



Public Submission

CC 968 (R2026-03)

Collection Notice:

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

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First name [required]

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

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 request a full repeal of the BUZ and the enabling law.

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First name [required] Paula

Last name [required] Sanchis

How do you wish to attend?

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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Opposition to Citywide Residential Rezoning Proposal.docx

ATTACHMENT_02_FILENAME

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

Opposition to Citywide Residential Rezoning Proposal

I am writing to express my opposition to the proposed citywide residential rezoning currently under consideration by Council.

I live in a single-family residential neighbourhood that has been designed and developed around low-density housing. Many residents chose this community because of its quiet environment, family-oriented character, and the stability that comes with single-detached homes. The proposed rezoning, which would allow significantly higher density development in established neighbourhoods, raises several serious concerns.

First, our local infrastructure was not designed to support a major increase in residential density. Roads, water systems, sewer capacity, and stormwater management systems were built for the current population levels. Allowing multiple units, rowhouses, and additional suites on parcels originally intended for single homes will place additional pressure on infrastructure that may already be aging.

Second, increased density will inevitably bring more traffic. Many neighbourhood streets are used heavily by children, pedestrians, and cyclists. Additional vehicles from higher density housing will create safety risks for residents.

Another concern is the potential loss of neighbourhood character. Our community was planned as a single-family neighbourhood with green space, mature trees, and consistent housing forms. Large increases in density could significantly change the visual character and feel of the neighbourhood that residents have invested in for many years.

Finally, I believe that residents should have a meaningful voice in redevelopment decisions that affect their communities. Citywide rezoning reduces the opportunity for neighbourhood-specific discussions and public input regarding local development proposals.

I understand that Calgary needs to address housing supply and affordability. However, solutions should be balanced, carefully planned, and supported by adequate infrastructure and community consultation. A one-size-fits-all rezoning approach does not appropriately consider the differences between neighbourhoods across the city.

For these reasons, I respectfully ask Council to reconsider the proposed citywide rezoning and to pursue housing solutions that better respect existing communities, infrastructure capacity, and local planning processes.

Thank you for considering my comments.

Sincerely,
Paula Sanchis
Calgary, Alberta



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First name [required] Tannice

Last name [required] Ross

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am 100% in favour of repealing blanket rezoning. To restate thousands of letters written and comments made, our Inner City is not equipped for mass density. Going forward our summers will be hotter and drier with water shortages and conservation measures, we'll have more frequent electricity outages due to more air conditioners running and the demand to keep houses warm during cold snaps. We've already overtaxed the electrical grid with our current population. We don't need more traffic and parking battles, higher concentrations of car exhaust and more noise. Building a mass of units on a 50/60 x 120 lot is a loss of peace and privacy and completely blocks sunlight for neighbors especially those wanting to grow a garden. Too much density while taking away park space, such as Richmond Green Park, creates a feeling stress and congestion and a complete loss of quality of life vanishes. You expect more people will walk and take transit, but the truth is - this a car orientated city and it always will be. It's impossible to be anything but with our varying temperatures with oppressively hot sun in summer and wicked cold temperatures with icy sidewalks in winter. Every until must have at least one parking stall. Thank you.



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First name [required] Dennis

Last name [required] Kalma

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Proposed Citywide Rezoning Change

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

In favour

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The city wide blanket rezoning as passed in 2024 must be repealed as it is a travesty of legislation and ought not have ever been passed by the previous city council. It was unfair, unjust and would have seriously impacted the value of housing in areas where higher density housing was plopped into R1 districts. The current council needs to go back to the pre-2024 structure, even if the federal government cuts funding.



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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

I would like council to vote for a full repeal of Blanket Upzoning. (BUZ). I do NOT support an amendment.

I have seen the devastating effects of Upzoning in my neighborhood of West Hillhurst with some horrible developments that do not fit into the context of our community of mainly single houses and duplexes. We do have some multi unit building on corners and high streets and this also fits in well. So our community is diverse and offers many options, at many price points. It is why I chose to live here. BUT putting multiple units on a mid street block is certainly not contextual, and if continued we will just have streets of concrete with no trees or sunlight. Who wants to walk along such ugly streets? Putting eight units on one city block results in 23 bins in the back alley. And parking is very limited.

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

Before BUZ the corner town houses were built back from the sidewalk with some nice landscaping and finishing. Now developers are lacking in imagination in materials, design and landscaping. A recent development mid block is on a lovely street with new single houses and sticks out like a sore thumb. And the units are listed for > \$700,000. Thus the developer knocked down an affordable home with a very affordable rental suite and put in four expensive ugly town houses and four high end basement rental suits.



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Aside from two councillors, this council and mayor ran on an "Repeal Blanket Rezoning' platform. I understand that council is obliged to have a public hearing for any by-law change. I would assume that, as before, the majority of Calgarians will want this BUZ repealed. I would hope that council would this time listen to the majority of the public and fulfill their election promise.

In summary, I want redevelopment to be more thoughtful, and contextual and for council to LISTEN to Calgarians.
I would like this council to vote for a full repeal of Blanket Upzoning. (BUZ), and NOT an amendment.



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Last name [required]

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of reverting the residential properties to the zoning in place prior to city-wide Rezoning for Housing change. Our property was previously R1 and I would like it to be R1 again.



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Last name [required]

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

please see comments sent by accompanying email

From: [REDACTED]
To: [Public Submissions](#)
Cc: [Paige Coulter](#)
Subject: [External] Rezoning for Housing Submissions
Date: Tuesday, March 10, 2026 2:44:43 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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

[Report Suspicious](#)

Dear City council,

Thank you for taking the time to consider my submission. It was fairly clear from the hearings before former City Counsel, that Calgarians' voices were not taken into any real consideration and that the hearing was a formality prior to what was already a fait accompli. While I have some sympathy for Council's position in having to deal with unprecedented population growth through recent Federal Government policies, blanket rezoning is not the solution.

When my husband and I decided to start a family, we researched a number of areas across the City to see what would be the best fit for us. We were originally attracted to the Marda Loop area given its proximity to downtown (where we both work) as well as the schooling options. However, we were put off by the high-density housing. As anyone who has recently driven through the area can attest to, unchecked growth demonstrates the perils of poorly planned expansion. Roads are near-permanently closed due to ever ongoing construction, and residential parking is almost impossible to find. Despite having family in the area, we chose to look elsewhere, as this type of development did not meet our needs.

We opted instead to buy a family home in Scarborough. There is ample green space, a well-regarded school, and the roads are wide enough and quiet enough that our kids can play street hockey with our neighbours. It is a perfect area for a young family. Allowing for city-wide re-zoning fails to account for the needs and preferences of different types/stages of families. Buying a home is one of the biggest investments a person makes in their lifetime. Much thought is given in balancing one's wants, needs and budgetary restrictions. People buy their "forever" home in an area that meets their unique criteria and works for them. To take any neighbourhood with its particular existing charms and eccentricities and turn it on its head by allowing for cookie cutter subdivisions and multiplexes essentially imposes a new character of neighbourhood

upon existing owners that is not of their choosing. We choose Scarboro in part for its heritage feel. Allowing for blanket rezoning will alter the character of the neighbourhood many homeowners believed they were permanently buying into, which is simply unfair.

There are plenty of areas in Calgary with existing high density and mixed housing zoning. Council should focus on developing these existing areas and ensuring that adequate City services (public transit etc.) are made available in these areas. Simply allowing for higher density absent any thought to those services required when more people live in an area is short sighted. Before density can increase, municipal services must be made available. As an example, my children attend Sunalta public school. They are each in grade four and each of their classrooms have over 30 students enrolled. This number is already ludicrous for a public school and is untenable for teachers, leading to a poor learning environment. If higher density building is permitted, where will these additional kids go to school? What will class sizes look like in the future?

Further, while the argument for low cost housing in the City is admirable, and while such housing options must be provided, blanket rezoning will not meet this need. It is laughable to suggest that builders are going to be able to provide affordable housing in Scarboro and similar areas, where the cost of land alone is well north of a million dollars. Any multi-units in this area will not come near the price range for those looking for low cost housing. Those arguments to the contrary are nothing more than a ploy by builders/developers.

In my view, the best way forward concerning future zoning changes/development is to have Council work closely with the various community associations. These groups are best informed about the particular needs of their community and can help advise accordingly. A blanket approach simply does not work.

Thank you for your attention to this matter

Paige Coulter

430 Superior Avenue SW, T3C 2J4





Public Submission

CC 968 (R2026-03)

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First name [required] Karen
Last name [required] McCarthy

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

ATTACHMENT_02_FILENAME

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

From a personal perspective, living in Bowness, I have seen firsthand how the neighborhood has been changed for the negative. I have lived through major trucks rolling down my street, seeing landscapes changing from natural treed lots to massive buildings that block sunshine and are generally very unsightly. There was no effort to blend in buildings that complemented the surroundings. While trees and sunshine are gone, we now have parking issues and more traffic in general. This happened so fast that I feel it is too late to reverse the conditions I mentioned above but maybe we can stop any further deterioration of an old, historic community. The only building I would agree with going forward would be duplexes which would allow leaving some mature trees in tact and adding beauty instead of taking away the character of the area. I strongly request to repeal for a full repeal of blanket rezoning.



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First name [required]

Jill

Last name [required]

Crowdis

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)

Jill Crowdis

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

Council



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to express my opposition to the blanket rezoning that was put into place last year, I am in favour of City council repealing it.

I was born and raised in Calgary and have lived in many different neighbourhoods throughout my life. When I decided to buy a place I specifically chose my home as it was an area of single family homes. I had lived in inner city neighbourhoods with high density housing and I didn't enjoy the vibe that comes with that. It was not right or fair for city council to go ahead and make the sweeping change to all neighbourhood zoning. People buy into specific areas for the community that is there. With the ability to easily add secondary suites or higher density housing options it can quickly change the dynamics of the street and have a negative impact on the neighbours. Parking is a huge concern, plus the added strain on aging infrastructure.

I hope this time City council will listen to the citizens who have very loudly and clearly stated that we want this rezoning repealed.

Thank you,
Jill Crowdis



Public Submission

CC 968 (R2026-03)



Public Submission

CC 968 (R2026-03)

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First name [required] richard

Last name [required] elliot

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 26, 2026

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

[required] - max 75 characters

proposed city wide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I wish for council to repeal blanket rezoning. i do not want and amendment I want a complete repeal. I have seen the results of rezoning in my neighborhood and m not happy with the way it has changed my neighborhood.



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First name [required] Susan

Last name [required] Kober

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

REPEAL
March 10, 2026

Mayor & Councilors
City of Calgary
Calgary, AB

Dear Mayor and Councilors,
I planned to list my reasons for supporting 'Repealing Blanket Upzoning'. However, yesterday I received a flyer from www.calgariansforthoughtfulgrowth.com which elucidates many significant points. Therefore, I will bring forward issues which I have personally experienced, which you may not be aware of:

1. Destruction of fabric of the community – neighbours bordering a new HGO development (over 40 units, 12 m tall, back-to-back rectangles) have sold their homes and moved. Long time friendships turned to dust.
2. Tree canopy clear-cut, impacting migrating and local birds and other wildlife while degrading the appearance and reasons for choosing to live in the area.
3. Lack of trust in City officials and Developers; one example – a single meeting of the Planning Commission resulted in 100% approvals; developers were allowed to speak and residents were not. There was a clear bias.
4. Nothing residents did had any impact: shadow studies, petitions, lawyers,

Comments - please refrain from



Public Submission

CC 968 (R2026-03)

providing personal information in
this field (maximum 2500
characters)

technical planning consultants, bylaw experts, support for Lehodey's Supreme Court trial vs. the City.

5. Large rectangular boxes with unusual exterior colours and finishes do not fit into the community.
6. Traffic studies were not conducted given a massive increase in residents.
7. Developers raced to get approvals prior to the civic election, so damage will continue with future builds.

Sincerely,

Susan Kober
2015 – 4 Ave. NW
Calgary, T2N 0N4



Reference: LOC2023-0244: 405, 407, 411, 415 19 St. NW, Land Use Amendment to H-GO.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] Rezoning
Date: Thursday, March 12, 2026 1:27:35 PM
Attachments: [NEW Unassailable Case Final Consolodated \(Mar 4\).pdf](#)

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

[Report Suspicious](#)

I believe you may already have this document, from the authors. But, just in case I'm sending so it is circulated to mayor and council.

Thank you.

The Unassailable Case Against Blanket Rezoning 2.0: An Empirical Assessment of Urban Planning Failures and Sustainable Alternatives (2026 Update)

Authors: Stephen Shawcross & Sano Stante

Preamble

This report evaluates the empirical outcomes of the City of Calgary's city-wide rezoning policy during the 2024–2026 post-implementation period. Utilizing current market data, administrative performance metrics, and a review of international policy shifts, the analysis finds that while Calgary achieved record housing completions in 2025, only approximately 5.6% of these units were a direct result of the blanket rezoning instrument. The majority of growth remained driven by established Local Area Plans (LAPs) and greenfield development. Evidence indicates that the policy has been accompanied by significant land value inflation in established neighborhoods, a surge in administrative litigation at the Subdivision and Development Appeal Board (SDAB) resulting in documented project delays, and a failure to provide housing accessible to low-income households. Based on these findings, the paper proposes a strategic transition toward context-sensitive intensification through LAPs and the implementation of Community Land Trusts (CLTs) to achieve sustainable, non-market affordability objectives.¹

Introduction

The evolution of municipal housing policy in Calgary has reached a critical juncture. Following the implementation of city-wide blanket rezoning in May 2024, the subsequent two years have provided a rigorous empirical laboratory to test the assertions made by proponents of "blanket rezoning". While the initiative was framed as a necessary measure to address housing affordability and streamline development, the actual outcomes observed between 2024 and 2026 suggest a significant divergence from these theoretical goals. This updated assessment incorporates current market data, administrative performance metrics, and international policy shifts to demonstrate that the original arguments against blanket rezoning have transitioned from predictive warnings to documented realities. As Calgary City Council moves toward a potential repeal of the Rezoning for Housing program in 2026, it is imperative to analyze the data that substantiates the need for a return to comprehensive, context-sensitive planning.^{1, 2}

The Macro-Economic Reality of the Calgary Housing Market (2024–2026)

The primary justification for the 2024 blanket rezoning initiative was the belief that an immediate increase in permitted density would catalyze an unprecedented construction boom, thereby lowering home prices through the often-cited mechanism of supply and demand. Current statistics from 2025 and early 2026 reveal a far more complex and nuanced dynamic. Calgary indeed experienced a record-breaking year for housing in 2025, with 23,367 starts just in the City of Calgary, more than doubling the 10 year annual average of 11,935. However, based on CMHC data, only approximately 1,302 of these units – roughly 5.6% of the total – were a direct result of the blanket rezoning, not significantly different from what occurred prior to the implementation of blanket rezoning. This suggests that the broader construction boom was driven by existing market forces, greenfield development, and established Local Area Plans (LAPs) rather than the wholesale upzoning of established neighborhoods.^{4, 6, 8}

Furthermore, the impact on affordability has been marginal at best. The 2026 Property Assessment Roll shows that the typical residential market change was an increase of 1% for single-family homes, with the median assessment rising to \$706,000 from \$697,000 in 2025. While certain segments of the market, such as apartment condominiums, saw value drops of 3% to 6% due to oversupply and reduced demand (a function of greatly reduced in-migration), the multi-residential rental sector—which proponents argued would be aided by blanket rezoning—saw an 8% increase in median value. This indicates that the demand for ground-oriented, family-sized housing remains high and largely unmet by the units enabled by the blanket rezoning bylaw.^{7, 9}

Comparative Residential Value Trends (2024–2026)

The following table depicts the shift in Calgary's residential market values during the valuation period from July 1, 2024, to July 1, 2025, which forms the basis for the 2026 property taxes.

