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

I am in support of REVERSING the REzoning for Housing bylaw

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)

Its a shame that the bylaw was passed despite the multiple opposing views and submissions by the public. The repeal while correct, makes me suspicious of the the initial passing of the bylaw in the first place, as possible collusion between housing developers and Council members. While I have no basis for this paranoia (apart from the reluctance of City Council to actually abide by public general consensus), the optics of this turnaround does not put Council in a favorable light. What a waste of taxpayer dollars.



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First name [required] Derek

Last name [required] Chapman

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)

The blanket rezoning imposed by the previous council should be repealed. Nobody in my neighbourhood asked for densification. We elected a person against the rezoning



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First name [required] Richard

Last name [required] Roskey

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

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]

Last name [required]

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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

ATTACHMENT\_02\_FILENAME

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

My wife and I are writing to voice our support to REPEAL blanket rezoning, even if it means loss of the federal funding that has more strings attached to it than a marionette.

Blanket rezoning ignored the negative impact on neighbourhood infrastructure, such as water, sewer, electrical, parking and schools. Systems are already strained to capacity and blanket rezoning will add to the many problems we already face.

The latest information shows that more houses are being built and house prices and rent costs are decreasing. Blanket rezoning benefits commercial property owners and is one more roadblock to personal property ownership.

Furthermore, quality of life is negatively impacted. If we had wanted to live in a community with multiple residences on a property, we would have bought there. We purchased a home in a single-residence neighbourhood which provides some privacy and peace. Having a multiple residence suddenly being built next to or near our home would significantly decrease quality of life and most likely lower our property value.

The entire move to put in place blanket rezoning ignored and brushed aside the views of the majority of citizens, making it one of the most anti-democratic actions we have ever seen from city council. The attitude was that they (previous mayor, previous sup-



## Public Submission

CC 968 (R2026-03)

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porting councillors and current city administrators) were much smarter than us mere peasants and they knew what was good for us. The question is will council this anti-democratic policy and this same attitude?



## Public Submission

CC 968 (R2026-03)

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First name [required] Vanessa

Last name [required] Vizer

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am a resident of Crescent Heights and an owner of a property that was affected by the City wide blanket rezoning in May 2024. In April 2024 I submitted comments against the proposed rezoning bylaw. Some of my worries were:

- Destruction of Heritage trees in Crescent Heights
- Age of underlying infrastructure such as sewers and basements and their ability to withstand new construction and higher use
- Crowding of parks and shared areas
- Reduction in property values

The bylaw did pass, and unfortunately all the concerns I had also came to pass:

- 5 new builds on my block alone
- The water line on my street broke just one month ago after 3 new builds went up on the street
- Over 20 mature trees have been destroyed
- Sidewalks and roads destroyed – and not repaired or replaced
- My property value has decreased by 4%

Concerns I did not list were that all the new multiple unit homes erected in Crescent Heights did not address the underlying issue the city was trying to solve of promoting increased density for affordable housing. None of the new residences that have been built could be considered affordable. They all have been listed at well over \$1,000,000.00.



## Public Submission

CC 968 (R2026-03)

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

Thank-you,  
Vanessa Vizer



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First name [required]

Dana

Last name [required]

Nisbett

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 opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Rezoning without consideration for parking, green space, etc. is irresponsible. I disagree with a city wide rezoning initiative, simply for the sake of what?



## Public Submission

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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)

As an active resident within the "wedge" community of Ward 8, I am writing to formally go on the record in full support of repealing blanket up-zoning bylaw, reset to previous bylaws until more strategic and thoughtful rules and policies can be put in place and restart local planing (LAPs). While growth is a sign of a healthy city, the current "one-size-fits-all" approach lacks the strategic oversight required to protect the safety, infrastructure, and long-term stability of our established neighborhoods.

Our community is already absorbing massive density through "Goliath" projects at the former Viscount Bennett site and the 29th Street ballparks. When these major developments are coupled with blanket up-zoning, we reach a critical tipping point. The current development along 26th Ave SW serves as a stark warning of "thoughtless development." We are seeing:

- Safety Hazards: New row houses with inadequate single garages force large trucks and SUVs to park on the street, completely obstructing sightlines. And previously quiet neighbourhoods and streets are being fast driving cut throughs to downtown (Google maps sends people down Richmond road to 25 street to 26th Ave) making is unsafe in residential areas and play ground zones.
- Tragic History: These visibility issues have already contributed to a fatality and several accidents. Parents no longer feel safe letting their children walk to school across 26th Ave. We have seen accidents and even a death along that corridor. Nobody is safe - people, cyclists or drivers.
- School Crisis: Our neighborhood schools are at capacity and in physical disrepair.



## Public Submission

CC 968 (R2026-03)

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Adding high-density units without a plan to modernize and expand these schools is a failure of municipal and provincial coordination.

### The Loss of "Lifecycle Housing" and Unique Community Models

Blanket up-zoning ignores the need for lifecycle housing—homes that allow residents to stay in their community as their needs change. By incentivizing small, high-profit 8-plexes, we are losing the "missing middle."

- The Family Gap: When people need to increase the size of a rental or starter home, they find no mid-sized options. They are forced to leave the inner city for the suburbs because high-density condos and cramped townhomes do not accommodate growing families.
- Senior and Specialist Housing: Our ward is home to successful, intentionally designed spaces like Menno Court, Menno Garden.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Sondra

Last name [required]                      Lavoie

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

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

Submission to council re blanket rezoning.pdf

ATTACHMENT\_02\_FILENAME

speech for YYC rezoning DISAPPOINTED.pdf

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

I am surprised that another round of public discourse is necessary since presentations and submissions in 2024 were overwhelmingly in favour of complete repeal and returning to Local Area Plans and the repeal was a platform issue of the 2025 election ... which you won! Why are we spending more time and money to talk? But, here we are, so I am resubmitting my talking points because my position hasn't changed since my 2024 presentation to City Councillors.

I still see this blanket rezoning debacle as:

- a destabilizing force in our beautiful city that pits citizens and neighbours against each other and destroys the aesthetics and soul of Calgary.
- a blatant installation of UN Agenda 2030 and the globalist WEF end game of "you will own nothing and be happy" in a controlled Smart City.
- doing nothing towards the "affordability crisis" as it does not result in more affordable homes.
- federal government overreach and bribery connecting federal funding to blanket rezoning (and then denying it even though we all have a copy of the letter from the prior Minister of Housing Sean Fraser to Mayor Gondek in 2023 - see attached).
- a result of unchecked mass immigration causing a "housing crisis" which can be addressed by an immigration moratorium and deportation of those who have overstayed their visas, committed crimes or entered the country illegally.

## Public Submission

CC 968 (R2026-03)

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- an excuse to have "densification" in Calgary, which if truly needed (and that's a big IF), it does not have to come at the expense of stable, single-family home communities.

As this current review is to repeal the Blanket Upzoning (BUZ) bylaw, I want to emphasize that I am IN FAVOUR of the motion to repeal. I ask 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 and transparent Local Area Plan and corridor planning process. To be clear, I ask that our new Mayor and City Council do the opposite of the prior mayor and city council - they didn't listen to Calgarians, you have a chance to do better! So, please vote to: IMMEDIATELY AND FULLY REPEAL BLANKET UPZONING (NOT JUST AMEND) AND RETURN TO LAPs.

Mayor Gondek and Councillors...good afternoon

My name is Sondra Lavoie. In the last 40 years, I've lived all over Calgary, in different types of homes, based on my NEEDS and FINANCES at certain life STAGES. I'm here to defend the home and city I love, DESPITE being tired of constantly needing to fight for my rights due to encroaching NEO-MARXISM in Canada.

For the record, I am NOT against increased homebuilding but I AM opposed to blanket rezoning which destroys the fabric of community, doesn't deliver the stated promises and gives free rein to developers and globalists.

And I'm disappointed.

I'm disappointed that homeowners like me are accused by previous presenters of being selfish, out-of-touch, phobes and no one on council has called out the use of pejorative labels such as NYMBYist. I am not saying "Not in My Backyard", I am saying "Not in Calgary's Backyard" for everyone's sake!

It's NOT selfish to want to preserve trees and greenspaces. To protect the rights of YOUNG and OLD to have a voice... and a CHOICE to live in safe, affordable, accessible neighbourhoods with character, order and certainty. To have privacy, parking, infrastructure, good mental health. Not everyone WANTS TO or CAN live a pedestrian lifestyle, OR wants to be a landlord OR live in a TRANSIENT neighbourhood. Blanket rezoning is nonsensical, hodgepodge, divisive, CHAOS and it shoves HUMANITY on TOP of HUMANITY. Calgary IS a beautiful city as a DIRECT result of decades of ORDERLY development.

I'm disappointed in this Council for bowing to unconstitutional government overreach FEDERALLY and NGO manufactured mayhem GLOBALLY. THEY create a crisis, tell us to jump, and you ask "how high?" YOU WORK for US, the taxpayers, and your job is NOT social engineering. The MORAL response to a bribe is...you DON'T take it.

I'm disappointed in councillors who keep voting in lockstep against the wishes of the majority and who believe the public is misinformed and not intelligent enough to vote in a plebiscite. These hearings prove that there are thousands of informed, innovative Calgarians who have presented EXCELLENT data and solutions and are WILLING to work with council.

I'm disappointed in councillors who are modern-day Lukewarm Laodiceans not knowing which way to vote. It's NOT that difficult to choose between freedom and tyranny. Don't be fooled that you can pass this densification with tweaks and amendments... NO amount of lipstick is going to make this chicken beautiful.

I'm disappointed that many on this council want to sell-out Calgary to an international marxist agenda. Blanket rezoning is a POORLY-VEILED attempt to enforce globalist SMART cities. Maybe you should just be transparent and go straight to a plebiscite on 15-minute cities!

We see how the VOTES are cast. I DO appreciate those few councillors who are independent critical thinkers and represent their constituents well.

In the end, you MUST completely REJECT blanket rezoning and the federal BRIBE, FIX internal processes, and work with CALGARIANS to create density and affordability WHERE it makes sense. IF a plebiscite is revived, Calgarians MUST be provided with UNBIASED information in plain language...NO SPIN.

Voting NO will PROVE your allegiance to your constituents rather than third-parties and rebuild trust with Calgarians, who are now fully awake.

If you vote YES, I guess you have two hundred and twenty-eight million reasons.

However, any rewards you hope to gain by voting YES are TEMPORARY. Like EVERY other human being, you CAN'T take it with you. You can only take your SOUL and leave behind a legacy. You are faced with making a CHOICE for Calgary's future. We will ALL face judgement for our life choices - so your vote matters more than you realise.

In Mark 8 : 36 Jesus said:

"For what does it profit a man to gain the whole world and forfeit his soul?"

I have some faith in this council but I have LOTS of faith in God who can turn the evil you mean against us into good.

As you cast your vote, I urge you to consider if it is rooted in LIGHT or in DARKNESS. We ALL serve a master...which master are YOU serving?

I pray God grants you wisdom, discernment and humility.

My name is Sondra Lavoie and I moved to Calgary from New Brunswick almost 40 years ago. Over the years, as my life circumstances changed, I have lived in various parts of the city, from renting in high rises downtown to renting in multi-plex units further out to finally homeownership in several suburban communities. I currently live in Ward 6.

As an affected Calgarian, this is my submission to the City Clerk's Office regarding the April 22, 2024 public hearing to council on the proposed Blanket Rezoning of the City of Calgary. I give my consent for my submission to be included in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph).

I firmly oppose the Blanket Rezoning of the City of Calgary. I do not want my property rezoned to have additional units and I don't want precedent set by anyone else in my area to have their property up zoned. I have many reasons for my position, including:

1. Blanket Rezoning takes away Freedom of Choice - All citizens currently have a choice, based on their stage of life requirements, values and income, from living in a densely-populated pedestrian rental near downtown to purchasing a condo/townhouse further out to a single-family home with a backyard near schools and playgrounds. Each of these options come with a similar makeup of community - people in the same life situation who create the community spirit. Blanket Rezoning eliminates this ability to decide in which kind of community one wishes to live.
2. Blanket Rezoning creates Chaos from Order - currently Calgary has an orderly design to its city planning, land use and housing which results in a safe and beautiful city made up of communities with similar needs and values. Blanket Rezoning takes Calgary from a "Thou Shall" set of rules to a "Do What Thou Wilt" free-for-all. It's as if we are seeing good and evil battling in real time. The resulting chaos of having a mixture of dwellings and residents sprinkled throughout every part of Calgary will eliminate community aesthetics, community spirit as well as the certainty of knowing what kind of community is being created.
3. Blanket Rezoning eliminates Community Input - currently, City Council has to inform affected Calgarians of any zoning changes in their community and take into account feedback. One of the stated results of Blanket Rezoning is to streamline building permit approvals but it is untenable that the chosen way to do this is to remove the requirement for public consultations. A City is created from within by its citizens, not from on high by a 15 person council, and every citizen has the right to be informed and have the opportunity to address proposed changes to their community.
4. Blanket Rezoning violates the Constitution - article 92 of the Constitution details that municipalities are the exclusive jurisdiction of the Province, that includes housing. By entering into an agreement and accepting funds directly from the Federal Government with strings attached demanding that Blanket Rezoning be implemented and community input be removed, City Council is violating the constitutional rights of Calgarians and the Provincial Government.
5. Blanket Rezoning is not "Green" - the densification model being proposed by Blanket Rezoning, which includes buildings up to 3.5 stories being built with no setback from property lines, will reduce greenspaces, reduce healthy trees, and reduce sunlight reaching solar panels and gardens.
6. Blanket Rezoning Negatively affects Citizens' Quality of Life - the proposed Blanket Rezoning negatively affects all aspects of living in Calgary including increased costs, strangled infrastructure, reduced parking, reduced privacy, uncertain safety, uncertain home ownership, decreased property values, increased taxes and insurance. This proposal is against the middle class while not truly addressing the Council's objectives. It is a destruction model that appears to be more aligned with the socialist aspirations of the WEF 15-minute cities and "You will own nothing and Be Happy" than it is with creating housing and a sustainable city.

In conclusion, I love living in Calgary and don't want to move. Therefore, I appeal to the Mayor and every Councillor to vote NO to Blanket Rezoning. There is a better way and Calgarians will be happy to work with Council to create those opportunities. Thank you.

Monday, 15 April 2024

ISC: Unrestricted

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First name [required]

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Last name [required]

Fergusson

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

Reversing Re-zoning for Housing

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 wholly support reversing the blanket re-zoning change made in 2024. The zoning category that all properties defaulted to subsequent to Blanket Rezoning is reasonable for a new, planned large development area such as a new subdivision - which is where that zoning category came from. Its reasonable in that context because the developer acts logically to layout the new area in a thoughtful manner with housing types grouped and buffers put in place to produce a reasonable overall outcome - take University District for example. It is totally in appropriate from a planning perspective to use such a zoning category on a property by property basis within an existing neighborhood. The result is a mess of development types that seriously negatively impacts the quality of life of Calgary's residents which will last for decades and decades. It has pit neighbor against neighbor as owners sell, materially decreased the quality of life of the property owners that fund the city through our property taxes and done nothing to reduce the cost of housing in Calgary. In addition, asking City admin to summarize the feedback from citizens on its own proposals is ripe with conflict as the admin obviously manage the content of the "What we heard" reports to support the proposals it initiated. City admin is obviously trying to push the city in a direction of density that the tax paying residents of this city don't want. All "What we heard" feedback reports should be conducted by an independent third party or tackled through AI.



## Public Submission

CC 968 (R2026-03)

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## Public Submission

CC 968 (R2026-03)

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First name [required] Andrew

Last name [required] Pickup

How do you wish to attend?

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

While I have had no other great issue with the current or previous Council, to put it in straightforward terms, blanket rezoning was a spectacular fail for the residents of Calgary and should be repealed. Personally, I have watched my neighborhood (Highwood) progressively have its character whittled away since the blanket rezoning came into effect. In the name of "affordable housing", which was the justification for the blanket rezoning, I see perfectly functional half million dollars homes demolished, to be replaced by two, three or more unit monster blocks, each unit of which sells for more than the original home would have cost, doing nothing for affordability, but driving up the price of home ownership in this City while creating a profiteership for developers. There are so many negative issues with this, but space is short in this submission, so I will summarize some of the negatives of the blanket rezoning briefly:  
-One of the pillars of a functional society is the efficiency of the economy. The destruction of perfectly fine properties is not a method of efficiency, it is a method of waste.  
-Lots which had lawns and gardens lose their positive environmental characteristics when overdeveloped. Garden space is lost, trees are cut down, and the living experience of the resident is diminished. There is no going back on over-densification, and many cities in the world are struggling now with poor decisions of the past on this matter, and it is commonly acknowledged that over-densification leads to negative social stressors.  
-Further to the previous point, lots with lawns and gardens have a positive ecological effect and buffering against climate change and climate events. Yards with plants sup-

## Public Submission

CC 968 (R2026-03)

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port wildlife, pollenating insects, and food production. Over-densification is the destruction of these things. Flooding is worse with reduced organic ground cover, and heat islands are increased.

-Lets be honest, the blocks going up where once a nice house and lot existed up are generally god-awful to look at. There is no specific metric for that, but it doesn't take a study to be aware of the common public's general attitude towards these architectural voids. Is this the City we want to see in 20 years, an ugly one? Character is an intangible, but an important one to the enjoyment and pride of the citizens of this City. I fear that is already greatly diminished.

-Where the hell are we going to park?

I thank Council for allowing my voice to be heard.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

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Last name [required]

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How do you wish to attend?

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

I do not

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

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## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Please change the blanket rezoning back to what it was prior to May 2024 as this is what the constituents of Calgary wanted in 2024 as well as was a platform plank for many campaigns for city council. As such, in a democracy, the wishes of the constituents must be followed, which is to reverse the council decision of May 2024.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Kimberly

Last name [required]                      McLelland

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

McLelland\_ Rezoning for Housing.pdf

ATTACHMENT\_02\_FILENAME

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

**Ryan and Kimberly McLelland**  
155 Silver Brook Road NW Calgary, AB T3B3H9

March 9, 2026

To Calgary City Council:

Our names are Ryan and Kimberly McLelland and we are homeowners at **155 Silver Brook Road NW** in Silver Springs. Thank you for providing residents the opportunity to share feedback regarding the proposed changes to the **Rezoning for Housing** initiative.

We are writing to express our concerns regarding the City's proposed rezoning and the potential impacts on our neighbourhood.

We are **IN FAVOUR** of the following proposal:

- Change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024.
  - However, we are **opposed** to the exceptions under this point, as explained in the points below.

We are **VERY OPPOSED** to the following proposals:

- 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.
- Make changes to the rules in the Residential - Grade Oriented (R-CG) district, the low density residential general rules and defined uses in Land Use Bylaw 1P2007.

**Our concerns with the Rezoning for Housing bylaw that was approved in 2024, include the following:**

- **Impact on property value.** We purchased our home in this established community specifically for the larger lots, mature trees, and landscaping, and we paid a premium for these amenities. The Rezoning for Housing bylaw directly affects the value of our home.
- **Increased density and congestion.** Allowing multiple units plus carriage houses or backyard suites increases a single lot from one family to potentially eight families, significantly increasing congestion on our street and raises safety concerns for pedestrians, cyclists, and children playing.

- **Parking, traffic, and safety pressures.** Additional households would increase demand for street parking and vehicle traffic on streets that were designed for single-family homes, potentially creating hazardous conditions for residents.
- **Infrastructure and services.** Higher density may place added strain on existing infrastructure, including water, sewer, stormwater drainage, and electrical systems, and could impact the capacity of local schools, parks, and community amenities.
- **Emergency access and construction disruption.** Increased street congestion and redevelopment activity could limit access for emergency vehicles and create ongoing noise, dust, and disturbance during construction.
- **Privacy and sunlight impacts.** Larger multi-unit developments on smaller lots may lead to overlooking, shadowing, and reduced privacy for neighbouring homes.
- **Loss of mature trees, green space, and neighbourhood character.** We chose this neighbourhood for its lower-density environment and space. The Rezoning for Housing significantly alters the character and livability of our community.

We appreciate the opportunity to share our perspective on these proposed changes. While we recognize the need for additional housing in Calgary, we urge Council to carefully consider the impacts on established communities, including neighbourhood character, safety, infrastructure, and property values.

The concerns outlined above are important to our family, our neighbours, and the Silver Springs community, and we hope they will be carefully weighed in your decision-making process.

Thank you for your time and consideration.

**Sincerely,**

Ryan and Kimberly McLelland

**Public Submission**

CC 968 (R2026-03)

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First name [required] Inna

Last name [required] Kurdziel

How do you wish to attend?

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

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



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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed citywide refining change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Bring back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024.



## Public Submission

CC 968 (R2026-03)

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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

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First name [required] Steven

Last name [required] Motta

How do you wish to attend?

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What meeting do you wish to comment on? (If you are providing input on a meeting, please select the meeting.) Standing Policy Committee on Infrastructure and Planning



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)

Dear City Council

Thank you for your initiative to reverse the previous blanket rezoning misstep. I live in University Heights, a small, low density leafy sanctuary surrounded by growing high density developments (Uxborough, University District and the University Drive corridor) and growing institutional campus' (two public schools, U of C and Foothills Hospital). The previous zoning initiative, would have collapsed the recreational, aesthetic and design intent of our community to the detriment of its residents AND its neighbours.

University Heights is an oasis for all, not just its residents. Local schools use our community for educational and recreational outings. Families and hospital workers stroll our streets with coworkers and recovering loved ones. University students recreate or just hang in our parks. And high density apartment dwellers enjoy walking and biking through our shaded open spaces. At Halloween we welcome all comers seeking safe walkable streets after dark.

As Calgary grows, increased density makes sense. The development of Uxborough and University District have enhanced our community with new vitality and access to walkable services. All without compromising the integrity of our lovely inner city neighbourhood.

Our experience with high density development over the past 10 years is clear. Calgary's zoning can and should support both high density development and pristine inner city sanctuaries. Diversity and heritage are strengths. One size does not fit all.



**Public Submission**

CC 968 (R2026-03)

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Thank you for your consideration.

Steven Motta 3603 Umber Place NW [REDACTED]

**Public Submission**

CC 968 (R2026-03)

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First name [required] Kristopher

Last name [required] Ellens

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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)

Hello, as a long-time resident of Calgary I am in favour of the repeal. I am however strongly opposed to allowing row houses or townhouses at the end of each block zoned RC-1. This proposed allowance was not well or clearly disclosed and greatly impacts current single family housing zones and communities. Thank you.