Property Category	2024-2025 Value Change	2025 Median Assessment	2026 Median Assessment	Trend Status
Single Residential	+1%	\$697,000	\$706,000	Stable/Appreciating
Residential Condominiums	-3%	\$359,000	\$347,000	Softening/Oversupplied
Apartment Condos	-6%	\$315,000	\$296,000	Reduced In-Migration
Multi-Residential (Rental)	+8%	N/A	N/A	Higher Rental Demand/Decreased Ability to Purchase
Townhouses	0%	\$441,000	\$440,000	Increased Supply has not led to price reduction

^{7, 8, 9}

The City's argument was that residential values for existing homes would decline, improving affordability. While excess supply in the new home market can do this in the short run, much of this is dependent on how much supply is added relative to the population growth, what type of supply is added and where the supply is located.

In 2025, median prices in the City of Calgary did decline across each property type. However, while declines occurred in the districts where most new development supply was added, prices increased in the City Centre.

2025 Resale Price Change	Detached	Row	Apartment
City Centre	2.7%	4.6%	1.5%
North East	-1.3%	-5.3%	-7.7%
North	-1.5%	-8.0%	-6.1%
North West	1.8%	-0.4%	0.6%
West	2.7%	1.5%	0%
South	0%	-2.3%	-2.1%
South East	-1.1%	-1.3%	-6.7%
East	-1.3%	-3.0%	0.3%

With most of the re-development occurring in the City Centre, the data suggests that blanket rezoning did not achieve the objecting of reducing re-sale prices in the established communities. When it comes to the city centre, this in part is due to higher spreads between new and resale prices, making resale properties more desirable. Most of the price adjustments occurred in areas near greenfield development, where smaller price spreads existed between newer resale product and new homes.

The data suggests that blanket rezoning has failed to produce the "price correction" promised to Calgarians. Instead, the market is recalibrating through a return to balanced conditions, driven by stabilizing net migration and a surge in supply that was already in the pipeline prior to the May 2024 decision. The inflationary impact on land value—the core component of housing cost—remains a significant barrier to entry for the very demographics the policy was intended to assist.^{8, 9}

To reiterate, Calgary's own housing strategy progress reporting indicates housing pressure remains significant with "at least one in five households" unable to afford their housing, while the private market continues to deliver predominantly market- rate supply.

The Administrative Crisis: Failure of the "Streamlining" Objective

A cornerstone of the City’s argument in favor of blanket rezoning was the anticipated "streamlining" of the development process. By eliminating the requirement for individual land-use amendment hearings before City Council, the administration promised to reduce bureaucratic hurdles and accelerate the construction of "missing middle" housing. Empirical evidence from the past eighteen months suggests the opposite has occurred. The removal of public input at the land-use stage has resulted in a "litigation bottleneck" at the Subdivision and Development Appeal Board (SDAB) and the Alberta Court of Appeal.^{10, 11}

The Surge in SDAB Appeals and Procedural Delays

Prior to the implementation of blanket rezoning, neighbors and community associations typically voiced their concerns during the public hearing stage for land-use amendments. When these concerns were addressed early in the process, the likelihood of an appeal at the Development Permit (DP) stage was significantly reduced. With the advent of Blanket Rezoning zoning, directly affected residents now find themselves with no venue for discourse until a permit is approved. This has led to a dramatic increase in appeals against approvals.^{10, 11, 12}

Data from mid-2025 confirms that the SDAB received 85 appeals city-wide by June, with 55 specifically related to R-CG (Residential-Grade-Oriented Infill) developments. These appeals add a minimum of 68 days to the development timeline on average. When considering the initial 40-day review period and the 15 days allowed for the Board to issue a written decision, the total delay for a contested project often exceeds four to six months.^{10, 11, 12}

Process Metric	Pre-2024 Baseline (Avg)	2025-2026 Observed (Avg)	Impact of Change
Notice of Appeal to Merit Hearing	30 - 45 Days	68 Days	+50% Increase in Wait Time
Total DP-to-Appeal Resolution	10 Months	14 - 18 Months	Significant Project Lag
Daily Carrying Cost (Small Project)	\$200 - \$300	\$500+	Erosion of Affordability
SDAB Appeal Volume (R-CG)	< 10 per year	55+ per year	Operational Strain

^{10, 11, 12}

The financial implications of these delays are severe. Industry analysts and the Calgary Inner City Builders Association (CICBA) report that carrying costs for a typical four-unit rowhouse project amount to approximately \$500 per day during an appeal period. A 68-day delay results in an additional \$34,000 in costs, or \$8,500 per unit, which is invariably passed on to the final consumer. Far from streamlining the process, blanket rezoning has created a "rear-end loaded" system where the removal of upfront engagement creates costly conflicts at the final stages of approval.^{10, 12, 13}

Legal Challenges and Judicial Review

The unpredictability of the current system has also increased the frequency of applications for leave to appeal to the Alberta Court of Appeal. Case law from early 2026, such as *Urban v Calgary (Subdivision and Development Appeal Board)*, highlights the ongoing friction regarding "Contextual Semi-detached" versus "New: Semi-detached" categorizations and the interpretation of setbacks and cantilevers under the revised Land Use Bylaw. These legal challenges, even when dismissed, can add six to twelve months to a project's timeline, further destabilizing the investment climate for small-scale developers.^{10, 11, 14}

Land Value Inflation and the Disappearance of Affordable Stock

One of the most profound unintended consequences of blanket rezoning is the immediate and sustained inflationary impact on land values pegged to the "highest and best use". When a property is upzoned to RC-G, its market value is no longer determined by its utility as a single-family dwelling but by its potential as a four-plex or eight-unit development site.^{1, 15}

The "Upzoning Tax" on Existing Neighborhoods

Recent real estate data from communities like Mount Pleasant and Killarney illustrates this phenomenon. A typical 1950s bungalow on a 6,000 square-foot lot that might have been valued at \$722,000 under R-C2 zoning saw its potential value jump to \$986,000 once rezoned to R-CG—a 36% increase in land basis alone. In Killarney, similar properties saw increases from \$740,000 to over \$1,016,000. This inflation creates a "virtuous cycle" for developers but a "vicious cycle" for affordability. Because the land cost must be amortized over the new units, developers are incentivized to build premium products to maintain profit margins of 20% to 25%.^{13, 14, 15}

Community/District	Lot Type	Original Value (2023)	R-CG Value (2025/26)	Land Basis per Door (4 units + 4 suites)
Altadore/Marda Loop	Premium Core	\$850,000	\$1,200,000+	\$150,000
Killarney/Richmond	Transit Area	\$740,000	\$1,016,000	\$127,000
Ogden/Forest Lawn	Value Play	\$400,000	\$550,000	\$68,750

^{13, 15}

In premium neighborhoods, the land basis alone—before a single shovel hits the ground—can reach \$150,000 per "door" (counting both primary units and secondary suites). When adding hard construction costs, which typically ranged between \$250 and \$300 per square foot in 2025, the final selling price of a new rowhouse unit in the inner city frequently exceeds \$1.1 million. This process confirms that blanket rezoning does not create affordability; it merely accelerates the replacement of "attainable" \$700,000 bungalows with "premium" \$1.2 million rowhouses.^{13, 14, 15}

Environmental and Tree Canopy Degradation: The Ecological Cost

Calgary's tree canopy is an essential component of the city's climate resilience, providing cooling, stormwater management, and carbon sequestration. The City has set an ambitious goal of doubling its urban canopy from the 2022 measurement of 8.25% to 16% by 2050. However, the blanket rezoning model facilitates a development form that is fundamentally incompatible with these goals.^{16, 17, 18}

Clear-Cutting for High-Density Infill

The physical form of R-CG development—specifically the high lot coverage (typically 60%) and the requirement for on-site parking, amenity space, and accessory buildings—leaves virtually no room for the retention of mature trees. In established communities, the Blanket Rezoning demolition of a single-family home almost always involves the removal of its entire private forest.^{16, 18}

Tree Canopy Decline: Despite the City's "Branching Out" program, which provides roughly 5,000 trees annually to residents, the overall canopy is in decline in inner-city redevelopment zones.^{17, 18}

Carbon Sequestration: Each mature tree lost to building coverage represents a reduction in passive CO2 sequestration of 22kg per annum.¹

Urban Heat Island Effect: Neighborhoods with the lowest canopy coverage, such as those in the Northeast, consistently record higher peak temperatures.^{17, 18}

Stormwater Impact: A healthy canopy reduces stormwater runoff and prevents soil erosion; the replacement of permeable soil with concrete building footprints and asphalt parking pads increases peak discharge and places additional strain on 60-year-old sewer infrastructure.^{16, 17}

Calgarians have expressed profound concern over this loss, with 98% stating that trees are important to them in a 2022 survey. City administration has acknowledged that incentives alone are unlikely to stop the decline and that new regulations on the removal of private trees are likely required to meet climate goals—regulations that would directly conflict with the "unrestricted" development promised under blanket rezoning.¹⁸

Social Cohesion and the Erosion of the Social Contract

Property zoning creates an implicit social contract between the citizen and the municipality. When individuals invest in a home, they are often purchasing a specific living experience defined by neighborhood character, density, and amenities. The unilateral and city-wide alteration of this contract via blanket rezoning—conducted despite "overwhelming opposition" and hundreds of presentations during the May 2024 public hearings—has significantly eroded public trust in the planning process.^{1, 2}

The Psychological Impact of Uncertainty

The removal of certainty is a major determinant of stress and health. Proponents of blanket rezoning failed to account for the psychological impact on existing residents who must now contend with the possibility of an 8-unit multiplex being built on an adjacent lot with no site-specific notification.¹

Health and Well-being: Uncertainty inhibits the ability to act and leaves residents feeling "psychologically fragile". The prospect of high-density development without discourse creates a sense of helplessness among the +/- 300,000 households currently occupying single-family and semi-detached dwellings.¹

Uncertainty of outcome has a profound effect on the investment decisions for builders, developers and community residents. Certainty of use via LAPs and subsequent land use zoning is a key requirement in ameliorating the issues that have arisen resulting from blanket rezoning.

Loss of Choice: Calgary’s citizenry historically had the freedom to choose neighborhoods that reflect their preferred aesthetic and social attributes. Blanket rezoning forces a "one size fits all" equity model that sacrifices the freedom of choice for existing homeowners in favor of an ideology that has proven unsuccessful in producing the promised results. ¹

Displacement and Gentrification

In mature communities, the introduction of blanket rezoning drives property values to a point where long-term residents, particularly seniors on fixed incomes, can no longer afford to "age in place". This process of gentrification erodes the social fabric, replacing diverse demographic compositions with a more homogeneous population. ^{1, 13, 14}

Home ownership itself is a driver of engaged communities, as owners are more apt to invest in their property and community over the long term. The 2025 shift toward a 68% share for purpose-built rentals in apartment starts suggests that blanket rezoning is facilitating a "rentership society" rather than building asset-based wealth for Calgarians. ^{1, 13}

Lessons from the International Context: Auckland and Minneapolis

The "Calgary Experiment" of blanket rezoning was modeled after initiatives in other jurisdictions, most notably Auckland, New Zealand, and Minneapolis, USA. By early 2026, both of these precedents have encountered significant roadblocks or have been discarded. ^{19, 22}

Auckland: The Reversion to Traditional Planning

Auckland was frequently cited by the City of Calgary as proof that upzoning could work. However, in late 2025, the Auckland government officially withdrew its "Plan Change 78," which had implemented blanket Medium Density Residential Standards (MDRS). ^{19, 20}

Auckland Policy Phase	Action Taken	Rationale
Plan Change 78	Blanket MDRS (Permitted 3 storeys city-wide)	Response to national mandate for density.
Withdrawal (Oct 2025)	MDRS no longer a permitted activity.	Realization that blanket upzoning ignored natural hazards (flooding) and infrastructure limits.
Plan Change 120 (Nov 2025)	Targeted Intensification (Up to 15 storeys near transit)	Focus on areas with the best economic sense and infrastructure capacity.