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First name [required] Lloyd

Last name [required] Hill

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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)

Simply put the proposed BUZ changes should not apply to the Rideau/Roxboro area (in which we live) which is a small and quiet community with one "smaller" commuter road passing thru it. Allowing for apartment buildings along Mission Rd & multi family developments in the rest of the community would have a detrimental effect on the community in many ways -- increased traffic, shortage of parking, infrastructure pressure (sewers, water, etc) and environmental concerns (loss of trees, water retention in the flood zone, etc). As a result, in our opinion, the BUZ needs to be repealed and the focus needs to be returned to a more reasonable plan for community-based growth in areas in the city such as Rideau/Roxboro.



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First name [required] Anne

Last name [required] Child

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

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First name [required] Celia

Last name [required] Rodeo

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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

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support a full and complete repeal of the blanket rezoning bylaw. No amendment. Properties negatively affected should be compensated by the city. Infrastructure needs to be examine before any other changes to land use are decided upon. If administration didn't know the state of the main water line in Calgary there is no chance they are looking at the lines in inner city neighborhoods. Why is the administration working on a proposal RCG change? They have no mandate at all. Vote yes to repeal the blanket rezoning law and start listening to the constituents you serve. Thank you.



## Public Submission

CC 968 (R2026-03)

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First name [required] Marsha

Last name [required] Brodrick

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of the proposed rezoning change(which would bring back the low density residential zones that existed in the land use bylaw prior to the city wide Rezoning for Housing that was approved by council in May 2024.)



## Public Submission

CC 968 (R2026-03)

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First name [required] Alex

Last name [required] McColl

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

ATTACHMENT\_02\_FILENAME

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

I live in a townhouse. Townhouses are fine. They should be legal to build in more places. Downzoning is adding red tape and five-figures worth of administrative costs on every new home. Calgary is leading the country in home building thanks to RCG and RG base zoning.



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First name [required] **Anthony**

Last name [required] **Cone**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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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)

To whom it may concern,  
 Since the rezoning that started back in 2024, it is with disgust that this was allowed to happen for the following obvious reasons.

- 1) Over 70% of Calgarians voted against blanket rezoning only to be ignored by the previous city council.
- 2) Clearly no consideration was given towards future traffic congestion and problems. Obviously city council chose to ignore this issue altogether. It raises the question of how people can be so stupid as to simply ignore what would be an obvious problem that we are already experiencing throughout the city and even on our community streets!
- 3) New families who bought homes in these communities for single-family living and peace and quiet, have found that the situation has now changed considerably! City council certainly didn't care how these neighborhoods would be impacted.
- 4) Homeowners are now also being victimized by these new structures that are high enough to create shadows around their homes from the early afternoon until the next morning. People who used to grow gardens, no longer have that option! All these issues should have been addressed before any permits were allowed. A clear case of profit before people !



## Public Submission

CC 968 (R2026-03)

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To make matters worse, real estate experts are saying that property values will drop by about 30% if homeowners wish to sell. Again victims of densification and poor planning.

5) It's time for the city council to stop this insanity before it is too late. Time to start listening to the people of this great city, to restore public trust in city council, and most of all, to support communities, not the developers!

Anthony Cone  
63 Glenside Drive SW  
Calgary, AB  
T3E 4K4  
[REDACTED]



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Tracy

Last name [required]                      Beaumont

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 being a full repeal of the 2024 upzoning

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 vehemently opposed to blanket up zoning of Calgary's communities. Blanket up zoning is an abandonment of planning . The result will be communities that do not satisfy anyones desires or needs and it certainly will not provide affordable housing.



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First name [required]

Last name [required]

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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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)

Vote to repeal the blanket upzoning due to our neighbourhood is not able to handle such an increase of traffic, parking, infrastructure, electrical, water, and sewer.



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First name [required] Darlene

Last name [required] Loeffel

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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[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)

Not in favour of densification and building of several homes on a single lot in an old established neighborhood - the infrastructure cannot absorb such an increase of people and will put a strain on older systems that were not put there to support this volume of people.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Alexandra**

Last name [required] **Sellers**

How do you wish to attend?

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

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



## Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I wish to state my opposition to reverting the zoning to prior to the citywide rezoning. I support the citywide rezoning that has occurred because it supports our goals to reduce red tape, reduce housing costs, and ensure that we get federal monies tied to this initiative. Scrapping this policy harms everyday Calgarians, makes the entire housing approvals process less efficient, and risks significant federal monies from being released to our municipality. I cannot express more clearly that rescinding the city wide rezoning is not in my interests, and not in the interests of other, everyday Calgarians with families. Please do not rescind this policy.



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First name [required] Daryl

Last name [required] Plaza

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

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The densification that has been happening in the city puts a strain on all of the infrastructure in the communities. This includes the water, electrical, internets, cables, and even recycling and garbage and composting. These older communities were not developed for this kind of high density building and should have never happened and should be taken away so that these legacy districts districts can keep the character and suburban living the way they were meant to be and designed for. Even adding more children into the school systems in those selected areas puts a strain on the school system and some children may not even be able to go to the school because there's too many kids in there and would have to be busted into other districts. This is not fair and should not happen.



**Public Submission**

CC 968 (R2026-03)

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First name [required]	Shaun
Last name [required]	Street
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)	Citywide Rezoning Change
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

Reconsideration of RC-G Repeal and the Need for Balanced Density and Mixed-Use Development.pdf

ATTACHMENT\_02\_FILENAME

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

**Subject: Reconsideration of RC-G Repeal and the Need for Balanced Density and Mixed-Use Development**

Dear Members of Council,

I am writing to express my concern regarding the proposed repeal of the RC-G zoning policy. While I support increasing housing density to accommodate Calgary's growth, the current approach places an uneven burden on inner-city neighbourhoods like Banff Trail — where I live — which has already experienced a significant increase in large multi-unit and multi-storey developments. As density continues to increase, it is important that growth is planned thoughtfully. When developments of 40 or 50+ units are built in a single project, I believe it is essential that these buildings include a mandatory commercial component. As more residents move into these areas, the need for nearby amenities grows as well — including coffee shops, restaurants, small grocery stores, and other local businesses. Incorporating commercial space into larger developments would help ensure communities remain walkable, vibrant, and functional while also supporting local economic activity. With a higher concentration of residents in a compact area, these types of businesses are far more likely to succeed.

Sustainable growth also requires a fair and balanced distribution of density across the entire city, rather than concentrating the majority of it within established inner-city neighbourhoods. At the same time, thoughtful planning should prioritize adequate green space, reasonable limits on the number of households per lot, and community-oriented design that enhances long-term livability.

Additionally, I believe the blanket rezoning of nearly every lot to RC-G should be reconsidered. Rather than applying the same zoning universally, the City could implement a system where developers who wish to build larger multi-unit projects apply for a rezoning or development approval that includes a fee or contribution to the City. Large-scale developments often generate significant profit for developers from a single parcel of land, and it would be reasonable for the City to capture some of that value to help support infrastructure, community amenities, and public services that growing neighbourhoods require.

At the same time, this type of fee or process could reasonably be waived for homeowners making modest changes to their personal properties, such as building an addition or adding a secondary suite. This would maintain flexibility for individual homeowners while ensuring that larger commercial-scale developments contribute fairly to the communities and infrastructure that support them. Simply repealing RC-G without addressing these broader planning considerations risks worsening the very challenges we are trying to solve.

I respectfully urge Council to pause and consider a more comprehensive, citywide strategy that supports equitable growth, mixed-use communities, environmental balance, and a high quality of life for all Calgarians.

Sincerely,  
Shaun Street  
Resident, Banff Trail, Calgary



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

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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)

While I am in favour of city densification generally, I am very much opposed to Blanket Zoning as the means to achieve it. Rather than destroying neighbourhoods with a one-size-fits-all approach, the city should collaborate with individual communities, working with members to create and approve densification that is in alignment with existing aesthetic and community planning to date.



## Public Submission

CC 968 (R2026-03)

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First name [required] Jennifer

Last name [required] Straatman

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)

Dear Calgary City Council,  
I fully support repealing the citywide rezoning bylaw. I live in Glenbrook and everyday I see firsthand how the current rezoning does not work for my neighbourhood. Companies are buying up older, more affordable homes and building expensive, elaborate new builds. My neighbourhood is rapidly being gentrified at the expense of existing residents. The people who actually live here have no choice over how our neighbourhood changes and what it looks like. We are at the mercy of companies trying to make as much profit as possible. The number of units allowed on a lot and the allowable height of new buildings do not fit the neighbourhood. Existing residents are suddenly in the shadow of new builds. Access to solar must be taken into account to respect existing residents and neighbourhoods. New builds should not be allowed to block existing access to sunlight for neighbours. Many of us have bought homes in a small-scale neighbourhood so that we can connect to the land by gardening. This is essential to the well-being and mental health of many residents, yet it is currently treated as disposable. Residents who go to great expense to install solar panels on their property have no guarantee that a potential new build next door will not block the majority of their sunlight. Density must be added in a way that respects the existing fabric of the neighbourhood. The specific characteristics of individual neighbourhoods must be taken into account. The dramatically increased height and lot coverage currently allowed takes over the community. The rezoning bylaw must be repealed to allow room for much more thoughtful, deliberate neighbourhood planning. Communities of



## Public Submission

CC 968 (R2026-03)

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the future deserve thoughtful planning today, and we currently do not see it. Please  
repeal the rezoning bylaw!



## Public Submission

CC 968 (R2026-03)

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First name [required]

TOM

Last name [required]

MARCH

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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[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 Council 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. This includes the full and complete repeal of the blanket rezoning bylaw and returning the zoning designations and related rules and policies to what they were prior to the public hearing in April / May 2024 regarding blanket rezoning - NO AMENDMENTS.



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CC 968 (R2026-03)

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First name [required]

Bryan

Last name [required]

Hollens

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

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Bring back 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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CC 968 (R2026-03)

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First name [required] Madeline

Last name [required] Springle

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 opposition

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ATTACHMENT\_01\_FILENAME

4363 70 St NW Calgary AB T3B 2K4.pdf

ATTACHMENT\_02\_FILENAME

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

**To: The Office of the City Clerk**

The City of Calgary  
700 Macleod Trail SE  
PO Box 2100  
Mail Code 8007  
Postal Station 'M'  
Calgary, AB. T2P 2M5

**Re: Proposed Zoning Downgrade – Property in Bowness / Montgomery**

March 10, 2026

Dear Sir/Madam,

We are writing in response to the notice we received indicating that our property may be subject to a zoning downgrade. We respectfully request that this letter be entered into the public record as part of the review process, as the proposed change will have a direct and material impact on the value and marketability of our property, which we had planned to sell in the Spring/Summer of 2026.

Our property is a corner lot of approximately 50 x 120 feet, located in the Bowness/Montgomery area. As you are aware, these lots have recently supported 4+4 style developments (eight individual suites). We have discussed this matter with our realtor, who is actively involved in land sales and development transactions in this area. Based on direct communication with small and mid-sized developers, the economic viability of projects in today's market strongly favors a minimum of eight units on lots of this size and configuration.