^{19, 20, 21}

Auckland's shift back to "targeted" intensification—essentially the Local Area Plan (LAP) approach—demonstrates that blanket models are unsustainable. The New Zealand government has now amended legislation to allow councils to "opt out" of MDRS if they provide equivalent housing capacity in more appropriate, well-connected places. ^{20, 21}

Minneapolis: Legal Challenges and Market Realities

The "Minneapolis 2040" plan, which eliminated single-family zoning in 2018, has been mired in legal battles for nearly a decade. In early 2025, an environmental lawsuit was finally dismissed only after the Minnesota Legislature changed state law to exempt municipal plans from environmental reviews. ²²

More importantly, empirical research on the Minneapolis plan suggests that the observed price declines were not triggered by a construction boom (as supply did not increase immediately) but by a "softening of housing demand" and altered market expectations. In fact, as of late 2023, the development of housing with three or more units was reported as no longer permissible in many areas that previously only allowed single-family homes, following a temporary reversion to the 2030 plan during the legal dispute. ^{23, 24}

The Perpetual Affordability Solution: A Community Land Trust Model

If the goal of the City is truly to provide housing for lower-income households, blanket rezoning is a "sledgehammer when a scalpel is required". A more effective and predictable solution is the establishment of a Community Land Trust (CLT) coupled with Comprehensive Neighborhood Plans (LAPs). ^{1, 26}

Addressing the Land Cost Component

As evidenced, land constitutes 25% to 33% of the final selling price of a home in Calgary. The City has no influence over materials, labor, or market-rate profits, but it possesses a massive land base of underutilized parcels. ^{1, 13, 26}

City Land Supply: Over the past number of years, the City has generated redevelopment schemes for city-owned parcels near LRT stations and excess school sites. Many of these have sat vacant for over 25 years when they could have been utilized to support the affordable housing strategy. ^{1, 26, 27}

Perpetual Affordability Mechanics: By leasing this land to a CLT for a nominal amount (e.g., a 99-year lease), the "land cost" is removed from the equation. Homes can then be sold or rented to income-tested residents at 30% below market value. ^{1, 26} (see Appendix A for details)

Asset-Based Welfare: Unlike blanket rezoning, where the "affordability" is lost the moment the first buyer resells at market rates, the CLT model requires the property to be resold to the trust at cost plus a cost-of-living adjustment. This ensures the unit remains affordable for every subsequent generation. ¹

Progress on Alternatives (2025–2026)

In 2025, the Calgary Municipal Land Corporation (CMLC) advanced the first year of its 2025–2029 Strategic Plan, which includes a focus on Transit-Oriented Communities (TOC). Projects like the 230 affordable townhouse-style homes at the David D. Oughton site demonstrate that targeted, context-sensitive planning can deliver more units than sporadic, un-notified infill. ^{26, 27}

Planning Model	Affordable Units Delivered (Potential)	Impact on Neighborhood	Administrative Status
Blanket Rezoning	Low (Market Rate focused)	High Disruption/Conflict	Repeal Process Initiated (2026)
LAP + TOC Sites	High (Concentrated)	Minimal/Planned	Active (CMLC Strategic Plan)
CLT + City Land	Guaranteed Perpetual Affordability	Strategic/Targeted	Recommendation to Council

^{26, 27}

The Federal Funding Controversy (\$861 Million at Risk)

A primary hurdle in the move toward repeal is the warning from city administration that Calgary could lose up to \$861 million in federal funding if it reverses blanket rezoning. This funding includes the Housing Accelerator Fund (HAF) and potential grants from the Canada Public Transit Fund. ^{5, 25}

CMHC Conditions: The Canada Mortgage and Housing Corporation (CMHC) states that to remain compliant, Calgary must not reintroduce "exclusionary" (single-family only) zoning and must allow at least four units in all zones across the city. ²⁵

Counter-Arguments: Critics note that the City's housing metrics for 2025 (20414 completions) significantly exceeding HAF targets, and that only 5,327 of those units were tied to redevelopment, some of which likely started prior to implementation of the blanket rezoning policy. This suggests that Calgary is meeting its commitment to add supply through other, more effective means. Furthermore, proponents of repeal argue that the "financial risk" is being overstated by administration using highly conditional language. ^{4, 5, 25}

The decision facing Council in March 2026 is whether to prioritize a specific, flawed policy mechanism (blanket rezoning) to appease a federal donor, or to prioritize the long-term structural health of Calgary's communities and the actual delivery of housing units. ⁵

Summary of Substantive Amendments: Predicted vs. Actual Outcomes

The following table serves as the "redlined" analysis of the original paper, comparing the potential impacts identified in 2024 with the documented outcomes observed by 2026.

Topic/Concern	2024 Prediction (Original Paper)	2026 Empirical Outcome (Actual)	Amendment Significance
Development Timelines	Likely to extend timelines due to appeals at SDAB.	Average appeal delay of 68 days; total project lags of 14-18 months.	Validated: "Potential" impact is now a documented "Actual" cost.
Housing Affordability	No guarantee of affordability for lower-income groups.	Median detached assessment reached \$706k; new R-CG units priced over \$1.1M.	Validated: Supply increase did not lower entry-level pricing.
Land Value Inflation	Drives older property values up, displacing residents.	36% jump in land value for Mount Pleasant/Killarney lots.	Validated: Upzoning acted as an immediate "land tax" on neighbors.
Tree Canopy	Reduction in green space and loss of mature canopy.	Canopy stagnated at ~9.62%; clear-cutting for infill is a primary cause.	Validated: Policy is fundamentally at odds with Climate Goals.
Administrative Burden	Will overwhelm SDAB and Alberta Court of Appeal.	SDAB appeals surged (55 R-CG cases in one year); 4 additional hearing days required.	Validated: Replaced public hearings with a "litigation trap."
Increasing Supply	Increased supply limited and sporadic in established communities.	Only 10% of 2025's record housing starts came from blanket rezoning; the boom was driven elsewhere.	Validated: Policy was unnecessary for achieving record supply.

1, 4, 10, 13, 17

Comparison of Blanket Rezoning versus LAPs/CLTs

The following provides a comparison of Blanket Rezoning versus Comprehensive Neighborhood Plans (LAPs) coupled with a Community Land Trust in terms of addressing the City’s stated objectives.

BLANKET REZONING	COMPREHENSIVE NEIGHBORHOOD PLANS + CLT
1) Increased Housing Options and Affordability	
Questionable ability to provide affordable housing in numbers capable of satisfying demand. Unlikely to address affordability for lower income households	Well located, contextually appropriate projects at scale and affordable rate. Ability through reduced land costs to address lower income households. Encouraging the deployment of secondary suites and laneway housing in all zones where residence is owner occupied.
2) Streamlining the Development Process	
Blanket rezoning has potential to cause a significant backlog of appealed development permits at SDAB and Alberta Court of Appeal if affected residents and/or community associations are opposed.	A comprehensive neighborhood plan will designate the most appropriate sites for intensification along with CLT projects, thereby eliminating friction in the approval process.
3) Supporting Diverse Community Needs	
The majority of Area Redevelopment Plans currently provide for diverse housing options and the Local Area Plan Process is providing for alternatives and considerable intensification. Therefore, blanket rezoning is unnecessary.	Comprehensive Neighborhood Plans along with the CLT model achieve the stated objective without the attendant impacts.
4) Utilizing Existing Infrastructure Efficiently	
Sporadic/scattered redevelopment engendered by blanket rezoning of single-family neighbourhoods is not an efficient use of infrastructure v/s selective large-scale redevelopment.	Development of City land which has sat vacant in prime locations for an extended period (+/- 25 yrs.) would be an extremely efficient use of existing infrastructure. Especially on a larger scale that takes advantage of public transit (i.e., LRT Stations)
5) Improving Overall Housing Market Dynamics	
“Adding new homes to the market, even if they are initially priced higher, contributes to overall housing affordability” is not only counter-intuitive, but spurious in the extreme. By the City’s own admission, blanket rezoning will result in “ <i>adding higher priced homes to the market</i> ”.	The CLT model will provide truly affordable housing in perpetuity, again without the attendant disruption and negative impacts.

BLANKET REZONING	COMPREHENSIVE NEIGHBORHOOD PLANS + CLT
<p>The Authors’ experience over the past 40+ years suggests that house prices in YYC have remained stable or increasing, except during three periods (NEP 1981 and 2007 global financial crisis and Covid) caused by exogenous and extreme events. We are unaware of any instance in history where an oversupply without a concurrent financial anomaly has caused a significant reduction in average house prices over the long term (see Appendix B).</p>	
<p>6) Encouraging Development in Established Areas</p>	
<p>Blanket rezoning represents a shotgun approach to re-development in established areas and will not achieve the volume or type of development required to address the affordability issue. This is best accomplished through comprehensive and contextually appropriate planning.</p>	<p>Comprehensive Neighborhood Plans Incentivize investment by providing certainty for both developers and homeowners. LAPs accomplish this objective in a more rational and considered way allowing for intensification that provides for desired synergies and adjacencies, mixed uses, live/work and unique living arrangements (coop housing, etc.).</p>

Conclusions

As evidenced, blanket rezoning has failed to achieve the stated objectives, instead delivering unintended and undesirable social, environmental and economic impacts. For the purposes intended, blanket rezoning is a blunt instrument- a sledgehammer - when urban redevelopment requires a scalpel and a deft touch to effect major intensification programs that also provide protection and certainty for all stakeholders (homeowners, and developers along with City council and administration).

It is instructive to note that the city's stated objectives with respect to housing policy can be readily achieved through conventional protocols and processes without resorting to a sea change in the form of blanket rezoning.

Given the easing of in-migration and the current supply dynamics, we have the time to fashion policies/programs that are capable of addressing the identified affordability, product diversity and approval streamlining issues without the attendant impacts. This is our opportunity to get it right.

Recommendations for City Council

Based on the evidence accumulated during the 2024–2026 period, we respectfully table the following recommendations for the public hearing on March 23, 2026:

- 1) **FULL REPEAL OF BLANKET REZONING.** That the City rescind the blanket zoning bylaw immediately and reinstate the last version of the land used bylaw preceding the implementation of the blanket zoning bylaw (IP2007).
- 2) **STRATEGIC INTENSIFICATION VIA LOCAL AREA PLANS.** That the City prioritize the review and revision of Local Area Plans to achieve appropriately targeted intensification and to protect low-density (RC-1 and RC-2) character districts outside identified corridors, nodes and activity zones.
- 3) **CREATE CERTAINTY FOR HOMEOWNERS AND DEVELOPERS.** That the City implement land use zoning (redesignation) consistent with approved local area plans following adoption of LAPs.
- 4) **INCENTIVIZE LOW-IMPACT DENSITY.** That the city maintain and expand the secondary suite and laneway housing programs which successfully provide density without the destruction of neighborhood character.
- 5) **UPDATE PLANNING DOCUMENTS.** That the City update and revise the Calgary Municipal Development Plan and Land Use Bylaw to reflect the changes as precipitated by removal and strategic allocation of the RC-G district.
- 6) **ESTABLISH A COMMUNITY LAND TRUST.** That the City establish a Community Land Trust along the lines as previously described to deliver below market rate housing in both ownership and rental tenure in a variety of structural types and locations.
- 7) **DEDICATE LAND TO INITIATE COMMUNITY LAND TRUST.** That the City identify and make available, under a lease structure, municipally-owned parcels throughout the city to provide land for the Community Land Trust initiative.
- 8) **RENEGOTIATE FEDERAL FUNDING.** That the City use Calgary's record-breaking construction data from 2025 to prove to the federal government that supply goals can be met without blanket rezoning, thereby securing infrastructure funding while maintaining municipal autonomy

Authors' Note: This document is an update of "The Unassailable Case against Blanket Rezoning," integrating empirical data from the 2024-2026 period to support a return to sustainable, democratic, and evidence-based urban planning in the City of Calgary.

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Mr. Stante has been instrumental in innovative projects throughout Western Canada, from bridges to residential sub-divisions, high-rise to historical preservation, to health-care. Sano is an effective advocate of sustainable communities and received the Quality of Life award from Alberta Real Estate Association. Sano currently instructs real estate sales management at REDI U of C Haskayne. Sano is a native Calgarian with deep roots in the community and a key player in the improvement of Calgary's urban landscape with a passionate interest in sustainable development.

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Appendix A

The Creation of a Perpetually Affordable Housing Supply

As evidenced, the ability of the initiative to address the key issue of affordability is questionable and the consequential impacts, unintended and otherwise, are legion and significant. The City's proposal for blanket upzoning is wielding a sledgehammer, when a scalpel is required to reshape the urban landscape. The City does however possess the means in both 'men and material' to solve the problem and on their own substantial land base.

In addition, there exists a significant potential supply of affordable housing in the form of secondary suites in existing units that could be unlocked with appropriate modifications to the current regulations.

Land Cost – A Barrier to Affordability

Land development and building when in the hands of the private sector are "for profit" enterprises. Developers target returns in the 20 to 25% range with builders adding another >14% to the final home price.

The land component of the majority of most lower density housing forms (i.e., single-family, semi-detached, duplex, townhouse and multiplex) is between 25 and 30% of the final selling price of the unit with materials, labour, marketing, project management and profit constituting the remainder.

Developers and builders are incentivized to deliver housing products that will render an acceptable profit margin and, given the fixed cost components, there is little scope for providing 'affordable' versus 'market rate' housing.

While the City has virtually no influence over most of the fixed cost components (i.e., materials, labour, marketing, project management and profit), it has at its disposal a land base and the administrative capability to deliver housing between 25 and 33% below market values for comparable units, or truly affordable housing.

City Land Supply – A Lost Opportunity

Over the past twenty years, the City of Calgary has generated through planning studies, redevelopment schemes on City-owned parcels adjacent to LRT stations, excess school sites and larger agglomerations. These redevelopment initiatives represent the potential for thousands of affordable housing units of various structural types (townhouses to hi-rises). Unfortunately, very few of the identified opportunities have been acted upon. These studies could be easily reactivated and form the basis of a comprehensive affordable housing strategy.

Community Land Trust - A Mechanism to Perpetual Affordability

The City establishes a housing management entity (**Community Land Trust**) that oversees the development of affordable housing. Alternately, parameters are established for nonprofit organizations to acquire and hold the land permanently (off the speculative market) and undertake the development. Land is held in the CLT or leased from the City for a nominal amount, long term (say 99 years). Durable, long-term housing is developed and sold by CLT absent the land cost at approximately 30% less than comparable housing. Purchasers are screened to meet an income and means test to qualify for affordable housing. Terms of sale require that the property must be owner-occupied. Owners may sell

the property however; the property must be sold to the CLT at cost base plus the cost-of-living increases over the duration of occupancy. The CLT can re-sell the property into the market again on an affordable basis (presumably 30% under market) providing a perpetual affordable housing model, limited by the durability of the property. When the property reaches end of life, the CLT may rebuild on the property under the same model because the land stays under the control of the Municipality or CLT. ¹

The model is equally applicable in the delivery of rental units. The split between ownership and rental would be determined through an examination and projection of City supply/demand characteristics.

Given this model, affordable housing remains perpetually affordable rather than only initially affordable and thereafter absorbed by the market. A key component is the availability of City owned land. The model could also utilize Provincially owned land, such as surplus school sites (or underutilized sites). Most school land owned by the province carries the caveat that if sold, must be sold at market value. This has historically hindered the re-development and efficient re-use of these sites for affordable housing and other community functions. By leasing these sites to a CLT rather than selling the land, the perpetually affordable aspect is achieved.

¹ <https://cltweb.org/wp-content/uploads/2022/06/Origins-Evolution-CLT.pdf>

APPENDIX B: Price Decrease/Oversupply Fallacy



NEGLIGIBLE AFFORDABILITY IMPROVEMENTS FOR LOWER INCOME HOUSEHOLDS

✗ NO GUARANTEE NEW DEVELOPMENTS WILL BE ACCESSIBLE TO LOWER-INCOME HOUSEHOLDS. THE MARKET WILL PRODUCE HOUSING FINANCIALLY OUT OF REACH FOR MANY, THUS NOT EFFECTIVELY ADDRESSING THE CORE ISSUE OF HOUSING AFFORDABILITY FOR ALL SEGMENTS OF THE POPULATION.