In the current economic climate, developments under eight units are, in most cases, not financially feasible. Construction costs, financing rates, development levies, and compliance requirements have increased substantially. Reducing allowable density to four-plex or six-plex configurations will effectively eliminate interest from many developers, thereby diminishing land value and restricting the market of potential buyers.

It is important to emphasize that zoning alone does not guarantee development. Market conditions ultimately determine whether projects proceed. Calgary's real estate market has already transitioned from rapid growth to a more balanced state. Migration has slowed, rental competition has increased in certain segments, and developers have already begun moderating activity based on financial realities — without the need for regulatory intervention.

Blanket downzoning risks creating uncertainty and undermining investor confidence. Property owners who purchased land under a certain planning framework did so with the understanding that the zoning reflected long-term policy direction. Reversing that direction midstream creates instability and discourages future investment. The Bowness/Montgomery area is unique within Calgary. It is a highly rented neighbourhood with an existing mix of older homes and new multi-family developments. The introduction of well-designed eight-unit developments has:

- Increased neighbourhood vibrancy
- Supported local businesses and restaurants
- Contributed to safer, modern housing stock
- Helped families transition from older, substandard dwellings into newer, code-compliant homes

Programs such as MLI Select have further supported affordable rental supply within these projects. Importantly, corner lots are particularly suited to higher-density forms due to improved access, frontage, and site planning flexibility. These locations are far more attractive to developers than interior lots, which often lack the financial feasibility for such projects. The concern that entire neighbourhoods will transform into multi-family developments does not align with financial realities. Developers are selective, and the market acts as a natural regulator.

Bowness, in particular, has benefited from recent investments including:

- Improvements to Canada Olympic Park (WinSport)
- The Calgary Farmers' Market West
- The Greenwich development
- Completion of the Ring Road

These investments have revitalized the area after decades of stagnation and neglect. In the more recent years in which we have owned our property, we have noticed a much more positive spirit amongst the local residents. Thoughtful intensification has contributed positively to this renewal.

While we understand that zoning reviews may be warranted in certain areas of the city, we respectfully submit that reducing density permissions in established multi-family-supportive neighbourhoods will:

- Decrease property values unnecessarily

- Reduce housing supply flexibility for future population growth
- Discourage small-scale builders and investors
- Limit the City’s ability to respond to future migration waves

Calgary remains one of the most desirable cities in Canada. Preparing for future growth — rather than reacting solely to present market slowdowns — is prudent planning.

At minimum, we believe corner lots within the Bowness/Montgomery area should retain zoning that permits a minimum of eight units, given their suitability for access, design, and neighbourhood integration.

We respectfully request that Council consider:

1. The financial realities facing developers today
2. The market’s natural regulatory function
3. The importance of maintaining investor confidence
4. The positive economic and community impacts of appropriate densification

We appreciate the opportunity to provide input and thank you for your consideration.

Sincerely,

Madeline Springle, Stephen Springle, Anne Hall Springle

4363 70 St. NW., Calgary, Alberta, T3B 2K4





## Public Submission

CC 968 (R2026-03)

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First name [required]

Stasha

Last name [required]

Huntingford

How do you wish to attend?

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NA

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)

It took us so long to negotiate this change. It is an absurd waste of money to change it back. It is a waste of Council resources to approve every development permit at this level. Please do not waste my tax payer dollars in this manner. Please do not waste the years of research, negotiation and consultation that went into changing it in the first place. Let's go forward, not backwards.



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First name [required]

Dan

Last name [required]

Harper

How do you wish to attend?

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I don't require translator services

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\_02\_FILENAME

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

The passing current blanket upzoning bylaw was a mistake. The majority of the citizens of Calgary were opposed to this bylaw and the previous council voted for it anyway. This bylaw gives too much power to developers and does not provide any oversight nor does it allow for neighborhood input. This bylaw allows for older established neighborhoods to be ruined by allowing unfettered development of multi-family dwellings. This creates a negative impact to the quality of life of existing residents, parking issues, noise issues and overcrowding. Bankview is a perfect example of a community that was ruined by overdevelopment of multi-family dwellings. The claim that blanket upzoning will create affordable housing by allowing multi-family residences anywhere and everywhere is not based on any factual data and has not been proven to be effective in any jurisdiction, in fact the opposite is true. Vancouver has more residential units per square mile than just about any jurisdiction in Canada and is one of the most unaffordable places to live in the country.

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First name [required] Robin

Last name [required] Dargie

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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\_02\_FILENAME

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

We purchased a single-family home - and paid a premium for this - in order to raise a family in an area where homes typically had a meaningful backyard for our children to play, to have a garden, to plant trees and we currently use this space to create corridors for pollinators and to plant native plants. We are on a cul-du-sac of 8 homes where parking is already overloaded. We think it was a very significant overreach and a mistake by the city to have changed the zoning of low density housing in May 2024. We fully support Council's current initiative to reverse Rezoning for Housing back to preserving low-density residential zones.



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First name [required]

Tom

Last name [required]

Flemington

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 opposition

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ATTACHMENT\_02\_FILENAME

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



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[required] - max 75 characters

Proposed Rezoning Change - LOW Density

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

In favour

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ATTACHMENT\_01\_FILENAME

Rezoning -YYC Council.docx

ATTACHMENT\_02\_FILENAME

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

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## **Subject: Support for Reinstating Low-Density Residential Zoning**

I am writing to express my support for reinstating the low-density residential zones that existed prior to the citywide rezoning approved by Council in May 2024.

Those zoning restrictions existed for a reason. They helped preserve the safety, character, and livability of neighbourhoods like mine.

I live in Shaganappi and can personally attest that the increased density we are experiencing—well beyond what the area was originally designed to accommodate—has had a significant impact on my family and our community.

### **Traffic and Safety**

Children can no longer play freely as they once did. Traffic has increased dramatically, bringing many more vehicles into what was previously a quiet residential neighbourhood. Drivers regularly speed, honk, and sometimes miss the four-way stop near the school. What was once a peaceful neighbourhood increasingly feels like a thoroughfare.

Traffic signals have also not been adjusted to accommodate the increased volume. In the mornings, cars line up trying to exit the neighbourhood, and it can be difficult just to pull out of my back alley because of the congestion.

### **Community Resources**

Local amenities were not designed for this level of population. For example, I have been unable to enroll my children in lifesaving swim lessons at the neighbourhood pool due to a lack of available spaces. This highlights that community facilities have not kept pace with the increased population.

### **Infrastructure Concerns**

We have also noticed a decline in water pressure. Several neighbours have already reported this to the City, which raises concerns about whether existing infrastructure is sufficient for the current population levels.

### **Loss of Privacy and Quiet Enjoyment**

Quiet enjoyment of our homes has diminished significantly. There is now a constant flow of people walking directly behind my property beyond the fence line, which has resulted in a loss of privacy that cannot be undone.

### **Impacts on Green Space and Pets**

The number of dogs being walked through the neighbourhood has also increased dramatically. Many lawns—including my own—are now regularly used as dog toilets. In

high foot-traffic areas, I question whether the level of dog waste on residential lawns would even meet safe standards if tested. Unfortunately, City rules prevent residents from putting up even temporary fencing to protect their property.

### **Infrastructure and Planning Alignment**

If the City intends to increase density across established neighbourhoods, those changes must be matched with proportional investments in infrastructure, traffic management, and community amenities. Responsible planning requires that population growth be supported by adequate services and infrastructure capacity. In Shaganappi, that balance does not currently exist, and the rapid increase in density is being experienced by residents without the corresponding upgrades necessary to support it.

### **Purpose of the Rezoning**

It is my understanding that the City accepted federal funding to encourage additional housing supply to support national immigration policy objectives. If that is the case, residents deserve transparency about how those funds are being used. My property taxes have not decreased, and I have not seen new infrastructure, expanded facilities, or meaningful traffic mitigation strategies implemented in response to the increased population. What we are experiencing instead is simply more people without the supporting infrastructure required to maintain quality of life.

### **Conclusion**

Our neighbourhoods are becoming increasingly crowded without adequate mitigation for safety, privacy, infrastructure capacity, animal control, or community wellbeing. These changes have fundamentally altered the character of the area.

Three years ago, a single family of four lived beside me. Today, a ten-plex stands where that home once was, and even more apartment buildings are under construction just a block away.

It is time to pause, reassess, and restore the neighbourhood character that residents originally invested in. I strongly encourage Council to reconsider the impacts of the citywide rezoning and take meaningful steps to address the challenges it has created for communities like Shaganappi.

Keely O'Neil



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First name [required] Kelly

Last name [required] Swanson

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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

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First name [required] Daniel

Last name [required] Rongavilla

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



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CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

**Public Submission**

CC 968 (R2026-03)

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

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First name [required]

Sylvie

Last name [required]

Heroux

How do you wish to attend?

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

no translator needed. It is a written submission.

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 so pleased to see that this council is finally respecting the original wish of its constituents; that is to NOT allow rezoning of our communities in the first place. How irksome it was for so many of us to have the previous council totally ignore the majority of the wishes of the people and enact their personal agenda. Thank you council members for putting sanity back into your decisions and showing respect toward homeowners. Now, can we address the city slogan - Blue Sky or whatever it is? Another total waste of taxpayer dollars when the previous one was so appropriate for this vibrant city. Perhaps another agenda item later? lol



## Public Submission

CC 968 (R2026-03)

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First name [required]

Ty

Last name [required]

Hollinger

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning



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 in favour of the City revoking the out of touch rezoning carried out by our past major Gondek.

I love my neighborhood as is, I wouldn't choose to live in a high density area. This is one of the many reasons we chose to buy in this community.

Building townhomes & apartments within well established family neighborhoods would destroy our communities.

Everyone in my neighborhood knows one another as we all own our own homes, we help each other clear sidewalks in the winter, have get togethers in the summer. Bringing renters here with low income/high density lodgings would change our peaceful way of life (not to mention make parking spaces disappear).



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First name [required]

Louis

Last name [required]

Lemenn

How do you wish to attend?

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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 16, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We objet to this proposal since we allow Row and Towhhouse would be allowed on the three (3) lotsat the end of each block. Since block are defined steet intersections our community would be impacted just as bad as the last proposal since we have many such intersection in our subdivision. The last meeting we attended on the subject with Peter Demong indicared a vote of 100% againts this last change. Democracy was not welll served for this area. We believe that the original R-C! should be reinstated for this area. If other communities are iin favor let them absorb the change.



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First name [required] Paul

Last name [required] Scott

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)



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First name [required] **Deanna**

Last name [required] **Antony**

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 support the decision to repeal blanket rezoning as do most of my neighbours !. The damage that has been done in so many older neighbourhoods with Row housing and improper placements of highdensity housing is appalling. There is a strain on parking and there has been a negative effect on the aesthetics of certain older neighbourhoods . There is obviously a need for higher density homes but they should not be at the cost of established areas.



## Public Submission

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First name [required]

Rita

Last name [required]

Cheung

How do you wish to attend?

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

Standing Policy Committee on Community Development



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Repeal Blanket upzoning

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 believe the existing neighborhoods were not built for an increase in density. The street parking is affected. The houses were built under the blanket zoning usually were oversized which made the labours yards on both sides shaded. The people who moved to existing inner city houses because they like the single family home in the quiet mature neighbourhood. If the city would like to increase housing, it could focus on the new development in the new communities. First of all, the new communities can setup for high density housing communities. Second, the people who like to live in high density communities will want to move in.



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First name [required]

Last name [required]

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favor of bringing back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024. We cannot continue to create the kind of housing that is stacking residents into tighter and tighter areas. While on the surface it may seem to help with housing it actually has the adverse affect as in leading to more social issues, neighbor issues, disputes, parking challenges, challenges for resources that have not kept up to demand, etc. And contextually these newer builds do not fit with the overall look and feel of the communities that they were going into so we need to go back to the way of things prior to 2024 and council needs to do the right thing here.



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First name [required] Benjamin

Last name [required] Cabaret

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)



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CC 968 (R2026-03)

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First name [required]

William

Last name [required]

Friedson

How do you wish to attend?

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support the full repeal of Blanket Rezoning. We need to go back to the original R-C1/ R-C2 rules and allow for public input to determine where and how to add density to our city. Please repeal the Blanket Rezoning. Thanks.



## Public Submission

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First name [required] Eugene

Last name [required] Van Trigt

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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**Public Submission**

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First name [required] Robert & Susan

Last name [required] Iverach

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

RJI Letter to City on BUZ (March 10, 2026).pdf

ATTACHMENT\_02\_FILENAME

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

Please vote In Favor of the repeal of the upcoming by-law.

**Robert J. Iverach, K.C., ICD.D**  
**1348 Montreal Avenue S.W.**  
**Calgary, Alberta T2T 0Z5**  
**Phone:** [REDACTED]

March 10, 2026

**Calgary City Council**  
**P.O. Box 2100, Station M IMC 8201**  
**Calgary, Alberta**

**Attention: The City Clerk**

**Re: Public Hearing March 23, 2026 - Repeal of Blanket Upzoning**

Dear Sir/Madam:

Our names are Robert and Susan Iverach. We are 51 year residents of Mount Royal.

We are asking Calgary City Council to vote **In Favour** of the full repeal the blanket upzoning (“BUZ”) bylaw. We wish the City to return to planned, community-based growth by returning to the land use bylaw that existed immediately prior to the BUZ.

We want the City to restart the planning and densification process by re-engaging with Calgarians through an expedited, transparent and inclusive local area plan and corridor planning process.

Calgarians have already expressed strong opposition to the BUZ at the previous City Council public hearing and at the ballot box last fall. BUZ lacks social licence and undermines trust in planning decisions.

BUZ allows expensive redevelopment without requiring affordable housing. Blanket upzoning does not solve the affordability issue but only creates dense expensive housing. Developers are using blanket upzoning to build multi-unit structures in Mount Royal without considering the community's character and context or addressing concerns about urban canopy, parking, or waste management. Changes of this nature should be made in consultation with the community, not imposed upon it.

Therefore, we respectfully request full repeal of the BUZ and that City Council vote **In Favour** of its repeal.

Yours very Sincerely,

**Robert and Susan Iverach**  
**1348 Montreal Avenue S.W.**  
**Calgary, Alberta T2T 0Z5**



## Public Submission

CC 968 (R2026-03)

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First name [required] Michelle

Last name [required] LaForce

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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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like to see the city wide blanket rezoning abolished. We still need low density living in most areas due to infrastructure and privacy. I opposed the blanket rezoning and want the original zoning back in place.



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CC 968 (R2026-03)

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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

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First name [required] Galen

Last name [required] MacDonald

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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

ATTACHMENT\_02\_FILENAME

Dear Members of City Council,

I am writing as a 30 year old Calgarian who has already accepted the difficult reality that home ownership in this city may never be attainable for my generation. What is especially frustrating is watching policies like blanket rezoning being pushed forward under the promise of affordability, when in practice they appear far more likely to benefit developers than ordinary residents.

Blanket upzoning does not create affordable housing. What it often creates is the demolition of modest homes and their replacement with expensive infill units that still sell for prices completely out of reach for most people. This approach does not help young Calgarians struggling to enter the housing market. Instead, it fuels speculation and concentrates profit in the hands of developers while permanently altering established communities.

The impacts on infrastructure and livability are also being brushed aside. Neighborhoods that were designed for a certain level of population are suddenly expected to absorb significantly higher density without meaningful upgrades to parking, transit, schools, or green space. Parking in many areas is already a daily challenge. Replacing one home with several units dramatically increases the number of vehicles competing for the same limited street space, creating constant congestion and frustration for

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

characters)

residents.

There is also a growing concern about the erosion of neighborhood character. Many of the new infill developments prioritize maximum square footage and profit rather than thoughtful design that respects the surrounding community. The result is a streetscape filled with bulky, out of place structures that diminish the cohesion and appeal of neighborhoods people have spent decades building and caring for.

What is most troubling is the sense that the voices of residents are being dismissed in favor of a one size fits all policy. Density can play a role in responsible city growth, but it should be carefully planned and implemented where infrastructure and community support exist. Blanket rezoning ignores these differences and imposes sweeping changes without the level of scrutiny such decisions deserve.

Calgarians deserve housing policies that genuinely address affordability without sacrificing the livability, infrastructure, and character of the communities we call home. I urge council to reconsider this approach and pursue solutions that prioritize residents rather than developer profit.

**Public Submission**

CC 968 (R2026-03)

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First name [required] **Gayle**

Last name [required] **Belsher**

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)

I own a house in the neighborhood of Mount Pleasant, which, unfortunately has been greatly impacted by the earlier rezoning changes. It was already an R2 neighborhood, allowing for redevelopment of the 90-year-old small bungalows into infills or duplexes, which enhanced the appeal and value of properties. With the change in zoning to allow multi-family units indiscriminately, we have seen dozens of single-family bungalows on corner lots become row townhouses of at least four, and often eight (with basement development) separate dwellings. What was one residence contributing to water/sewer requirements has now become as many as eight. The underground infrastructure in this neighborhood is old. It is only a matter of time until there is a rupture. The issue of parking is another problem. Traffic congestion goes with the increased density. Road repairs have not kept up with the digging for new construction. People who thought they were buying into an R2 neighborhood are now faced with a myriad of undesirable changes. Please rescind the zoning in this neighborhood, and return it to the R2 status it used to be.



## Public Submission

CC 968 (R2026-03)

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First name [required] Bastiaan

Last name [required] Straatman

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)

RIGHT TO SOLAR ACCESS. While the attention currently is focussed on the repeal of the blanket rezoning, I would like to draw attention to similar issues in the Westbrook Local Area Plan. With the rezoning of the Westbrook communities that allows up to 4 units on a typical 50 feet lot, there is a much greater likelihood that redevelopment of a property will result in new construction going up to the maximum allowed height (up to 11 or 12 meters) in neighbourhoods that formerly were zoned R1 and mostly consists of one storey units. In other words, while height restrictions in the Westbrook Local Area Plan did not change in the LAP, construction of fourplexes instead of single units will most likely result in the construction of higher buildings with greater area coverage that will impact solar availability at the parcels next door. And as a matter of fact we've witnessed many of such cases in Glenbrook and elsewhere in the past two years, where large fourplexes were inserted in a row of bungalows, rendering existing PV systems on neighbouring properties useless, damaging the character of the neighbourhood, and all of this at a loss of many mature trees as coverage is expanded. As a homeowner and an avid gardener with a PV system on a one storey bungalow I would like to ask you to repeal the blanket rezoning. Please respect the right to solar access and existing neighbourhood character, also for communities covered by the Westbrook LAP. Thanks very much and kind regards.



**Public Submission**

CC 968 (R2026-03)

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## Public Submission

CC 968 (R2026-03)

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First name [required] Katherine

Last name [required] Bright

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)

I appreciate the City's efforts to address housing needs and plan for Calgary's continued growth. Expanding housing options is an important goal. However, I do not support a blanket rezoning approach that applies the same zoning changes across all neighbourhoods. Calgary's communities vary widely in infrastructure capacity, transportation access, density, and established planning frameworks. A one-size-fits-all approach risks overlooking these important differences.

A more targeted, community-informed approach to zoning would allow the City to increase housing supply while respecting neighbourhood context, infrastructure capacity, and existing agreements such as restrictive covenants. Thoughtful, locally responsive planning will better support sustainable growth while maintaining the livability that residents value in their communities.



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First name [required]                      Shawn

Last name [required]                      Hicks

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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)

- increased density from rezoning can overwhelm our aging infrastructure, including roads, water systems and sewage, leading to long-term maintenance and upgrade challenges. Remediation for this scenario is not covered by the "developer". They make their money, and let the city(Taxpayers) pay for their load in all infrastructure.
- Traffic and Parking Issues: Blanket rezoning will lead to worsening traffic congestion and difficulty finding parking, particularly in established residential areas not designed for high volumes of vehicles
- Ask communities who are already bursting at the seams and the affordability of these communities aren't going down. Developers/Investors aren't paying for this. The rest of the city and residents do.
- There was no transparency when these blanket re-zoning changes were passed. The City had already received grants/funding from the federal government for pushing this through, regardless of Calgary citizen's input.
- Repeal this decision and start with an open and balanced process. One that builds community and not overwhelm Calgary with infrastructure burden.
- We love our city and lets do it right this time.



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First name [required] Tim and Michelle

Last name [required] Wagler

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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)

We have owned our home in Forest Lawn for the past 32 years and over time we have seen the community change from being mainly single family homes to mostly rental properties. After the rezoning changes in 2024, the home next door to us was sold to developers who purchased it for the size of the lot. As with many properties in our area, it was snapped up to build a multi-family dwelling. Almost every corner lot within an 8-10 block radius of our house has been built to accommodate 4-6 families. The lot next door is no exception. There are now two very tall duplexes under construction on the lot, with one at the front of the lot, one in the middle and an expected 4 car garage which has not yet been built. The parking on the street is already at a premium due to all of the homes with renters both upstairs and downstairs, not to mention the many city garbage cans, blue bins and green bins that line the alleyways. This newest development is in the middle of a quiet street between two homes that have had the same owners (us and a neighbor) for well over 30 years. One of the saddest things was to see the giant beautiful old healthy trees that were in the front yard be knocked down. Our daily peace and quiet has been disturbed as new retirees, due to all the construction noise, and it often has quite literally rattled framed pictures on our walls crooked. The privacy that we enjoyed on our patio in the nice weather will no longer be private due to the height of the buildings as the people who move in will now be able to look right into our yard. We worry it has taken away from our property value should we choose to sell our home in the future, especially if it were to be purchased by a potential homeowner rather than a developer. Not only has this happened next door, but we

## Public Submission

CC 968 (R2026-03)

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are awaiting another new development directly across our alley with a new carriage home/garage which again, takes up the narrow alley, adds to the bins that are left out from one week to the next, and will likely hinder our access to our garage. We are concerned about the transiency/safety as well. We feel that homeowners should have a say in what is developed in such a community and that our opposition should be recognized. We appreciate the consideration of our concerns and hope that council will take a good long look at rescinding the rezoning bylaws so longtime homeowners can continue to enjoy their homes. We are very strongly opposed to the continuation of the current rezoning.



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First name [required]

Ken

Last name [required]

Haddock

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

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Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

"Proposed Citywide Rezoning Change"

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Good morning,

I would very much like to see the rezoning for housing in Calgary reversed as soon as possible!

Rezoning for Higher Density in a district that was built in 1959 does not make sense. At first, I was concerned about parking. As our street becomes 'gentrified', and 2 attached homes or in some cases 4 plexes replace 67-year-old detached homes, parking on the street for guests becomes extremely tight.