✗ THE NOTION THAT INCREASING SUPPLY WILL CAUSE A DROP IN PRICES FAILS TO RECOGNIZE THE ECONOMICS OF THE LAND DEVELOPMENT PROCESS WHERE DEVELOPERS/SHAREHOLDERS DEMAND REQUISITE MARGINS ON NEW PROJECTS

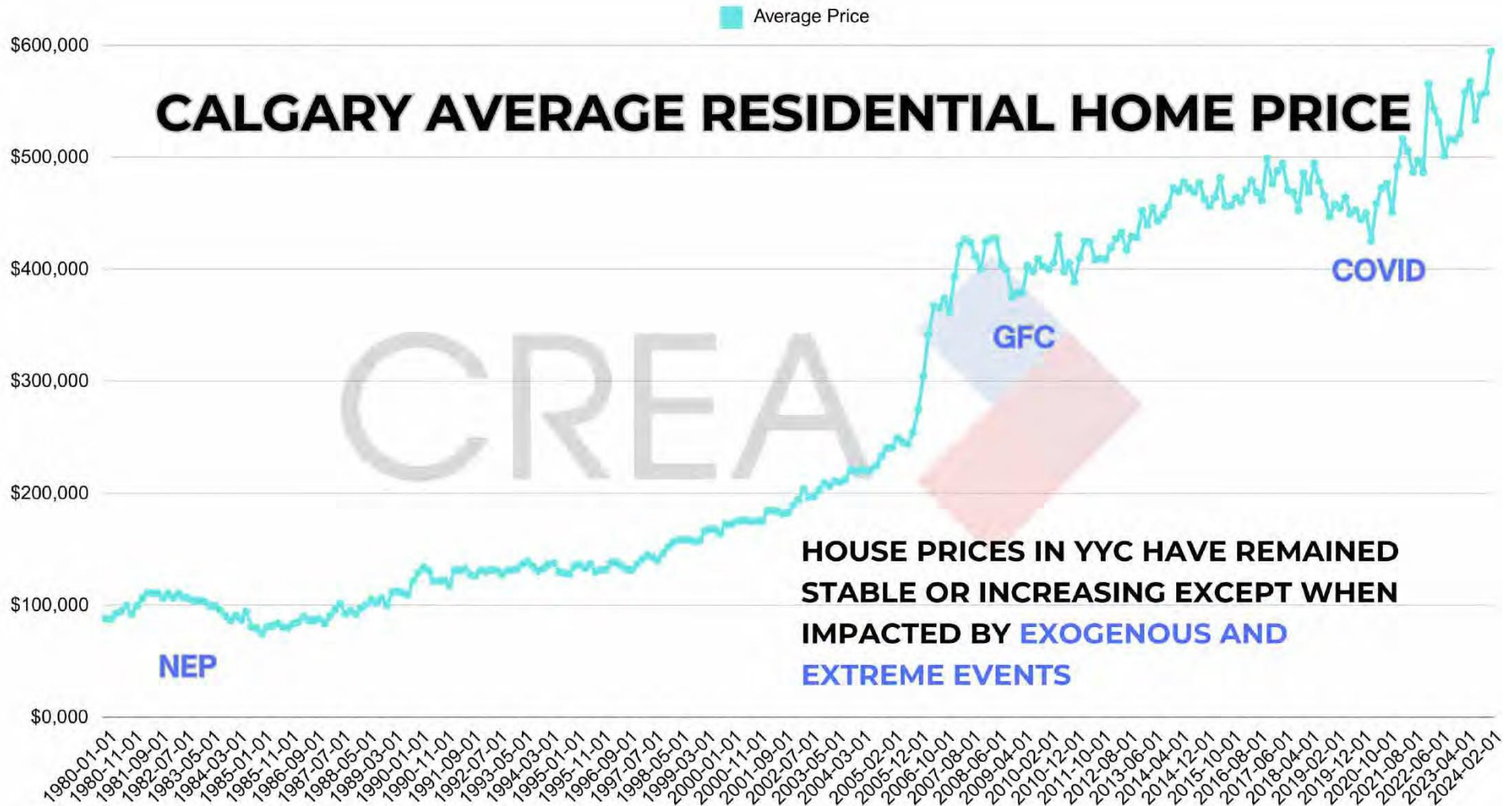
IMAGE CREDIT -COLUMNIST

IMPROVING OVERALL HOUSING MARKET DYNAMICS

“ADDING NEW HOMES TO THE MARKET, EVEN IF THEY ARE INITIALLY PRICED HIGHER, CONTRIBUTES TO OVERALL HOUSING AFFORDABILITY”

CITY OF CALGARY

COUNTER INTUITIVE AND SPECIOUS IN THE EXTREME





NEGLIGIBLE AFFORDABILITY IMPROVEMENTS FOR LOWER INCOME HOUSEHOLDS

→ LAND DEVELOPMENT AND HOME BUILDING ARE FOR-PROFIT ENTERPRISES (RAISON D'ETRE).

→ UTILIZE SOPHISTICATED TOOLS TO PREVENT CHRONIC OVERSUPPLY OF UNITS IN PERPETUITY (IE. SUPPLY DEMAND ANALYSES, SEGMENTATION STUDIES AND SALES THRESHOLDS).

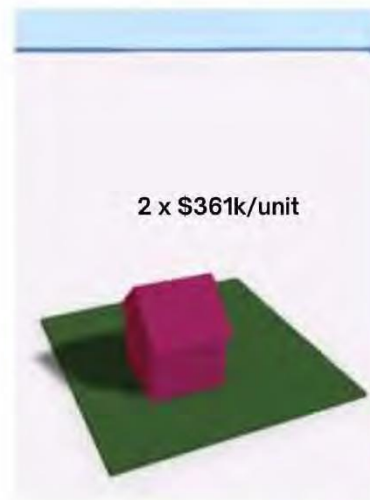


NEGLIGIBLE AFFORDABILITY IMPROVEMENTS FOR LOWER INCOME HOUSEHOLDS

- CULMINATES IN FORECAST OF UNIT DEMAND BY PRODUCT TYPE AND PRICE RANGE
- MONITORED AND REFINED REGULARLY TO MATCH MARKET DEMAND AND **PREVENT OVERPRODUCTION OF SUPPLY**

APPENDIX C: Upzoning Precipitates Immediate Land Value Increase

RECENT DATA IN CALGARY DEMONSTRATES INFLATIONARY IMPACT OF UPZONING ON LAND VALUE



MT PLEASANT R-C2 36% INCREASE IN LAND VALUE

TYPICAL 1950'S BUNGALOW
6,000 SF LOT
AVG PRICE \$722,000

AFTER RE-ZONING TO R-CG
6,000 SF LOT
NEW VALUE = \$986,000.

RECENT DATA IN CALGARY DEMONSTRATES INFLATIONARY IMPACT OF UPZONING ON LAND VALUE



KILLARNEY R-C2 37% INCREASE IN LAND VALUE

TYPICAL 1950'S BUNGALOW
6,000 SF LOT
AVG PRICE \$740,000

AFTER RE-ZONING TO R-CG
6,000 SF LOT
NEW VALUE = \$1,016,000.

THE UNINTENDED DOWNSIDE OF BLANKET REZONING IS AN IMMEDIATE INFLATIONARY IMPACT ON LAND VALUE PEGGED TO THE HIGHEST AND BEST USE.

EXTRAPOLATED TO THE CURRENT INVENTORY OF R-C1/2 SUGGESTS A SIGNIFICANT DECREASE IN OVERALL HOUSING AFFORDABILITY.



**Public Submission**

CC 968 (R2026-03)

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First name [required] Nicholas

Last name [required] Kirton

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] Thomas

Last name [required] Wood

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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

City wide rezoning changes

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 hate the city wide rezoning that was implemented last year. This decision needs to be repealed. I say no to blanket rezoning.



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First name [required] Lesia

Last name [required] Hawrelak

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

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

I would like a full repeal of blanket rezoning. This has had a very negative impact on our communities and our trees. Please go back to lot coverage and building heights we had before. Let residents respond to development applications. Let communities decide where the density should be. Please repeal this!

**Public Submission**

CC 968 (R2026-03)

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First name [required]	Margot
Last name [required]	Pahl
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 a full repeal of blanket rezoning. If Council is making changes as they go, we MUST go back to a maximum building height of 10 m and maximum lot coverage of 45%. If needed, the UPH can be as high as 55 as that would allow for 4 to 5 plexes and meet the HAF requirements. Communities need to have a say in development applications and where density would be supported. Please vote yes to Repeal. Thank-you.



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First name [required] Michael

Last name [required] Lee

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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 would like a full repeal of the blanket upzoning. I have lived in Lakeview for over 50 years. I grew up in this neighborhood and also chose to raise my kids in the same area. I feel that the BUZ is an extremely poor policy and not desired by the majority of Calgary's population. The people who are benefiting the most from this policy are the developers who are now competing to purchase inner city lots and develop them for a profit. This has increased property values and made them unaffordable for young families.



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First name [required]

Cynthia

Last name [required]

Cools-Lartigue

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[required] - max 75 characters

Proposed city wide 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 purchased our home in a single home area to raise our family in a family friendly neighbour hood. Parking is at a minimum at best and changing the zone to include more units would not accommodate increase in vehicles. It's unfair for those of us who at the time paid a premium to live in a quiet residential area with single family units to now be subjected to multiplex units taking away the charm of the area. City needs to repeal the blanket rezoning of the previous administration.



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First name [required]

Shaun

Last name [required]

MacDonald

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)

The city repealing this is the right call. The city does not have the authority to override provincial land use covenants. The city should be listening to the existing members of communities. Nuance is important. If the city were to have a proposal that said something to the effect of "If the residence is on a busy road (could be defined as a solid yellow line) then Row houses are acceptable" I would be much more in favour of this instead of a blanket Policy.



Public Submission

CC 968 (R2026-03)

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First name [required] JP

Last name [required] Chen

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 strongly against the blanket rezoning. It'll destroy Calgary cityscape we loved and benefit no one but the builders.



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First name [required]

Marcel

Last name [required]

Labrosse

How do you wish to attend?

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CALGARY

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

Council



Public Submission

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Mar 10, 2026

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[required] - max 75 characters

TOTALLY SUPPOR THE REPEAL OF BLANKET REZONING AND KEEPING OUR RC IN Place

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)

Totally opposed to the blanket rezoning and support of our restrictive covenants on my property



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First name [required] Mark

Last name [required] Lipton

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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)

This was an ill conceived plan by previous council. When asked for public submissions, the vast majority of public submissions were against the blanket rezoning, yet council went ahead against the will of the public.

I live in a neighbourhood (Haysboro) that had 6 projects waiting for the blanket rezone approval to move forward. Once that was done by council, then we saw fences go up around these various homes, and bulldozers come in. Why did these projects not need to have a development approval notice on the property ?? I only found out from neighbours, and then going on line to City of Calgary to find the applications. Did previous council want to hide the fact that these properties were going to become high density, and not want to engage with the citizens who might have objections to the developments ?

Prior to the blanket rezoning, the city had engaged communities for input in how they wanted to see their community grow and redevelop. Yet all that work (time and money) was disregarded in favour of blanket rezoning. A waste of tax payers dollars. Additionally, the blanket rezone does not seem to take into effect the infrastructure (whether it be water, sewer, electrical, gas, parking, etc) . . . we have seen what happens to aging infrastructure, with no maintenance.

The current council and mayor campaigned on repealing this divisive, ill conceived

Public Submission

CC 968 (R2026-03)



rezoning bylaw. I believe that there should be a better process than blanket rezoning for redevelopment of existing neighbourhoods, engaging with the community and citizens for better outcomes. Please remember that older neighbourhoods need to have more scrutiny for the existing infrastructure (water, sewer, gas, electric, roads, alleyways, parking, etc) prior to any redevelopments, to ensure all will continue to provide service required to all.

Thank you,

Mark Lipton



Public Submission

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First name [required] Marguerite

Last name [required] Paulsen

How do you wish to attend?

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

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



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Mar 23, 2026

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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

Blanket Upzoning bylaw.pdf

ATTACHMENT_02_FILENAME

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

Thank you

March 10, 2026.

City of Calgary Councillors,

My name is Marguerite Paulsen.

I live in the Ward 8 community of Mount Royal.

I am in favour of repealing the Blanket Upzoning Bylaw.

I am asking City council to fully repeal the Blanket Upzoning Bylaw, reset and reinstate the Land Use Bylaws to that which existed immediately prior to the Blanket Upzoning Bylaw and restart the planning and densification process by re-engaging with Calgarians transparent and inclusive Local Area Plans and corridor planning process.

In 2024 after 2 1/2 weeks of public hearings 70% of Calgarians expressed opposition to this change.

The Proponents of this idea felt that it would solve the affordable housing crisis.

In my observation older, modest homes have been destroyed to erect higher priced redevelopment. This has not helped the affordability crisis.

Calgary's tree canopy, already among the lowest for a city of our size, is severely affected by the Blanket Upzoning bylaw. Mature trees are removed and replacement canopy takes years to mature.

Water runoff is affected by increased lot coverage yielding less storm water absorption.

One size Does NOT fit all. Blanket up zoning overrides Local Area Plans.

I respectfully request City Council to repeal the blanket up zoning Bylaw.

Yours truly,

Marguerite Paulsen



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First name [required] Janet

Last name [required] Boswell

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Please return the low density residential zones that existed in the land use bylaw prior to the citywide rezoning approved in May 2024.

While I understand that Calgary has had a large increase in population and requires more lower cost housing supply especially near transit corridors, I am opposed to the blanket rezoning of an entire city for this purpose. I believe that land zoning must take various factors into account, including community character, history, typical demographics, and perhaps most importantly, the conditions on which properties were originally purchased.

In Varsity Village, we have experienced increased housing development in the University District as well as low income housing (Market value and below market value rental apartments) at the nearby fire station 17 property. These initiatives have been reasonable, especially because rental properties are what is needed for folks who have lower incomes, and I approve of those developments.

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

However, the single family housing structures within Varsity Village were all purchased under the R1 designation from 1968 forward. These homes have appealed to families as most of them are 3-4 bedroom structures, and many of the homes on my street have actually been purchased from the original owners by the children of those same original owners including mine. At the time of our purchase in 1993, we probably pur-

Public Submission

CC 968 (R2026-03)

chased too much house for our needs because we were newly married and had no children. However, having grown up in this neighborhood, I knew the value of the community for so many reasons, and although it was beyond our affordability, we scrimped because we valued this neighbourhood and wanted to live here.

My point is that we purchased our home and scrimped and saved for it because we valued the neighbourhood and its R-1 designation which included paying for city taxes that are fairly high relative to a lot of neighborhoods. To turn the tables on us and change the land use designation so that anytime a "For Sale" sign goes up, that we all get nervous, seems like a bait and switch tactic, and is inherently unfair. We purchased homes in an R-1 district on the premise that historically land use districts don't just change on the whim of a council.

Return to requiring developers to appear at Council which serves citizens, neighborhoods and stop auto-approvals which only serve developer interests to buy million dollar lots, to build 4 x \$1 million units. Rental highrises are needed.



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First name [required] Musab

Last name [required] Syed

How do you wish to attend?

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

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



Public Submission

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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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The blanket rezoning should not be repealed. City resources are already spread thin: utilities, transit, roads, parks, etc can't keep up with unhindered sprawl.

Not only will rezoning add another hurdle to redevelopment, but it will cost taxpayers more by rehashing this issue.

Even with the new rules, each development still needs approval so it's not like this allows anyone to demolish a house and put up an apartment building or 4 Plex without any oversight or approval.



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First name [required]

Kelvin

Last name [required]

Williams

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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 rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

Untitled.png

ATTACHMENT_02_FILENAME

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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)



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First name [required]

Lori

Last name [required]

Onufrichuk

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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

Rezoning Repeal Hearing Comments to the Office of the City Clerk.docx

ATTACHMENT_02_FILENAME

1738 Kensington Rd. NW.jpg

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

To: The Office of the City Clerk

We are the owners of 1738 Kensington Rd. NW, a war-time bungalow in Hillhurst. In view of the number of four-plexes that have been built along our block in the past 10 odd years, including right next door to us, there has been irreversible impact to our streetscape and we are one of the few small homes remaining.

We support inner-city densification as it is a significant part of inner-city living, therefore, we respectfully request that our property be Excluded from the Rezoning Repeal. We know that changing our property to R-C2 from the current R-CG designation will greatly damage the future potential sale of our property.

In the larger conversation, we feel that blanket rezoning should not be repealed for the innermost-city communities of Calgary which were already affected well before the City-wide rezoning that was approved two years ago.

Thank you for your considerations.

Sincerely your constituents,

Julia and Lori Onufrichuk





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First name [required]

Gerald

Last name [required]

Karst

How do you wish to attend?

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I do not require language or translator services

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT_01_FILENAME

2026-03-10 Upzoning comments.pdf

ATTACHMENT_02_FILENAME

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

Calgary City Council, thank you for initiating the blanket up-zoning repeal process.

The views of Calgarians submitting written and in person presentations to Council at the 2024 public hearing, coupled with the results of the recent municipal election, confirm that Calgarians are overwhelmingly against blanket up-zoning. Mayoral candidates Jeromy Farkas, Sonya Sharp and Jeff Davison all campaigned on repealing blanket up-zoning, receiving collectively 228,984 votes of a total of 348,865 votes cast - 66% Calgarians have clearly spoken!

I find that the existing “blanket up-zoning” has the following problems that I urge City council to address in the proposed bylaw:

- A. Up-zoning doesn't require affordable units
- B. Up-zoning increased land costs
- C. Entry-level homes are replaced by higher-priced builds
- D. Families must compete against commercial buyers
- E. Up-zoning justification is declining because decreased immigration has reduced housing demand
- F. Up-zoning justification is declining because CREB reports housing prices and rents are declining
- G. Up-zoning justification is declining because Calgary is exceeding housing targets
- H. Existing neighbourhoods weren't built for a drastic increase in density
- I. Availability of water, sewer, electrical, roads and school infrastructure differs by community which is not being accommodated by Up-zoning
- J. Upgrades are being delayed or completely underfunded as a result of up-zoning
- K. One-size-fits-all zoning ignores neighbourhood context

While I view the initiation of the repeal process as good news, there are the following specific problems with the language of the NOM (as described at: <https://www.calgary.ca/planning/projects/rezoning.html>) which may make further harm to established communities.

- (1) The language in effect provides an exemption to applications under the blanket

up-zoning R-CG designation for any parcels that are included in an application or permit or permit (DP, subdivision, building permit) submitted before the first reading of the proposed bylaw. This allows developers to "include" parcels to ensure R-CG zoning. By the act of inclusion, developers get grandfathering of R-CG and this encourages a flood of applications prior to that first reading which will be after March 2026. This is not good planning and not good transitional management. Proper planning given the support from Calgarians for repeal would be to pause applications pending the outcome of the expected March 2026 public Council meeting.

There are continuing appeals of the 2024 blanket up-zoning bylaw that result in potential City legal exposure. Should those appeals be successful the City may be exposed for every single permit it has approved under the blanket up-zoning bylaw. Allowing the "developer exemption" language in the NOM, in light of ongoing appeals, continues the ever-mounting increase in the potential exposure. Further pausing or deferring applications pending the repeal of the blanket rezoning bylaw may reduce the City's potential legal exposure.

- (2) The language exempts parcels with land use redesignation approved before proposed bylaw takes effect. While I anticipate that there will not be many residential land use amendments that will qualify for this exception, I found this language problematic because it suggests that Council will continue to make land use redesignation approvals until the repeal bylaw is in place. I am advocating that Council should self-impose its own political moratorium on land use redesignation approvals in all areas that were previously R-C1 and R-C2 until the repeal bylaw is in place.



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First name [required]

Beki

Last name [required]

Snyder

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none required

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

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Proposed Citywide Rezoning Change

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In opposition

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The purpose of the bylaw was to increase available housing options in the city. Time is spent getting to the event of building and the actual building takes time. The bylaw hasn't been in effect long enough to measure whether it is or isn't effective. Blanket rezoning bring the possibility of people from different economic classes will be present in an neighborhood and council should not create structural discrimination via restrictive zoning. Restrictions on the freedom of what a property owner can build on their property would seem very large government and anti-freedom. It is not council's purview to protect property values. The value of property in Calgary isn't based on how long someone owned their home or lived in the neighborhood. Values of homes has sky rocketed and the home owner has little influence on that gain. My house value has increased over \$150,000. I can only claim \$20,000 as my actual contribution to that gain and I have lived in my house for less than 15 years. Council is to serve all Calgary-ans, even those who rent, are struggling to stay housed and the unhoused. And those who will not be able to attend the meeting to voice their concerns due to work, or knowledge about this meeting, or have access to internet to submit their voice. If council feels they must make changes to this bylaw, make changes around the edges, Or just leave it alone. Thank you.



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First name [required] Jennifer

Last name [required] Jackson

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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Thank you for the opportunity to comment on this proposal. I support blanket rezoning being here to stay - I think the toothpaste is out of the tube on this one. The City population is growing and we need dignified places for people to live. A lack of affordable housing contributes to homelessness/insecure housing and student poverty. A few years ago, we had concerns students would start the University school year living in their cars. Additionally, the surrounding counties will not want to annex our city more land. Calgary has already sprawled with insufficient transit. Increasing housing density is a good idea. Yes, we need appropriate safeguards (housing must include parking) but people need homes. I am writing in because I suspect you will receive a lot of comments about decreasing 'quality of neighborhoods' or other potentially discriminatory dog whistles, and I want you to know that others do not feel that way.



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First name [required]

Last name [required]

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In favour

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First name [required] **Rangaraj**

Last name [required] **Rangayyan**

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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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)

My home in Scenic Acres NW was built in 1989 with a certain estate zone designation. The land and building values were set and determined based on this designation. I have been paying taxes for 37 years based on these values and designation. Therefore, I consider the original 1989 designation of land use to be a contract between me and the City. The City should not break this contract after having collected taxes based upon the designation for decades. Therefore, the original low-density zoning that existed in 1989 must be restored. The blanket rezoning rules should be repealed. Thank you.



Public Submission

CC 968 (R2026-03)

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First name [required]

Susan

Last name [required]

Hoefling

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 city wide rezoning

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing in concern to the blanket rezoning. I live in Bowness and our community has changed so much (not for the better). On our block west of us there is 2 lots with so many units that there is no parking available. I'm not sure if they will be able to place city bins there either. Our electrical and water are already having issues. Our lights flicker and that's not ok. How can council expect that we can go without power and with the issues we've had with water it's not in our communities favour. Our community will never be the same and I blame our previous mayor for that.



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First name [required]

Yulia

Last name [required]

Rudko

How do you wish to attend?

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

Proposed Citywide Rezoning Change

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Council Members,

I am writing to express my concern about the policy of blanket rezoning and wide-spread densification of established neighbourhoods in Calgary.

Many residents chose their communities based on the zoning, character, and long-term planning that existed at the time. Blanket upzoning undermines that stability, placing significant pressure on infrastructure, parking, schools, and community cohesion.

Additionally, rapid population growth driven by high levels of, unwanted by many, immigration is increasing demand for housing and services faster than communities and infrastructure can realistically absorb. This situation is not beneficial for newcomers or long-time residents. Those who have worked hard, built their lives here, and contribute significantly through taxes should not see their neighbourhoods dramatically altered or made unlivable.

While the initiation of the repeal process for blanket upzoning is encouraging, there remain concerns about the current Notice of Motion language. Certain provisions appear to invite developers to submit a large number of rowhouse, townhouse, and multiplex applications before the outcome of the March Council meeting. In effect, this creates a form of "grandfathering" for applications already in the queue under the blan-

Comments - please refrain from providing personal information in



Public Submission

CC 968 (R2026-03)

this field (maximum 2500 characters)

ket R-CG rezoning.

Notably, mayoral candidates Jeromy Farkas, Sonya Sharp, and Jeff Davison collectively received 228,984 votes out of 348,865 cast, meaning roughly 66% of Calgarians supported candidates who campaigned on repealing blanket upzoning. This indicates that a clear majority of voters want this policy reconsidered.

The current draft language appears to allow parcels included in applications submitted before the first reading of the repeal bylaw to retain R-CG zoning. This risks triggering a surge of developer applications before the March decision, which is neither good planning nor responsible transitional management. A more prudent approach would be to pause such applications until Council completes the repeal review.

For these reasons, I urge Council to ensure that development decisions reflect the clearly expressed concerns of Calgary residents.

And when submitting this form I should not be forced to do checkmarks into agreeing to communists ideals. I lived in it and know what it's like. I only clicked your checkmark to be able to submit this comment, but I am not in the agreement of pushing Marxist's ideology.



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First name [required]

Lori

Last name [required]

Krapp

How do you wish to attend?

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against 'blanket rezoning.' There is a proposed development next door to us, consisting of five 3 story units, with a secondary suite, right in the middle of a block of bungalows.
It allows for 5 parking spots which would jut into the alley. There is no parking on Elbow Drive, none in the alley because of garages and driveways.
It is not appropriate to house 20 plus people in a space meant for one family. Showers, baths, washing machines, dishwashers would greatly add to an already 'at capacity' sewer system in Haysboro. These units are not affordable and the city is ahead of building other accommodation.
Please do not destroy existing communities.



Public Submission

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First name [required]

Julia

Last name [required]

Wowkodaw

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

Submission re Rezoning Bylaw Change.docx

ATTACHMENT_02_FILENAME

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

Date: March 10, 2026

Subject: Opposition to Citywide Blanket Rezoning

Dear Mayor and Members of Council,

I am writing to express my opposition to citywide blanket rezoning.

I understand that Calgary is growing and that the City must plan for additional housing. However, blanket rezoning across all communities is not a balanced or thoughtful approach to growth. Rezoning entire neighbourhoods at once removes the ability for residents and communities to evaluate development on a case-by-case basis and undermines the local planning process.

Many residents purchased homes in areas that were zoned for low-density development with certain expectations about the scale and form of future development. The proposed citywide change would allow significant increases in density without sufficient consideration of how each community's infrastructure, roads, schools, and services will accommodate that growth.

Infrastructure capacity is a major concern. In many established neighbourhoods, on-street parking is already limited, and local roads are not designed for higher density development. Schools, parks, and community amenities are also operating near capacity in several areas. Rezoning first and addressing infrastructure later creates uncertainty and potential strain on existing communities.

In addition, community engagement should be a meaningful part of planning decisions. Blanket rezoning removes an important opportunity for residents to participate in shaping development in their neighbourhoods.

A more appropriate approach would be targeted development along major thoroughfares like Macleod Trail. There are many lots with room for housing development as well as excellent access to transit. This would also provide the opportunity to revamp, redesign, and beautify the patchwork eyesores that we have along roads like Macleod Trail. One example is the great work done at the former Farmers' Market at Heritage Drive and Macleod Trail.

Calgary can support growth while still respecting the character and stability of its established neighbourhoods. I respectfully urge Council to endorse the proposal to remove the blanket rezoning bylaw and instead pursue a more measured and community-focused planning approach.

Thank you for your time and consideration.

Sincerely,

Julia Wowkodaw
Calgary, AB



Public Submission

CC 968 (R2026-03)

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First name [required]

Kelsey

Last name [required]

Roberts

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)

Would like to see the blanket upzoning repealed

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Blanket upzoning hearing

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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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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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)

In favour of reversing zoning from R-CG to R-C2. Old infrastructure in inner city not equipped to handle high density, major parking problems, destroys tree canopy, decreases property value.



Public Submission

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First name [required]	Elaine
Last name [required]	Braun
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)	T2X3Y3, Calgary, AB
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 100% in favour of bringing back the low density residential zones that existed in the land use bylaw prior to the citywide Rezoning for housing that was approved by council in May 2024 that came into effect Aug.6 2024 (blanket zoning) We as citizens have lost Our calm, quiet, homes with panoramic views and safe streets. We now have Huge high rises blocking our views, multi-family housing crammed in beside single family homes, heavy traffic causing over-crowded streets and road rage, shortage of parking and the list goes on. From a decision based on greed, our beautiful city became crowded, noisy, hectic, shabby and litter filled! The speeding traffic, the road rage and disrespect is heart breaking. I am confident returning to the previous zoning is a step in the right direction. I also believe our new Mayor Jeromy Farkas and City Council will help to restore our beautiful City!



Public Submission

CC 968 (R2026-03)

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First name [required]

Susan

Last name [required]

Comeau

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a resident of North Glenmore Park (NGP) I am in support of the proposed citywide rezoning change to repeal blanket rezoning. The justification has not changed since the 2024 public hearings; refer to the representative, real, and repeated concerns articulated in the submissions that overwhelmingly reflected opposition. These concerns have become reality, especially for inner city communities like NGP. Profit driven development is happening in absence of a thoughtful plan that factors the capacity and character of an older established community. The consequences of council's approval of blanket rezoning are being felt. Some examples – the abandoned mid-construction 4-plex on the corner of 53 Ave and 20 St with no signs of intent to complete the build more than a year after construction start. Weeds, litter, icy sidewalks, and a compromised construction fence surround the property. Next, an approved 8 Unit mid-block build on 53 Ave and 21 Street on an existing single detached lot on a street and neighborhood composed primarily of detached and semi-detached homes. This development will push the bounds of lot coverage, remove the existing tree canopy and have a total of 4 parking spots for 8 doors – make that make sense when there is closer to a 2-3 car average per current "door" on the street. There's countless other examples in the neighbourhood and throughout the city where towering two row builds are popping up on mid-block single lots that completely shade the private living spaces of existing neighbors. Residents only become aware of these development proposals by coincidence if they see the "tell us what you think" signs that temporarily pop-up and based on RC-G compliance lead to development approval – residents have lost their voice.