As I think more about the City's plans, other questions come to mind, such as:

- 1) If our neighbourhoods are not wired to accommodate more than 1 or 2 EV chargers per block, how will the power distribution system in our neighbourhoods handle many more homes per block?
- 2) I have several illegal/legal basement suites in my neighbourhood now and parking is at a premium. I hesitate to think what multi family units will do as additional parking is not required under the proposed zoning.
- 3) Are the water supply lines in our neighbourhoods going to be sufficient to supply water to substantially more homes than was planned? What will happen to water pressure?
- 4) Will our sanitary sewer system have the take-away capacity for substantially larger populations?

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

## Public Submission

CC 968 (R2026-03)



- 
- 5) Who is going to pay for the substantial cost of upgrading all the utility infrastructure?
- 6) We bought our houses, the biggest assets most of us own, in neighbourhoods that suited each of us. Some of us paid a premium to be in the kind of neighbourhood we desired ... And in some cases, such as Glamorgan vs Bankview, the premium was substantial. If densification reduces the value of our homes, doesn't that amount to a confiscation of our homes, doesn't that amount to a confiscation of our home equity by the city?
- 7) If densification reduces the value of our homes, will the city reduce the assessed value of our homes and therefore our property taxes? If the City were to reduce our taxes, how will they pay for upgrading the City's infrastructure (mentioned in 1-4 above)?



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Last name [required]

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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

ATTACHMENT\_02\_FILENAME

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

In favour of repealing. These blanket rezoning approvals are causing inappropriate developments in certain areas vs increasing density in a way that makes sense for the communities



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First name [required]

Barb

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)

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 repealing of blanket rezoning

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like to repeal blanket rezoning because it changes the look and feel of communities. We purchased our home in our neighborhood for a reason. We did and do not want high density builds in our neighborhood. We enjoy the space our yard gives us, the sky views and the mature trees. These appeals to build larger units is against our restrictive covenants. They are also impacting ourselves and our community by straining our resources, time and a constant sense of stress. Thank you



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Peter**

Last name [required] **Forte**

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 favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The community of Rutland Park is an inner city community established in the 1950's. Parts of the area are (were) zoned both R1 and R2. I have no objection to restoring the previous zoning as the area has a quiet character, with older homes, a dense tree canopy, and quiet streets. As a result of the current zoning, there have been proposals that essentially remove all these positive characters. One current proposal for a 6 plex would require the removal of a half dozen mature trees, with no space left over for replacement. If for example there are 1/2 cars per unit, it seems finding space for 9 vehicles as opposed to one or 2 might be challenging, not to mention increased traffic. There is also the issue of waste removal, AS our alley is currently gravel, it is not unusual after pickup to find bins have fallen over. A six plex would require 18 bins, which to put it mildly seems logistically challenging. Finally there is invasion of privacy. Many new proposals are substantial in character, with multiple stories, imposing themselves on neighbors. As an aside, I object being forced to recognize the Cities DEI initiative which I disagree with.



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First name [required]

William

Last name [required]

Chandler

How do you wish to attend?

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No I do not require translation services

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

Repeal Blanket Upzoning.docx

ATTACHMENT\_02\_FILENAME

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

I would like to voice my support for repealing the general Blanket Upzoning that was implemented last year.

The upzoning initiative was created with the idea that Calgary needed more housing and that allowing multi-dwelling units in all areas of the city would ensure this happens. The issue with allowing eight-plex (4 units above grade and 4 units below grade) in neighbourhoods that were previously zoned as RC-1 is that it destroys the dynamics of the neighbourhood.

The high-density structures are almost 100% rental units and putting it simply, renters do not care about the character of the neighbourhood. This can lead to property devaluation, privacy (visual and sound) issues, parking issues on the street, car theft & personal safety and Increased property crime.

The high-density structures also impact the quality of life of the neighbouring homes because the cause shadowing. I enjoy gardening and if one of these 3 story units is built next door it would kill what I am trying to do outside.

This blanket upzoning does not in any way contribute to affordable housing and should not be used as the pretext to providing it. Building in an existing neighbourhood costs to buy the land (likely around \$700,000) and building the units (likely 1.5 to 2M). This puts the input costs around 2.3 million. With these costs it is impossible to have affordable purchases or rentals. Calgary is doing a very good job in building high rise / very high-density rental structures that are covering the rental requirements, there isn't really the need for these 8 plexes in the former RC-1 neighbourhoods.

Regards,

William Chandler

12 Manor Road SW



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Shauna

Last name [required]                      Chorel

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favor of returning to the City of Calgary zoning bylaws that were in effect before May 2024, and the proposed zoning bylaw changes to be discussed by council at the March 23, 2026 meeting. My reason for this is that the purchase of a house for your family to live in is most people's biggest investment. The price you pay for a house is significantly influenced by the characteristics of the location, which include the overall character of the neighborhood, the density of the neighborhood which influences traffic and parking, and the influence of the neighboring homes on your property such as yard privacy, hours of sunlight in the yard, and views such as green space, mountain or city views. The location chosen for a home also reflects a desire for a certain lifestyle. For example, the desire for a yard with certain characteristics, a community with a certain character, and the amenities that are nearby. While I understand that not all changes can be predicted or avoided, having a zoning system that supports a certain style of building in a neighborhood helps to provide some sense of security that the home you purchase will continue to meet your needs and expectations. For example, if you pay a price for a home that reflects the house's location on a quiet, low traffic street with single detached or semi-detached homes, expecting to be able to have a yard with some privacy to entertain and sunlight to grow a vegetable garden, and then, within a few years, proposed developments threaten to block the sunlight to your yard, affect the privacy of your yard, reduce street parking, increase street and alley traffic, and increase the already existing problem of flooding in the alley, then not only does the value of your property decrease, but your ability to enjoy your property is affected. This



## Public Submission

CC 968 (R2026-03)

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has been our experience. With this reality, we thought we would move, but with city wide rezoning to R-CG in May 2024, it was almost impossible to find another location within our city where we might not have these same or similar problems. If I am not mistaken, one purpose of having zoning bylaws, development rules, and architectural controls etc. is to create communities with some sense of predictability and concern for the neighbors and the character of the neighborhood. City-wide R-CG zoning does not allow for this, and I support its reversal. Thank you for taking these concerns into consideration at your upcoming meeting.

**Public Submission**

CC 968 (R2026-03)

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First name [required] **Margaret**

Last name [required] **Twiss**

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 have resided in Varsity for 43 years. Under Calgary's previous land use districts, Varsity has become a diverse, inclusive, stable and safe community where single-family homes are only 55% of housing stock, far below Calgary's average. Citywide default R-CG zoning (BUZ) is democratically illegitimate because it extinguishes some longstanding property rights by eliminating public consultation on proposed developments requiring land use changes. BUZ was adopted by Council despite overwhelming opposition (about 70%) at the 2024 public hearing. About 65% of the votes cast for Mayor in 2025 were for candidates who support repeal of BUZ. BUZ is bad policy because it dramatically increases land values, incentivizing the replacement of lower-cost older homes with high-cost infills and row housing. BUZ disadvantages families who must compete with developers and speculators who can pay more due to access to subsidized federal financing. Typical R-CG homes are not suitable for many seniors because of their multi-storey designs. BUZ will disrupt established neighbourhoods for protracted periods as land parcels are converted one by one to infills and row housing. Because of an error in the SSLAP, Varsity is facing a proposal for an H-GO structure on a mid-neighbourhood cul-de-sac. BUZ has been implemented without objective analysis of the capability of existing infrastructure to handle higher density. My area of Varsity is being re-cabled to replace substandard electrical cables which have suffered long power failures. My local area of Varsity also experienced a complete water outage lasting more than a month in 2024 due to design and operating deficiencies.



## Public Submission

CC 968 (R2026-03)

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BUZ is inconsistent with the exceptionalism, dynamic energy and resilience Calgarians always display. Recently, the private sector has responded to rapid population growth with record levels of housing completions of all types. BUZ is not necessary to achieve Calgary's housing goals.

Respectfully, I am in favour of FULL REPEAL of the blanket upzoning bylaw and RESTORATION of pre-BUZ land use districts. This will re-establish a stable planning baseline and permit targeted redesignations through community consultation and thoughtful local area plans.



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First name [required]

Lisa

Last name [required]

Schaffer

How do you wish to attend?

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

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### Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

In favour of rezoning change. Communities have unique characteristics, different proximity to the downtown core and different proximity to public transit. Allowing more and more multi-unit buildings will increase traffic, congestion, parking issues and destroy what makes these communities so appealing to live in. Street parking in our area is already overwhelmed around and beyond the already built multi-unit buildings because many residents in these buildings have more than 1 vehicle and not enough (if any) off street parking provided. Before these buildings were built, residents and visitors had plenty street parking near our houses. Now it is often bumper to bumper parking on both sides of the street, which has turned streets into a 1.5 car wide driving lane requiring 1 car to pull over and wait while the other car passes. There is not always a spot to pull over into requiring 1 car to back up creating a very dangerous situation. Allowing more of these multi-unit buildings will only add to this issue. It is unrealistic to think every community is or can be a commuter community not requiring a vehicle or thinking residents won't have one. Public transit, in some areas, is not very good if trying to go anywhere other than downtown and is quite a walk to a bus, C-train station and shops for many. Unfortunately, at this time, the reality remains that Calgary is a spread out city that requires a vehicle for many destinations until public transit is drastically improved. We do not all live, work or go only to areas serviced by public transit. On a more personal level, if zoning is not repealed, I am very concerned I will have 1 or 2 multi-unit buildings built beside me. One person owns the 3 very old houses beside me to the end of the street. With the number of 4unit+4suite buildings or larger multi-units

## Public Submission

CC 968 (R2026-03)

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going up in my area, I can only imaging how valuable these 3 lots are to a developer! If a large unit goes in beside me, it will completely block any sunshine we currently get in our backyard. One of the reason we chose to live in this neighbourhood was because of the low-rise low-density housing. Property value is also a concern. Having a house beside one of these large buildings, in a neighbourhood where these higher density taller buildings are overtaking the low-rise single family homes, where parking and driving along the narrowed streets is becoming more difficult will definitely have an impact on the property/resale value of homes in the area.



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First name [required] Harvey

Last name [required] Negrich

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support the full repeal of Blanket Rezoning. We need to go back to what we used to have for single family home areas. Blanket rezoning does not allow residents to determine where the density goes. Please repeal it. Thanks.



## Public Submission

CC 968 (R2026-03)

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First name [required] Eleanor

Last name [required] Carson

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)

As a long standing Varsity Estates home owner, I am strongly in favour of changing the bylaw back to the pre May 2024 bylaw. Thank you for your attention to this matter.