Public Submission

CC 968 (R2026-03)

One size does not fit all - I ask Calgary city council to align your vote to what the majority of citizens asked for in the 2024 hearings and voted for in the 2025 elections – repeal blanket rezoning. Thank You.



Public Submission

CC 968 (R2026-03)

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First name [required]

Ken

Last name [required]

Franks

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)

We live in Cambrian Heights and drive past a number of new-builds that have shot up since this re-zoning. 5, three-story, single family dwellings on one city lot! Surely this is not what was intended or expected? They are ugly and built purely for profit,

We come to Calgary in 1970 and things have changed which would do expect but there are some basic building principles that need to be observed and that is why we have a planning and development permit system. There are so many problems with buildings like these.

Drainage? Didn't it used to be illegal to have a roof within 4 ft of you neighbour or drain water onto their property. The roof designs on some of these buildings, because they are single homes, are really bad designs. They invite problems with drainage and maintenance. They will also accumulate large amounts of snow and ice.

Fire hazard? We seem to be totally excluding the Fire Marshal from these discussions - We build with highly flammable materials, asphalt shingles, tar paper (sorry, roofing felt!), plastic siding. Then we expect the insurance companies and Fire Service to take care for us!

These lots could accommodate a small apartment block which I am sure is more what Council had in mind? Give an inch.....???



Public Submission

CC 968 (R2026-03)

We want to see a full repeal of blanket up-zoning and return to planned growth.

Ken & Brenda Franks
Cardiff Drive NW
T2K 1r7



Public Submission

CC 968 (R2026-03)

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First name [required] David

Last name [required] White

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 services required

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



Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Citywide Rezoing Proposal.docx

ATTACHMENT_02_FILENAME

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

City Council will hold a public hearing on whether to repeal Calgary's blanket upzoning ("BUZ") bylaw on **March 23, 2026**.

On December 15, 2025, Calgary City Council passed a Notice of Motion (NOM) to initiate the repeal of the BUZ Bylaw. That decision has generated significant public interest and some confusion about what Council has already decided, what remains to be decided, and how Calgarians can participate to influence the final Council vote on the repeal of the BUZ Bylaw.

We are the homeowners at 116 Varsity Estates Place. We have personally experienced the issues with this BUZ Bylaw.

Varsity Estates was developed in the early 1970's by Carma Developers. It has been a well planned community surrounding the Silver Springs Golf Course for all of these years. Even then there was consideration for higher density housing within the development, placed strategically around the community. This proposed land use change inserts a high density, 3 story development in the midst of single family homes surrounding the golf course. This does not seem like 'community planning', nor does it respect existing homeowners and taxpayers (who, by the way, pay much higher taxes for the proximity to the golf course).

We oppose the existing BUZ Bylaw. It must be repealed. It does not make any sense to us that someone should come in to an existing planned community and be able to redevelop single family homes into multi-family developments when they do not fit with the existing neighbourhood. Using the BUZ Bylaw takes 'planning' right out of the equation. If we need to increase density in the city there are many more practical ways to go about it than destroying existing residential neighbourhoods.

We bought our single family home here to be in this good community. We did not invest here to be surrounded by multi story, high density housing. We strongly support repealing the BUZ Bylaw and ask City Council to do so, and do so immediately.

Arlene & David White



Public Submission

CC 968 (R2026-03)

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First name [required] John

Last name [required] Sherman

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I vote for Calgary zoning to change back to what was in place before May 2024.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Ashok

Last name [required] Sadhwani

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

Reverse Proposed Citywide Rezoning Change for housing

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Sir/Madam,

This letter is regarding the Notice of Public Hearing on the planning matter.

I would like to express my concern and state that I am not in favor of granting permission to builders to demolish an existing single-family home and construct two houses on a single lot or develop a fourplex in areas currently consisting of single-family homes.

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

Such developments can negatively affect the architectural character and planning of established neighborhoods. They may also create additional concerns such as increased parking congestion, reduced privacy, and ventilation issues between larger buildings constructed on smaller lots. In addition, these changes may take away from the beauty and character of the existing neighborhood.

I respectfully request that the City carefully consider these concerns and not approve such developments, in order to preserve the integrity, planning balance, and livability of the existing residential areas.

Thank you for considering my comments.



Public Submission

CC 968 (R2026-03)

Regards,
Ashok



Public Submission

CC 968 (R2026-03)

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First name [required] Michelle

Last name [required] Latosinsky

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

I am in favour of repealing blanket rezoning. Increasing housing supply and creating more diverse housing options are important goals for a growing Calgary, however, I believe densification should be implemented in a way that carefully considers the unique characteristics, planning context, and long-term vision for individual neighbourhoods.

As a resident of Rutland Park, I chose to live in this community in part because of its established character, including predominantly single-dwelling homes and the neighbourhood ambience that comes with that form of development. Rutland Park also includes restrictive covenants that were put in place to guide the type and scale of development within the community. These elements contribute to the stability and identity of the neighbourhood and should be meaningfully considered in planning decisions.

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

Calgary's blanket rezoning does not appear to reflect a comprehensive plan for where and how densification should occur across the city. While increased density can be appropriate and beneficial in many locations—such as along public transit corridors, near commercial centres, or in areas already planned for redevelopment—it should be guided by a clear, strategic framework rather than applied uniformly across all neighbourhoods.

Public Submission

CC 968 (R2026-03)



A more balanced approach would recognize the importance of maintaining a range of zoning types throughout Calgary. Preserving some areas with lower-density zoning, such as RC-1 neighbourhoods, can coexist with targeted densification in appropriate locations. This would allow the city to grow while still respecting established communities and the expectations of residents who chose to live in them.

For these reasons, I support repealing the blanket rezoning policy and replacing it with the pre-May 2024 zoning map and implement a more nuanced, neighbourhood-sensitive approach to densification. One that aligns growth with infrastructure, planning priorities, and the character of Calgary's diverse communities.



Public Submission

CC 968 (R2026-03)

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First name [required] Anshu

Last name [required] Sadhwani

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Reverse Proposed Citywide Rezoning Change for Housing

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)

Dear Sir/Madam,

This letter is regarding the Notice of Public Hearing on the planning matter for Reverse Rezoning for housing.

I would like to express my concern and state that I am not in favor of granting permission to builders to demolish existing single-family homes and construct two houses on a single lot or develop a fourplex in areas that currently consist of single-family homes.

I am also concerned about the development taking place on what was previously green space, for example around 33 Ave SE and Sarcee Road, where commercial and large residential buildings are now being developed. The loss of green space and increased density may significantly impact the surrounding community.

Such developments may negatively affect the architectural character and planning of established neighborhoods. They can also create additional concerns such as increased parking congestion, reduced privacy, and ventilation issues between larger buildings constructed on smaller lots. In addition, these changes may take away from the beauty and character of the existing neighborhood.

I respectfully request that the City carefully consider these concerns and not approve



Public Submission

CC 968 (R2026-03)

such developments, in order to preserve the integrity, planning balance, green space, and livability of existing residential areas.

Thank you for considering my comments.

Regards,
Anshu



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I sent detailed comments when the last hearing on blanket rezoning was held and still oppose it. Obviously there are several reasons for my opposition, and they fall into two basic categories: blanket rezoning will not accomplish its supposed goals, and enforcing it will cause harm.

Proponents of blanket rezoning say it will increase affordability. It will increase availability but will not markedly reduce the price of housing except in the case of multi-unit buildings that are not suitable for established neighbourhoods. Note that the buyers of such units generally aspire to have a traditional house and not to live in small, crowded accommodation for very long.

The lack of affordable or subsidized housing in Calgary is a different matter that will not be addressed by blanket rezoning.

Reducing the number of parking spots per family will hardly increase the use of public transit except for construction on sites near buses or trains. Proponents of blanket rezoning have said that one can usually find a parking spot within a block of one's house when neighbourhoods are densified, but seniors with or without mobility problems should not be expected to carry groceries any further than from the curb or garage to their door.

Comments - please refrain from providing personal information in

Public Submission

CC 968 (R2026-03)

this field (maximum 2500 characters)

The local newspapers have had various reports on the consequences of multi-unit buildings intruding on established neighbourhoods in Calgary. Some of the problems are merely aesthetic, but there are also serious ones such as the shade cast on neighbours' gardens, the destruction of trees, and the increased traffic (at a time when Calgary pedestrians are being mowed down in crossings).

The disruption caused by demolishing a house and replacing it can hardly be overstated. In addition to noise, there have been cases of damage to yards, retaining walls, and even neighbouring houses. I know of cases where builders have caused damage to neighbours' property but have never remediated it, despite having promised to do so.

I will leave questions of infrastructure (water, utility corridors, etc) to the experts.

Our councillor, Rob Ward, has said that the City of Calgary has sufficient land available for densification without causing disruption and ill-will in established neighbourhoods, and of course I agree. Smaller modifications such as basement and backyard suites are suitable for most areas, but buildings of 8 units are not.



Public Submission

CC 968 (R2026-03)

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First name [required] tess

Last name [required] mandin

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 opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposed to the citywide blanket upzoning. I don't want tall condos or duplexes blocking our mountain view or sunshine that helps our garden grow and gives us light. Upzoning will also create more traffic in neighborhoods and parking is not adequate for more multidwelling buildings.



Public Submission

CC 968 (R2026-03)

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First name [required]

Mary

Last name [required]

Kuipers-Morris

How do you wish to attend?

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Our Community once consisted of duplexes and bungalows. Most of the new builds are 3 levels.

- Single family lots are now 4 to 10 unit monstrosities with the current rezoning.
- The limited garages built on site are tiny and are being used as storage units. This makes parking on the street inevitable.
- Several sites provide no parking at all which increases vehicle congestion on our streets.
- When all the bungalows are destroyed and these tall, multi level homes are built, who will buy them as our population ages? Where will those residents with mobility issues reside?

We have lived in Glenbrook for over 40 years. It was a great neighbourhood to raise children. They would play in front of our home but many lots no longer have yards for kids to play in. We are concerned for our neighbourhood.



Public Submission

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First name [required] antonio

Last name [required] campos

How do you wish to attend?

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I strongly support the city wide rezoning change. The current blanket zoning only benefits developers and speculators by getting the most money with the least expense cramming too many dwellings in very small spaces, often with cheap construction, with no regard for aesthetics, curb appeal or the general "feel" of the community. Long established communities should remain true to their look and feel.



Public Submission

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First name [required] Colin

Last name [required] Chiu

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



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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Rezoning Calgary changes.docx

ATTACHMENT_02_FILENAME

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

In opposition to changing zoning back to single family exclusive.

Rezoning in Calgary

I am in opposition to the proposed rezoning changes in Calgary.

I believe Calgary should go a step further and make zoning around transit hubs, malls and entertainment districts be more dense.

Maintaining the current zoning rules to allow up to 4plexes on most lots of land in the city is the bare minimum the city should enable. Forcing the city to be coated in amber and be never changing without costly, and time wasting delay of asking for any little bit of permission to change a single house into a duplex, triplex or 4plex is extremely stupid.

Calgary is a city, that should stop trying to pretend it is the countryside. Dense compact cities make it easier, cheaper to have services within reach and attainable for the average Calgarian. Someone shouldn't be forced to live on the outskirts of the city because that is the only affordable space. Cities should have a diverse set of options widely available everywhere in the city.

The core or inner city should be extremely dense, and there should be no mandated only single family dwelling in the city. The bare minimum that was done of permitting 4plex zoning across most of the city should remain in place and be even tailored around making the core more dense.

Not to stray too far off topic, but a widely spread out city makes it more expensive to maintain, and prevents effective public transit from developing and taking place. As the city grows, gets older, a person shouldn't have to drive to get around the city. If they are too old, or someone unable to drive they should be able to walk or take transit to areas like northland mall, or west district, marda loop where there are a lot of shops and services. And not be trapped on the outskirts of the city where car ownership is mandatory.



Public Submission

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First name [required] Joanne

Last name [required] Nikkel

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

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

I support bringing back the zoning that was in place prior to blanket rezoning. However, I DO NOT AGREE with aspects of the Proposed R-CG changes as described on the calgary.ca website. I DO NOT support having row and townhouses on the 3 parcels at the end of the block. I support *just* the corner lot having row/townhouses. I also think the maximum height of RC1 and RC2 zones to be less than 10 metres. I think the 10 metre height does not blend with the surrounding residential styles of homes, towers over neighbouring back-yards and blocks sun from trees and surrounding properties. Please reduce the maximum height allowed for RC1 and RC2.



Public Submission

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First name [required] Deborah

Last name [required] Spearing

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing citywide Blanket Upzoning and re instituting the zoning that was in place before blanket upzoning.



Public Submission

CC 968 (R2026-03)

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First name [required] Karey

Last name [required] Spenst

How do you wish to attend?

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Our single family residential homes that we 'invested in' yes, it was an investment, now have 3 story (4-10 units per lot) staring down on us. The builders have pushed the buildings to the outer limits of the development permits and have negatively impacted existing property values. The City will benefit from an increase in property taxes, but has done nothing to control rental rates, City services (including CPS and fire, increased transit service, bin control & pick up, etc.), increased traffic/speeding in a district dense with schools, parking (who is going to monitor parking in alleys and on streets with 2 hr limitations?). The "discretionary uses" in the H-GO blanket rezoning provides zero input from current residential home owners resulting in possibilities that can significantly change the community originally invested in, and negatively impact the area's housing market (ie. addiction treatment, power generation facility, etc.). The changes were slammed through so quickly that environmental nor cultural impact were considered, however, attempting to preserve some of the family focused community moving forward is a must.



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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)

I would like Calgary City Council to repeal the current blanket upzoning bylaw and reinstate the land use bylaw that was in place prior to the blanket upzoning bylaw. It seems that the vast majority of home owners are against the current bylaw. Even the at the previous City Council meeting/hearings over 75% of the respondent's were against changing to blanket upzoning and yet the previous Council still went forward which seems against the purpose of the democratic process.
The current blanket upzoning bylaw over stresses the existing infrastructure as the older neighborhood's were not built for the density. From what I have witnessed the vast majority of the new houses are not close to transit and still require the people living there to have cars but now it is 3 to 4 X the number of vehicles that require street parking as most of the new developments take the whole lot with no garages. The fact the new developments take up the whole lot also means the older neighborhoods are losing their trees and green spaces. Again the houses I have seen are also more expensive then the older original house just now there are more on same lot so that the idea that this is creating affordable housing is a joke as it is seems it only benefits the developers to make more money.
I am in favor of a full repeal of blanket upzoning.