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CC 968 (R2026-03)

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First name [required]

Jim

Last name [required]

Ellis

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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[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 a full repeal of blanket rezoning. Go back to previous low density guidelines and let residents decide where density should go. If you are only changing things, then the new rules need to be maximum 10 m building height, and 45% lot coverage. Maximum UPH at 55 and that still allows for density increases. 10 m and 45% are critical. Thanks.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Carmen**

Last name [required] **Wyatt**

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 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 and my husband own a single family home in an older Calgary neighbourhood. There are areas within the neighbourhood where apartment complexes and multi-family townhouse or condo projects make sense if they don't shadow other properties or invade the privacy of neighbouring homes. Building townhomes or condo/apartment buildings that shade existing homes and invade privacy of those homes does not make sense. I grow vegetables in our yard all summer to help with food costs and my back yard is also my place of refuge. A large multi-plex next door or across from me would severely affect sunlight and privacy and my ability to grow food and to relax, get exercise, and de-stress in my home or yard. Also, the multi-family dwellings now being built in my neighbourhood amidst the old single family dwellings are not 'affordable housing' by any stretch. In many cases, existing older low-rental duplexes are being torn down to make way for new multi-plex homes with much higher rental or purchase values. We have grown children who can not afford to get into the housing market, so I am sensitive to the serious barriers generations following ours are facing. However, the largest issue for our children is in acquiring stable and well-paying employment that would enable them to grow their savings and possibility for a down payment. One has invested in his education and is now facing underemployment due to AI "advancements". The only hope for our children to own a home in this environment is to wait for their inheritance - which will be significantly devalued if our house loses value due to development of multiplex housing next to ours. Not all Gen Xers or Boomers are wealthy, as seems to be what is implied in the zeitgeist and we would end up having to



## Public Submission

CC 968 (R2026-03)

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be supported by our children if we were to "take one for the next generation" as seems to be the guilt trip laid on us by economists/housing advocates at the moment. I am happy to hear there is more effort and consideration to increasing rental housing and non-market housing, but I think it needs to be approached more thoughtfully and intelligently than just plopping huge developments in willy-nilly next to existing smaller homes that were invested in, lived-in and loved prior to the blanket zoning adoption.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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



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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 a full repeal of Blanket Rezoning. This has started to ruin our neighbourhoods. Full repeal back to R-C1 and R-C2 and let communities decide where the density goes. Thanks.



**Public Submission**

CC 968 (R2026-03)

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First name [required]                      John

Last name [required]                      Robarts

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 wholeheartedly support the repealing of the blanket rezoning bylaw.



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First name [required] **Heather**

Last name [required] **Bosnak**

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Case for Full Repeal of Blanket Rezoning.pdf

ATTACHMENT\_02\_FILENAME

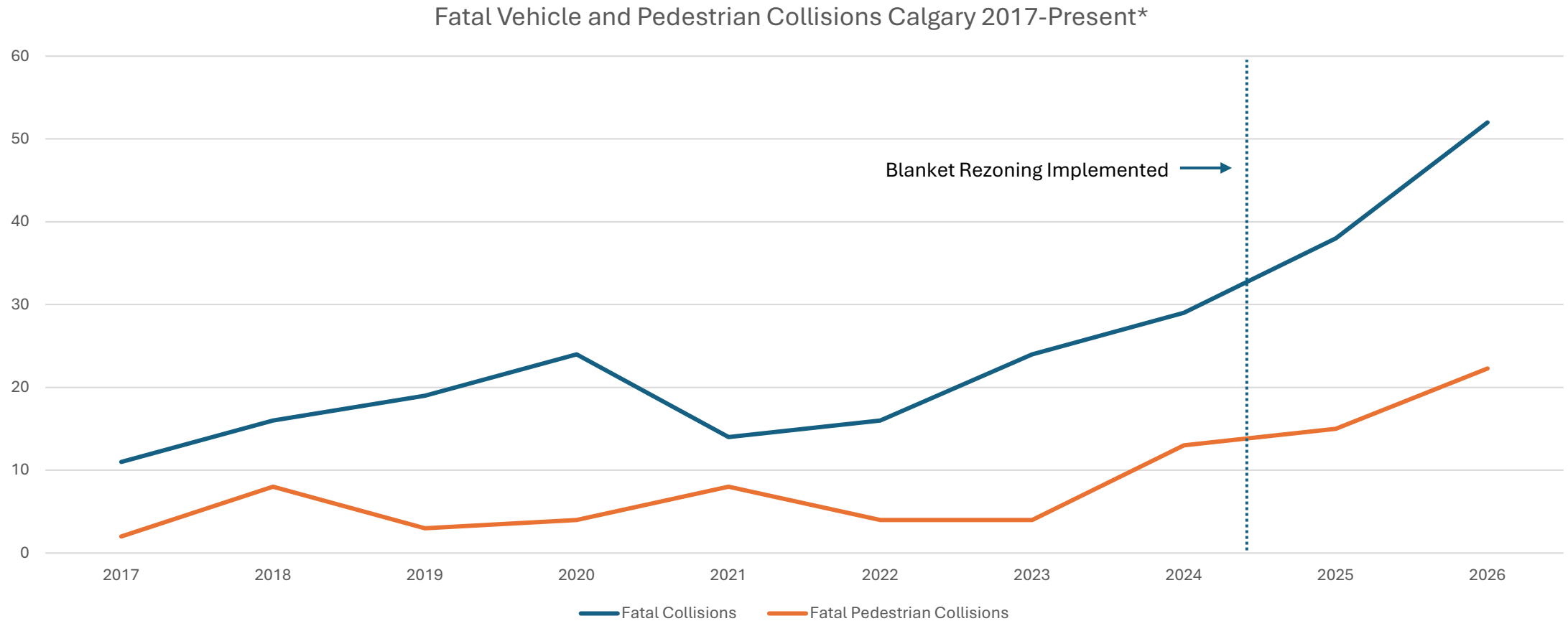
Comments - please refrain from providing personal information in this field (maximum 2500 characters)

# Calgary's Blanket Rezoning: Rising Fatalities and the Case for Full Repeal

Heather Bosnak

March, 2026

# Fatal Vehicle and Pedestrian Collisions in Calgary Before and After 2024 Blanket Rezoning



# Rising Traffic Fatalities in Calgary Following Blanket Rezoning

- Fatal vehicle collisions in Calgary have increased sharply since 2024:
  - 2023: 24 fatalities
  - 2024: 29 fatalities
  - 2025: 38 fatalities
  - 2026: 52 projected fatalities\*
- Pedestrian fatalities have risen even more dramatically:
  - 2023: 4 deaths
  - 2024: 13 deaths
  - 2025: 15 deaths
  - 2026: ~22 projected deaths\*
- **The increase coincides with the August 2024 blanket rezoning decision by Calgary City Council.**
- **Both vehicle collisions and pedestrian deaths are trending upward in the years immediately following the policy change.**
- \*2026 numbers extrapolated from the first 7 weeks of data.

# Result of Blanket Rezoning

- The decision to pass blanket rezoning despite strong public opposition during Calgary City Council proceedings has eroded public trust in councillors and produced consequences that are negatively affecting many Calgarians:
  - Rapid densification added housing to neighborhoods not designed for higher traffic volumes, resulting in:
    - Increased vehicle traffic
    - Increased construction activity
    - Parking congestion
    - Road conflict between vehicles, pedestrians, and cyclists
    - More vehicle–pedestrian interaction points
- Residential streets have become more deadly for drivers, pedestrians, and cyclists.**

# Ask for Full Repeal of Blanket Rezoning in Calgary

- **For the safety of Calgary residents and to restore public trust, blanket rezoning should be fully repealed.**



## Public Submission

CC 968 (R2026-03)

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First name [required] **Matthew**

Last name [required] **Abell**

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 in favour of repealing Blanket Rezoning. Blanket rezoning is a lazy and irresponsible tool to delay important decision making pertaining to community development and planning.



## Public Submission

CC 968 (R2026-03)

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First name [required] Rosie

Last name [required] Costen

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 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

city comment.docx

ATTACHMENT\_02\_FILENAME

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

See attached document.

As a resident of a fast-growing area who lives in an apartment complex, I am opposed to the city repealing the zoning changes. I have seen no concrete justification as to how repealing these zoning changes would better benefit Calgarians. Rent prices have only just started to fall from the exorbitant heights of the past few years due to an increase in supply and decrease in demand. Repealing this zoning change entirely without introducing real alternatives will simply prolong our housing and infrastructure crises for the next generations to deal with.

The issue of failing infrastructure has been an ongoing issue that predates the acute housing crisis by at least 2 decades according to reports by experts. A water main break occurred without a significant increase in new homes in the city. Another main break occurred, and now we are under severe restrictions for a month to attempt to restore function to the aging system. One major factor cited in the water main breaks was the sprawling nature of Calgary. As someone who has visited and lived in the Calgary area since 2008, I can confidently say that Calgary has turned into a city comprised of several decent-sized towns with much empty land not earmarked for conservation or recreation but instead stuck between overpasses and traffic cloverleaves. No wonder we can't pump water efficiently to the far corners of the city without literal sinkholes forming along busy thoroughfares.

Having emigrated from a much more densely populated country, I was shocked at how much space there was in Alberta and enormous houses and yards were. The majority of people do not need a fully detached 2500 sq ft house with a manicured front and back yard, with room to spare for a 5<sup>th</sup> wheel trailer. Family sizes are shrinking, younger generations prefer walkability and community spaces, and the white-picket fence days are long gone. Our city has grown by tens of thousands of people and we should be working to accommodate them by not wasting the vertical living space we have thanks to our wide Albertan skies.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



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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)

Very much in favour of my property in Glendale returning to R1.  
Thank you.



## Public Submission

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First name [required]                      Craig

Last name [required]                      Johns

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

Council meeting March 23, 2026 Rezoing.docx

ATTACHMENT\_02\_FILENAME

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

Please see attached document.

Subject: Public Submission – Opposition to Citywide Rezoning Reversal

To: Office of the City Clerk  
City of Calgary

Re: Proposed Bylaw to Reverse the 2024 Citywide Rezoning for Housing

My name is Craig Johns and I am a resident and homeowner in the Lakeview community of Calgary. I am writing to express my opposition to the proposed bylaw that would reverse the Citywide Rezoning for Housing approved by Council in May 2024.

While I understand the need to thoughtfully address Calgary’s housing supply and affordability challenges, I believe reversing the previously approved rezoning would create uncertainty, undermine long-term planning stability, and delay necessary housing solutions.

First, the citywide rezoning adopted in 2024 was the result of extensive public consultation, professional planning analysis, and Council deliberation. Reversing a major planning framework less than two years after implementation risks eroding public confidence in the City’s planning process and creates uncertainty for residents, developers, and investors who rely on consistent and predictable policy.

Second, Lakeview is a mature community with established infrastructure, schools, parks, and transportation networks that can support gradual and sensitive forms of increased housing diversity. Allowing modest infill housing options—such as duplexes, row housing, and secondary suites—can help young families, seniors, and local workers remain in the community without dramatically altering its character.

Third, Calgary continues to experience significant population growth. Restricting housing choice by reverting to older low-density zoning risks pushing development farther outward, increasing urban sprawl, infrastructure costs, and commuting distances. A balanced approach that allows incremental density in established neighbourhoods is widely recognized by urban planners as a more sustainable model for growing cities.

Fourth, many homeowners have already begun planning projects or making financial decisions based on the new zoning framework adopted in 2024. Reversing the policy now could create unfair consequences for property owners who relied on Council’s previous decision.

Finally, it is important that Calgary maintain a consistent long-term planning approach that supports housing availability across a range of price points and housing types. Maintaining the current zoning framework while monitoring its impacts would be a more responsible approach than reversing it prematurely.