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First name [required]

Phillip

Last name [required]

Mitchell

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 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 oppose the 'blanket' approach that the City adopted. We, myself and family, have lived in a neighborhood with mostly single family homes. It has been a very nice community because it is family oriented and not transient. Since the bylaw change 4 plexes (8 residences with the suites) have been approved. These are on corner lots on avenues with bike lanes and no parking. Why does this make any sense? And they certainly will not be 'affordable', nor will there be enough parking even on the adjacent streets. I also hear that there is a large oversupply of condos in the city that are a lot more affordable. I think that new areas could be planned ahead to accommodate a lot of 'affordable' housing where the infrastructure could be built appropriately. I do not see why nice neighborhoods have to suffer due to blanket rezoning. Thank you. Phil Mitchell.



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First name [required]

Julie

Last name [required]

Impey

How do you wish to attend?

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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

ATTACHMENT_02_FILENAME

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

Please do not repeal rezoning, or at minimum, consider only a partial repeal. Do not gamble away billions of dollars of federal funding for infrastructure and housing. We are in a climate crisis, and increasing density will allow more Calgarians to access services, transit using active transportation, versus more sprawl, more loss of natural spaces which are important carbon sinks, and important for biodiversity. Calgary is facing an infrastructure crisis, due to unfettered sprawl. We have the chance to do it differently now, and focus maintain density which supports the housing crisis. I'd also ask that the city enforces its rules for new trees on new developments. The bylaw is there, but it is not enforced and builders are not planting the required trees in my neighborhood of West Hillhurst. Please vote in support of the Clty Administration's partial repeal versus completely throwing out this rezoning.



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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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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to request that City Council repeal the citywide blanket rezoning bylaw. This decision fundamentally changed zoning across Calgary, yet many residents felt the process lacked adequate transparency and meaningful public disclosure from City Administration. Decisions of this scale require a high standard of openness and public trust, and unfortunately many citizens feel that standard was not met. Instead citizens were left placated and it was clear council and administration would push the policy through regardless of public input. Public confidence was further undermined by the widely reported \$5,000 staff celebration following the passage of the bylaw. Regardless of intent, celebrating a highly controversial policy reinforced the perception that the concerns of residents were dismissed rather than seriously considered. There are also growing concerns that the policy is not achieving its stated objectives. The promised "missing middle" housing has not meaningfully materialized, and the redevelopment that has occurred is often producing units that are more expensive than the homes they replace. This does little to improve affordability for average Calgarians. In addition, increased density without corresponding infrastructure planning has placed greater pressure on neighbourhood roadways and traffic systems, contributing to congestion and rising frustration among drivers. Most importantly, the blanket rezoning has severely damaged trust between citizens, City Council, and City Administration. Repealing the bylaw and restarting the conversation with a transparent and collaborative process would be an important step toward



Public Submission

CC 968 (R2026-03)

rebuilding that trust.

Calgarians and our communities have been torn apart as a result of this. Community volunteers which were once abundant are gone. As citizens we want to be constructive partners in shaping our city's future. That begins with restoring confidence in how major decisions are made.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Donalee

Last name [required]

McColl-Brotzell

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)

Repeal blanket upzoning

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

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[required] - max 75 characters

Older R1 communities can not support high density builds

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

In opposition

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ATTACHMENT_01_FILENAME

IMG_8929.jpeg

ATTACHMENT_02_FILENAME

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

Blanket zoning does not allow for older infrastructure up grades. Older communities have been paying taxes the longest with the least amount of maintenance. It does not address the parking issues. Should be the responsibility of the developer/owner to design parking under structure or beside residence.

REPEAL BLANKET UPZONING

Get the facts

Make your voice heard

NUMBERS MATTER

1. Register, attend, and speak at the public hearing
2. Submit a written comment
3. Email your Councillor
4. Encourage a neighbour to participate and spread the word



www.calgariansforthoughtfulgrowth.com

Affordability

- Upzoning doesn't require affordable units
- Upzoning increased land costs
- Entry-level homes replaced with higher-priced builds
- Families must compete against commercial buyers

Economic Factors

- Decreased immigration has reduced housing demand
- CREB reports housing prices and rents are declining
- False funding fear - Calgary exceeded housing targets

Infrastructure Capacity

- Existing neighbourhoods weren't built for a drastic increase in density
- Water, sewer, electrical, roads, and schools differ by community
- Upgrades are delayed or completely underfunded

Local Planning

- One-size-fits-all zoning ignores neighbourhood context

Repeal, Reset, and Restart

- Repeal blanket upzoning
- Reset to previous zoning bylaw
no amendments
- Restart local planning - designate best sites for density



Public Submission

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First name [required] Susan

Last name [required] Himann

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 26, 2026

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

[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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 understand the need for housing in Calgary, particularly affordable housing. The blanket rezoning bylaw is a flawed approach. While it may provide for more housing, there is no requirement for meeting affordability criteria. Further, many of the developments we have seen do not meet a community enhancement and development criteria. My community would be negatively affected by blanket zoning. A more thought-out, situation specific approach both to creating affordable and aesthetic housing and to fostering community development is needed. i vote to rescind the blanket rezoning bylaw and to create a better bylaw aimed at the diverse goals of housing in the city.



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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



Public Submission

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)

As this current Council was elected partly on the basis of the repealing the bylaw previously passed for blanket rezoning by the previous Council, I feel strongly that it should work towards that end. I feel betrayed by the change in law as I am a long time resident in my community and as a family we worked hard to maintain our life here in a modest bungalow. Many young families also wish to live in this neighborhood and they have in the past managed to be able to be a part of it. Now all we have seen in the last few years are smaller affordable bungalows being snapped up by contractors who are definitely not planning to build affordable housing! We want to maintain the charm of this neighborhood and let other generations have that same opportunity.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Glen

Last name [required]

Maguire

How do you wish to attend?

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English

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)

The citywide zoning was never fully studied to determine the impact on communities. In our community we now have 8 plex buildings going up with no consideration for parking or a community that we decided to move too. When we moved in the planning department allowed minimal duplex's to keep the landscape of the community but now it's getting overwhelmed with units. Our neighborhood does not support large transit so cars are required.this is not affordable housing I have adult children that can't afford to buy these units and this only benefits builders and their pockets.



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First name [required]

Katrina

Last name [required]

O'Reilly

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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[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

Attention The Office of the City Clerk.pdf

ATTACHMENT_02_FILENAME

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

Attention The Office of the City Clerk, City of Calgary

Dear Members of Calgary City Council,

I am a long time resident in Riverbend/Quarry Park, in SE Calgary. I am writing to express my support for the proposed bylaw that would restore and protect low-density residential zoning in established communities in Calgary.

Low-density neighbourhoods provide important benefits for residents and for the long-term sustainability of our communities. These areas were designed with a balance between housing, green space, infrastructure capacity, and quality of life. Maintaining lower density helps preserve quieter streets, safer neighbourhoods for families, and manageable traffic levels. It also reduces strain on local infrastructure, schools, and community amenities that were originally built to serve a smaller population.


One of the greatest assets in our area is Carburn Park. This park is a treasured natural space that is heavily used throughout the entire year by residents walking, cycling, bird watching, and enjoying outdoor recreation. It is already a very popular destination, and increased density in surrounding neighbourhoods will place even greater pressure on this valuable public space. Preserving lower density in nearby communities helps ensure that parks like Carburn Park remain accessible and enjoyable for everyone.

In recent years we have also seen a significant increase in apartment and condominium development in the area. In fact four apartment towers and five four story apartments have all been developed in the community in the last few years. This tremendous growth has already contributed to much higher density, increased traffic, and more noise within surrounding neighbourhoods. While housing diversity has a role in a growing city, it is important that development remains balanced and respects the character and infrastructure capacity of established residential areas.

Restoring and maintaining low-density zoning in appropriate neighbourhoods helps protect community character, preserves green space, and ensures that development occurs in a thoughtful and sustainable way. Calgary's growth should include a variety of housing types, but it should not come at the expense of the livability and stability of established communities.

Thank you for considering the perspectives of residents who value the quiet, green, and family-oriented neighbourhoods that have long been part of Calgary's identity.

Sincerely,

Katrina O'Reilly
525 Riverview Place SE
Calgary, Alberta T2C4K7




Public Submission

CC 968 (R2026-03)

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First name [required]

Ronald

Last name [required]

Manitowich

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...bring back the low density residential

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] **Dorothea**

Last name [required] **Rath**

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

Dear Members of Calgary City Council,

I am writing as a resident of the Renfrew neighbourhood to share my perspective regarding the proposed bylaw that would restore the low-density residential zoning that existed prior to the citywide rezoning approved in May 2024 and implemented on August 6, 2024.

I strongly support returning to the previous zoning that protected the low-density character of established neighbourhoods like Renfrew. One of the most special qualities of our community is its human scale, with charming wartime homes, mature trees, and a cohesive neighbourhood feel that has developed over many decades.

Since the citywide rezoning, we have begun to see new higher-density developments such as townhouses and duplexes that are significantly taller and architecturally out of scale with the original homes. In many cases these structures do not reflect the architectural character of the existing neighbourhood and visually overpower the small historic homes that give Renfrew its charm.

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

These older homes and the neighbourhood fabric surrounding them are part of Calgary's living history. Once they are replaced by larger multi-unit developments, that character cannot be recreated. Established neighbourhoods like Renfrew are precious,



Public Submission

CC 968 (R2026-03)

and preserving their scale and identity should remain an important priority.

For these reasons, I would strongly support a return to the previous low-density zoning framework that existed before the citywide rezoning in 2024. I believe this would help protect the unique character of Calgary's historic inner-city communities while still allowing thoughtful growth in appropriate areas.

Thank you for considering my perspective.

Sincerely,
Dorothea Rath
1049 Regal Crescent NE
Calgary, AB
T2E5G9
[REDACTED]



Public Submission

CC 968 (R2026-03)

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First name [required]

Terry

Last name [required]

Graden

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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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

City of Calgary T.pdf

ATTACHMENT_02_FILENAME

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

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

Dear, Members of Calgary City Council,


I am writing to express strong support for reverting back to low-density residential zoning in our communities and to urge the City of Calgary to carefully reconsider the continued development of high-density development.

In recent years, the construction of several multi-storey apartment buildings has already significantly increased traffic volumes and population density in my community of Riverbend/Quarry Park SE that was originally designed and planned as a low-density residential area. I can't begin to imagine what the high -density zoning will do to the roads, intersections, and community infrastructure that are increasingly strained and residents are experiencing the impacts of congestion and reduced neighborhood livability. The traffic has increased significantly in my community already arguably due to the 3 apartment towers built in Quarry Park, and a 4th tower well underway to being completed, along with several, yes several, apartment buildings developed with more slated for the near future in the same area!

Equally important is the protection of Carburn Park, within my community, which is one of Calgary's most valuable natural community spaces. Carburn Park is not simply a recreational area; it is a vital wildlife habitat and ecological corridor along the Bow River. The park supports numerous species of birds, deer, beavers, and other wildlife that depend on the surrounding natural environment. Increased high-density development nearby brings greater traffic, noise, and human pressure that can disrupt these sensitive ecosystems. Protecting the park and its wildlife should remain a priority in all planning decisions affecting the surrounding neighborhoods within Calgary and the continued zoning will not afford these critical protections.

Maintaining low-density zoning is also critical for protecting property values and preserving the character of the community. Many residents invested in homes with the understanding that it would remain a stable, low-density neighborhoods in several communities with access to nearby green spaces and manageable traffic levels and the availability of parking in front of your own home. Significant increases in density can undermine that expectation, altering the character of the area and potentially impacting long-term property values.

Responsible city planning must balance growth with the preservation of established communities, environmental protection, and infrastructure capacity. Thoughtful, moderate development that respects the original planning vision for Calgary will better serve both current residents and future generations.

Thank you for your consideration,
Terry Graden
525 Riverview Place SE, Calgary, AB T2C4K7




Public Submission

CC 968 (R2026-03)

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First name [required] Emilia

Last name [required] Balc

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of the new (2026) proposed citywide rezoning change bylaw, for keeping our well-established neighborhoods the way they were initially projected at a low and normal density with charming streets and back-alleys, surrounded by mature trees with beautiful gardens at every single house , were the nature is in harmony and life is calm , quiet and healthy . Every house is well maintained and owners take pride in keeping their properties clean, functional and in good condition. We love the sun and we don't like the shade coming from new tall concrete houses, that slaughter initial lot in two smaller just to make room for another house that will create pressure on infrastructure, parking and the general comfort of all residents. We voted for repealing the 2024 bylaw that would have destroyed our neighborhoods and transformed them in ugly, agglomerated areas.



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 personally do not agree rezoning proposal in Calgary. It is because the population is not as dense as Vancouver and Toronto, and we do have land to be developed for housing requirements. Rezoning in existing communities will create unnecessary population density. (For example, building a fourplex by replacing a single detached house). This kind of rezoning will only benefit for commercial builders, but it damages the overall living environment in the communities for others. Consider we already have many old communities near Downtown where allow to build infills. There is no urgency to expand this kind of rezoning to the rest of the city. I am living in North West region, the street of my house is located in the area with all single detached houses. There is spacious distance between houses. It is difficult to accept there is a duplex or fourplex or even a condominium being built next to my house. I do not think any residents in my area would like to see rezoning happening in our communities. Space, quietness, low density, safety, beautiful scene are the most valuable factors for my family to pick Calgary as our final destination to land in Canada. Rezoning is an extremely bad idea to disappoint many existing residents who are living out of the center of the city.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Sarah

Last name [required] Peck

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing today to express my strong support for this Council's commitment core infrastructure and common-sense growth.

However, I am also sharing a serious concern regarding the blanket rezoning repeal as it relates to my top priority: the Red Line South extension.

While I understand and support the desire for more community-specific planning, I am deeply worried about the \$861 million in federal funding that city administration has warned is at risk if this repeal goes through.

My concern is that by repealing this policy without a guaranteed federal workaround, we are effectively cutting off the funding required to make that transit-oriented vision a reality.

The Red Line extension is currently unfunded and vulnerable. If we lose the Canada Public Transit Fund grants, this project - which is vital for the safety and connectivity of our southern communities - could be delayed for another decade.

I urge this Council to find a "middle ground" that satisfies your promise to respect communities without triggering the loss of nearly a billion dollars in infrastructure grants. Please do not let the Red Line extension become a casualty of this policy shift.



Public Submission

CC 968 (R2026-03)

Thank you for your leadership and for putting Calgarians first.