For these reasons, I respectfully urge Council to reject the proposed bylaw reversing the Citywide Rezoning for Housing and instead allow the existing framework to remain in place while its effects are properly evaluated over time.

Thank you for considering my submission.

Sincerely,

Craig Johns  
3607 Logan Cres SW  
Calgary, AB



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Denise**

Last name [required] **Hamilton**

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)

My property at 92 Berkley Rise NW is slated for the repeal of blanket rezoning. Thank you. I object to blanket rezoning anywhere in Calgary. People purchase properties according to their lifestyles. Changing the rezoning without permission destroys established communities. I purchased my home because my neighbourhood, Beddington Heights, already has a mix of single family homes, duplexes and attached homes and proximity to schools and services. People purchase properties based on affordability and location. Beddington is generally a peaceful community because we are not overcrowded and we have access to walking paths, green spaces and recreation facilities. Beddington is an example of good planning. We would like to keep it that way. We are a good model for neighbourhood planning. Please respect our needs and wishes.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Norman

Last name [required] LENNOX

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

Proposed City Wide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support the REPEAL of the Rezoning For Housing Bylaw. In my opinion, it was a poorly researched, sledgehammer approach to a problem that was developing as a short-term issue. The double-digit thousands of rental units currently available in Calgary gives evidence to that opinion. Cost is an over-riding factor and evidence indicates that a massive rezoning does not impact housing costs sufficient to alleviate the problem. People do not have rights or entitlements to the community in which they choose to live. However, surely they should have considerations afforded them. In our rush to accommodate Calgary's new residents (and they are Calgary welcome, one and all), Council overrode a consideration of residents who had invested time, energy and savings (life savings for some) in selecting a particular location and type of community. That was wrong. Of course, there are people who will point to "safeguards" in the current blanket rezoning. Sorry, my experience with the City of Calgary bureaucracy (NOT the outside workers!) does not give me any confidence. A repeal of the Rezoning For Housing Bylaw, and a return to previous zoning bylaws, will at least give "consideration" to longer term citizens, plus another tool in the box should they feel themselves aggrieved by the Planning and Development Department. Thank you for your time and attention.



## Public Submission

CC 968 (R2026-03)

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First name [required] Samantha

Last name [required] Almeida

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 opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The rezoning should not take place in the community of Santana Estates for a variety of reasons, here are two major points that should be considered. The parking and traffic situation in this neighborhood is overcrowded as it is. The rezoning will cause more vehicles to enter the community and this will be extremely problematic when church services are taking place. Ascension Catholic Parish has thousands of parishioners who worship throughout the week (Monday through Sunday), on holidays and on special occasions. Parking overflows from the church lot, into the city transit park and ride lot and out onto the neighborhood streets. People park in front of fire hydrants and in front of driveways. If more people move to the neighborhood this will become a safety hazard. Traffic in and out of the neighborhood is already gridlock when the services are occurring, if more housing is forced in the neighborhood it will cause accidents and road rage incidents.  
The other issue with adding more housing to the neighborhood is the wildlife. Bobcats and coyotes hunt and take refuge in the trees and along the hill on the proposed housing lot. If the wild animals do not have these hunting grounds and shelter then they will start to infringe onto private yards and they will hunt pets.  
Changing the bylaw and adding housing to their neighborhood does not make sense, it will cause catastrophic issues that need to be considered.



**Public Submission**

CC 968 (R2026-03)

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## Public Submission

CC 968 (R2026-03)

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First name [required]	Louise
Last name [required]	Castonguay
How do you wish to attend?	Remotely

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

What meeting do you wish to comment on? (If you are provid-	Council
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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 support the full repeal of blanket rezoning. Communities are being devastated by what has been done. Please completely repeal Blanket Rezoning so we can provide better input and direction. Thank you.

**Public Submission**

CC 968 (R2026-03)

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First name [required]	Iurii
Last name [required]	Rogozian
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)

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'm a builder, Masterful Homes Inc that currently has two approved development sites on Elbow Dr SW with H-GO zoning parcels. My key points are to keep the strategic rezoning plans based on the city development strategy along the transport arteries of Calgary as well as major attraction areas (e.g. Chinook mall, LRT stations etc) which have received the distinct H-GO zoning. Furthermore, eliminate blanket RCG rezoning and define and implement RCG zones where where such zoning is appropriate.



## Public Submission

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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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)

All Council considerations, City deliberations and bylaws enacted must be seen to be fair to the citizens of the City. The existing legislation does not in that the burden ( in practice and application ) falls disproportionately on the close inner communities. All now have a chance to re-visit this matter which I applaud.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 10, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The online form asks "Are you in favour or opposition of the issue?". Is the issue the blanket rezoning or the reversal of the blanket rezoning? I am worried that citizens will incorrectly answer this question depending on each person's interpretation of it. To be clear, I am in favour of a FULL REVERSAL of the blanket rezoning for these reasons: 1. I live in Lakeview, a SW community directly next to sensitive environmental areas (Weaselhead & the Glenmore reservoir). The Tsuut'ina First Nations are currently building an estimated 6500 multi-family residences directly east & north bordering our community/Weaselhead/Glenmore Park & Reservoir. No detached houses are currently planned for this new community. This will add thousands of people, cars and dogs in around Lakeview and neighboring sensitive "natural" areas with related garbage, dog excrement, bear and coyote concerns, and traffic issues (congestion, safety, noise, pollution). Lakeview is already suffering under Glenmore Trail traffic noise, pedestrian/bike safety, traffic congestion/problem entering & exiting our community, and exhaust pollution. Stony Trail is also contributing now. We don't need more density within Lakeview Village and Lakeview Proper to add to these problems. We already have apartments, condos, and duplexes within our community 2. I anticipate Calgary overbuilding multi-family housing types (3+ residences on a single lot). Not everyone wishes to live in this type of building. There are families searching to buy detached houses with backyards closer in than distant suburbs or acreages. 3. Lakeview & neighboring established communities have trees that help mitigate ever worsening air quality. Removal of this tree canopy means less birds and more hard surfaces/more

## Public Submission

CC 968 (R2026-03)



runoff to sensitive areas, decreasing air quality & deteriorating community character. Not every community needs to look the same. Lakeview does not wish to become another Marda Loop or Altadore. 4. Lakeview has bus stops but no access to LRT and is therefore mostly car dependent. We do not wish to have 4 or 8 plex's with potentially 16 cars added to our streets with many of them needing street parking. There are many Glenmore Park events during the summer months that already clog up residential street parking on many weekends. 5. New building codes allow too little of a buffer between the new builds and existing homes- new builds are too high & too wide reducing privacy, greenspace, and sun (for solar & gardening).



## Public Submission

CC 968 (R2026-03)

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First name [required]                      JOHN

Last name [required]                      HAGGIS

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 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,

My family and I strongly support the proposed bylaw to bring back low-density residential zones. We strongly support changing zoning of residential properties back to what existed BEFORE citywide rezoning was changed by council.

Thank you,

John Haggis



## Public Submission

CC 968 (R2026-03)

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First name [required] **Paul**

Last name [required] **Poffenroth**

How do you wish to attend?

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



## Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of repealing the Blanket Rezoning



## Public Submission

CC 968 (R2026-03)

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First name [required] Nancy

Last name [required] Bozek

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

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



## 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)



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First name [required]                      Kelsi

Last name [required]                      Porter

How do you wish to attend?

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



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First name [required] Anne

Last name [required] Kelly

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)

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 to council 03.10.pdf

ATTACHMENT\_02\_FILENAME

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

March 10, 2026

Mayor and Members of Council  
City of Calgary  
800 Macleod Trail SE  
Calgary, AB

Subject: Support for Reinstating Low-Density Residential Zoning in Calgary

Dear Mayor and Members of Council,

I am writing as a resident of Maple Ridge in Calgary to express my support for reversing the citywide “Rezoning for Housing” changes and reinstating the previous **low-density residential zoning** for our community. I have lived in Maple Ridge for 35 years and have seen firsthand how the neighbourhood has remained a stable, low-density area with single-detached homes, mature landscaping, and quiet residential streets.

While I understand this hearing addresses citywide rezoning, my comments focus on Maple Ridge, where the impacts on traffic, lot coverage, and neighbourhood character are significant.

**Key Concerns:**

- **Bulk and Lot Coverage**
  - Proposed multi-unit developments may meet technical requirements, but their bulk, lot coverage, and massing are much greater than surrounding homes, making them incompatible with Maple Ridge’s character.
- **Traffic and Access**
  - Maple Ridge streets and infrastructure were not designed for significant density increases.
  - The *Mintoft Place* development at Blackfoot Trail and Southland Drive, currently under construction, will include nearly 600 residential units across seven low-rise buildings. This significant development will increase vehicle volumes on Blackfoot Trail and Southland Drive, already busy arterial routes. The cumulative traffic impact from *Mintoft Place*, combined with potential multi-unit developments within our community, could further strain access points, local streets, and parking.
  - Additional multi-unit developments within Maple Ridge will exacerbate these pressures, potentially affecting safety and convenience for residents.
- **Transit and Planning Policy**
  - Maple Ridge is not near major rapid transit stations or transit hubs.
  - Calgary’s Municipal Development Plan encourages higher-density housing in areas with strong transit access. Blanket rezoning in areas without these characteristics is inconsistent with city planning objectives.

- **Neighbourhood Character and Local Planning**
  - Blanket rezoning does not account for community-specific characteristics, infrastructure capacity, or compatibility with existing properties.
  - Reinstating low-density zoning allows growth to align with local planning frameworks while maintaining livability


After **35 years in Maple Ridge**, I strongly believe that maintaining appropriate zoning reflecting the neighbourhood's design, infrastructure, and character is essential for its long-term livability.

- **Request:** I respectfully urge City Council to review and reverse the blanket rezoning policy and reinstate previous low-density residential zoning for the communities affected.

Thank you for considering the perspectives of long-term residents who care deeply about the future of our community.

Sincerely,

Anne Kelly

  
803 Maplewood Crescent S.E.  
Calgary Alberta T2J 1S9



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First name [required]

Keith

Last name [required]

Obleman

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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[required] - max 75 characters

I am in favour of returning to the zoning prior to August 6, 2024.

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)

If I purchased a home in an R-1 neighborhood I would be appalled at the idea that a multi family building could be built next door to me.

**Public Submission**

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First name [required]

Lee

Last name [required]

Symborski

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Proposed citywide rezoning

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

In favour

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I support the return to previous rezoning laws.  
NO blanket approvals without community consultation and approval.



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Proposed Citywide Rezoning Change

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

In opposition

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I am a resident of Queensland in Ward 14 and I am opposed to the proposed repeal of blanket rezoning in Calgary. I believe this change would set back the long-term health and viability of Calgary compared to other major cities in Canada. It is financially irresponsible for the city to revert back to the prior system. The overwhelming majority of rezoning requests are approved despite the extra work involved by the applicant and the city to get that approval. Blanket rezoning is a proven and effective tool in the toolbox for improving growth rates without the need of expensive sprawl on the outer reaches of the city. In addition, the city stands to lose out on hundreds of millions of dollars in federal funding by proceeding with this change. I believe Council should be a better steward of the money the city receives at a time when the provincial government has been reducing the city's available funding. Forward-thinking long-term decisions will benefit generations to come and a repeal of blanket rezoning will instead have negative consequences for those future generations. I urge councilors to vote against the repeal of blanket rezoning.