Public Submission

CC 968 (R2026-03)

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First name [required] Jody

Last name [required] Wood

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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Feb 3, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT_01_FILENAME

Proposed Citywide Rezoning Change.docx

ATTACHMENT_02_FILENAME

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

Re: Proposed Citywide Rezoning Change

Honourable Mayor and City Councillors

The current R-CG district bylaw is untenable. It is neither well thought out nor monitored for construction compliance. As it stands, it will create slums in Calgary in the decades to come.

On the other hand, we have an opportunity in Calgary to create create a legacy for the future. We can show the world that we can increase density and affordable housing effectively and make this city livable for all.

Key points to consider in creating a bylaw that benefits all Calgarians:

1. Creation of communities, not rows of townhouses facing one another in treeless, airless corridors.
2. Maintain a substantial tree canopy. As climate changes, a significant tree canopy is imperative. Every new property needs space enough not just to plant a mandatory sapling, but to allow adequate room for it to grow to a mature tree. Maximum property coverage should be 55% or less and that should include all structures and concrete surfaces.
3. Insist that new developments allow for adequate light for existing properties. Please refer to the 'right to light' laws in place in many European cities. New developments should not be allowed to destroy the right of existing owners to plant gardens or enjoy their outdoor spaces.
4. Create a program to encourage developers to build affordable housing. The existing bylaw is increasing densification, not affordability. Newly 'densified' housing in my neighbourhood has sold for upwards of a million dollars per unit - hardly affordable for most people.
5. Parking should be available at one stall per household unit.
6. Setback in existing neighbourhoods should be honoured with an allowance of 1-1.5 meter decrease of setback for new constructions.
7. Allow one additional domicile unit per property; either a secondary or a backyard suite.
8. Backyard suites must have access to front and street sidewalks as back alleys are not lit or managed for snow and ice.
9. Mandate that row and townhouses have green space between them.
10. Employ enough city building inspectors that construction is well monitored and the safety standards for construction workers are maintained. Fine developers who try to evade laws.

This is a huge project and I am very grateful that this council has taken it on. The opportunity to create a better future for Calgary is available through the rewriting of this bylaw. Thank you for being a part of it.

Jody Wood
35 Canyon Dr NW
T2L0R2



Public Submission

CC 968 (R2026-03)

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First name [required] Alex

Last name [required] Ta

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Sustainable Growth is Fiscally Responsible

Calgary is at a crossroads. As we grow, we can no longer afford the "strategic amnesia" that prioritizes outward sprawl over the health of our existing communities. To build a sustainable city, we must embrace density. The Bearspaw South feeder main crisis is a literal breaking point for our current model. By spreading our resources thin across an ever-expanding footprint, we have deferred essential maintenance for decades to fund new suburban infrastructure.

Calgary currently manages roughly 4.2 metres of water pipe per resident—more than Toronto (1.7m) or Vancouver (0.6m). This sprawling "infrastructure debt" is why we now face a \$49 billion capital requirement over the next decade. Densification isn't just a housing strategy; it's an infrastructure rescue plan.

Much of the opposition to rezoning is rooted in baseless fear-mongering and a misunderstanding of how cities evolve. The data from 2024–2025 is clear:

Negligible Impact: City reports show that less than 1% of recent infill projects required utility upgrades.

Efficiency: Building "missing middle" housing (townhomes/fourplexes) utilizes existing capacity in neighborhoods that have actually seen population declines since the 1970s.

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

characters)

Economic Stability: Adopting density could save Calgary over \$11 billion in capital costs in the long term by reducing the need for new fire stations, schools, and roads in the far outskirts.

Please do not make decisions based on incorrect claims from citizens.

I am writing this not just as a taxpayer, but as a parent. I want to raise my family here, and I want my children to be able to afford to stay in the city they call home. Without this bylaw, we are sentencing the next generation to astronomical housing costs, failing transit, and a "Ponzi scheme" of infrastructure that they will be forced to pay for.

I urge Council to think beyond the next election cycle. Good governance requires the courage to evolve our thinking as the city grows and make data driven decisions. Repealing this bylaw to satisfy short-term political goals will cost us billions and jeopardize \$250 million in federal housing funds.

Please vote against the repeal. Prioritize a fiscally resilient, livable Calgary for my children and yours.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Dan

Last name [required]

Simons

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

I live in Briar Hill/Houndsfield Heights, and we bought here in 2012 because the neighborhood has character and charm, being an older established R1 zoned community. It's got mature trees, light traffic, neighbors that look out for each other and kids that play in the streets. We moved our young family 3 times over 8 years from higher density tuxedo park to HHBH specifically because we thought we had control over how/ where we raise our children, and this was where we wanted to raise them. But the control that we thought we had was stripped when council changed the rules mid-game by announcing blanket rezoning.

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

Blanket rezoning puts the heart and soul of all communities in the hands of developers, and also gives them the advantage when bidding against single families. Developers who have no skin in the community; who are there to maximize profit by densifying as much as possible without ever having to live with the "min 0.5 parking stalls per unit" street congestion that they created. We can already see the results, with the first non-descript generic 8-plex that's being completed on what was once a single family lot. Nestled amongst architecturally pleasing and historically diverse single family bungalows and duplexes - it stands out like a unshoveled sidewalk in an otherwise pleasant walk in to work. And naturally, it has only 4 parking stalls for the inevitably 12-16 vehicles that will be parking there. If there was ever a recipe for how to flatten a community's character and leave behind a broad-brushed blah, it's blanket rezoning.



Public Submission

CC 968 (R2026-03)

I strongly support the repeal of blanket rezoning.



Public Submission

CC 968 (R2026-03)

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First name [required]

Michel

Last name [required]

Gutfreund

How do you wish to attend?

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

No

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

Standing Policy Committee on Infrastructure and Planning



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

Public Hearing .docx

ATTACHMENT_02_FILENAME

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

As a property owner affected I strongly oppose the proposed reverse of the rezoning due to the negative impact on property value this would create and a need for higher density in inner city Calgary neighbourhoods.

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

Dear Council,

As an affected property owner, I strongly oppose the reverse of rezoning.

This would have a negative impact on property value, and the city needs less urban sprawl and increase density improve the quality of life of its citizens.

Thank you for your attention.



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

"Proposed Citywide Rezoning Change"

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The question "Are you in favour or opposition of the issue" is ambiguous at best. It's not clear as to what I am in favor or opposed to? To make it clear. I want council to "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". Furthermore, "Change the zoning of residential properties back to what existed before citywide rezoning"!!!!!!!



Public Submission

CC 968 (R2026-03)

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First name [required] KIMBERLEY

Last name [required] HALPAPE

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)

MY AREA HAS SINGLE FAMILY HOMES. THERE ARE 3 AND 4 YEAR GENERATIONS LIVING IN MY AREA. CONGESTION, WATER, ELECTRICAL, PARKING ISSUES WOULD BE A PROBLEM FOR THE R-CG. WE NEED TO BE BACK TO THE R-C SINGLE DWELLING HOMES.



Public Submission

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First name [required]

Fred

Last name [required]

Krause

How do you wish to attend?

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No language or translator services required.

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

Council



Public Submission

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)

Please bring back the low density residential zones (communities) that existed in the land use bylaw prior to the citywide Rezoning for Housing the previous council approved in May 2024.
Why? Because citywide Rezoning:
1. Minimises public involvement in the redevelopment process - Increased densities in established communities benefit the city and the communities themselves, only if redevelopment occurs in a thoughtful, well-planned manner. Citywide Rezoning minimises public involvement and ignores community context.
2. Erodes of public accountability and transparency - A Public Hearing is not simply "Red Tape." It is an important component of local government. Elected officials should be the decision-makers on matters such as community character and context.
3. Removes certainty for residents - Residents are entitled to certainty in their chosen communities. Citywide Rezoning provides none. Certainty of one's preferred living experience is a key desired factor in the home buying process for most property-tax paying Calgarians.
4. Provides Negligible (if Any) Affordability Improvements - Citywide Rezoning has not "solved the Housing Crisis". A July 2021 report from the New York City Association for Neighborhood and Housing Development cautions that blanket rezoning can have serious unintended consequences for less affluent and more vulnerable communities, suggesting it can often "cause more harm than good." Developers tend to purchase older, more affordable (and often rental) properties, demolish them, and build new higher-

density housing with higher prices/rents.

5. Strains Existing Infrastructure and Services - Assumptions that existing infrastructure can support increased density without impacts on sewer and water infrastructure, schools, parks, and emergency services are false.

6. Harms the Environment - The greenest building is the one that already exists. The construction and demolition (C&D) industry is one of the largest contributors to landfill waste globally. In Canada, C&D waste makes up approximately one-third of all landfill material.

Higher density forms lead to a reduction in green space, trees and permeable surfaces, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of storm water and its associated impacts.

7. Elected city councillors campaigned on eliminating citywide Rezoning in the last municipal election - Please fulfil election expectations!



Public Submission

CC 968 (R2026-03)

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First name [required] Rosanne

Last name [required] McKenzie

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The area I am in, if they put any more housing/secondary in this area, where are they going to park? Also, any infrastructure would make parking impossible, water, sewer, roads, areas to drive, and electricity overload. We already have rolling electricity in this area! There are some places here that already have garages for their parking and then three to four other vehicles living in the house, as families are taking care of each other with the fact their children are going to College/University and living at home. Take a look at the stupid bike lanes, in some areas, signs bikes have the right of way you just have to follow if they all hang out in the street and you try to pass, your vehicle gets kicked, what other nonsense do we need. Example - Do not put an eight place unit on the corner of 47 Street/7 Ave SE. There is only one school there already full with school buses delivering our next generation. No parking so let us congest with them parking on 47 St bus route and a main road for around this area, especially when they have to put detours in place. Happens more than people think. Please, do not let another person's plan get ignored. We all have to live here and wish to enjoy it. The City has already has got so much unlooked after INFRASTRUCTURE going on, please do not nickle and dime us. So, put projects where it can be done fantastic and accommodated, everywhere in THIS GREAT CITY has to pay for new upgrades and not without a huge cost and deficit for The City and Taxpayers!



Public Submission

CC 968 (R2026-03)



Public Submission

CC 968 (R2026-03)

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First name [required]

Chris

Last name [required]

Monson

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

Blanket rezoning

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Precious council should be ashamed of what they did to home buyers who purchased homes for the appealing characteristics of neighborhoods. This decision for blanket rezoning has torn apart neighborhoods and places that families and community member call homes.

Please try and correct the poor decisions from Previous council and turn down blanket rezoning.



Public Submission

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First name [required] Stacy

Last name [required] Alston

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

I am in favour of City council bringing back the low density residential zones that existed in the land use bylaw prior to the citywide rezoning.

My key planning merits of maintaining R-C1:

1 Preservation of our neighborhood character.

We are a proud community that has yards. In our yards many of us have dogs, kids and family gardens. Through my garden I not only feed my family, but also the members of my community. All my extra zucchini and tomatoes go to feed my neighbors and are shared at our community association. My kid can safely play in our fenced yard while I make dinner for our family. He gets lots of outside time thanks to having our yard.

2 Infrastructure management

By maintaining lower density housing (one home & possibly one suite in the basement) reduces demand on the existing mature infrastructure such as water, sewer, and possibly power grid capacity.

3 Protection of mature tree canopy

Lower building coverage requirements help preserve green space and the existing mature tree canopy. The tree canopy provides critical benefits, including reducing city temperature by 2-5%, lowering air pollution, and managing stormwater runoff. Green

Comments - please refrain from



providing personal information in this field (maximum 2500 characters)

spaces reduce energy costs by providing shade, decrease noise, and improve mental and physical health. A robust canopy also boosts property values and supports local biodiversity. Trees create a more pleasant, walkable and aesthetically pleasing environment, which can help lower crime rates.

4 Predictably for residents

We won't have to worry about a neighbors house being sold and torn down to put in a multi-unit development that would destroy our way of life. Our sunny yards deserve to stay sunny and private, not shaded by a towering housing unit. To take away someone's yard sun and privacy would have a huge negative impact on mental health.

5 Reducing Traffic and parking pressure

By capping the number of units to one per lot (with possibly a basement suite) the demand for on street parking and localized traffic congestion is kept lower compared to a multi-unit development, which may only require 0.5 stalls per unit.

Planning to add housing to our community could be done by encouraging basement suites, having housing units built on top of businesses on 17 ave S.E. with sufficient underground parking and secure bike lockup spaces. This could provide many units right off the transit route and not destroy the character of our neighborhood and damage our community's mental health.



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First name [required] **Brad**

Last name [required] **Davis**

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)

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. I believe that Federal Moneys (my Tax dollars) used to coerce municipalities to do this massive re-zoning is un-acceptable. If Calgary City Council takes any of this money, I will be very unhappy and this will reflect in my vote next civic election.



Public Submission

CC 968 (R2026-03)

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First name [required] Michelle

Last name [required] Nikkel

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support bringing back the zoning that was in place prior to blanket rezoning. However, I DO NOT AGREE with aspects of the Proposed R-CG changes as described on the calgary.ca website. I DO NOT support having row and townhouses on the 3 parcels at the end of the block. I support *just* the corner lot having row/townhouses. I also think the maximum height of RC1 and RC2 zones to be less than 10 metres. I think the 10 metre height does not blend with the surrounding residential styles of homes, towers over neighboring back-yards and blocks sun from trees and surrounding properties. Please reduce the maximum height allowed for RC1 and RC2.



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First name [required] Des

Last name [required] Smith

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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 would like the old zoning re-instated. The current changes overflow neighbourhoods. I recently move out of a busy neighbourhood into a quieter one with because of parking and traffic issues. In my old neighbourhood there is now a 23 place apartment on 2 old 50ft lots (total 100ft street access) with only 11 designated parking spots. Having high density with poor parking requirements is brutal. Streets and intersections are now packed and a quieter neighbourhood is now hard to get around. In my new neighbourhood with the re-zoning an 80 person child daycare and offices/apartments on top is trying to get land and zoning changes. The streets and back alley's will turn into busy parking lots. This is a residential area and doesn't need 80 plus cars and staff pulling in and out of a tiny 50 x 100ft corner lot, Please repeal the new zoning bylaw it's ruining neighbourhoods.



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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] Pat

Last name [required] Dodge

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



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Mar 26, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required]

Ian

Last name [required]

Duggan

How do you wish to attend?

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English

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Good day, My name is Ian Duggan and am an out of province landlord residing in Ontario. I have an investment property located at 7207 Huntview Drive NW in Calgary. Recently I undertook a significant investment on the property in question in order to have a pre existing secondary suite in the basement legalized. I applied for the required development permits and the suite was officially recognized and added to the municipal database in August of 2025. From my understanding of the proposed bylaw, the zoning of the legal secondary suite would be unaffected; however I was hoping to write in to confirm this is indeed the case.

Sincere regards,

Ian Dugan
177 Summerset Drive
Barrie, ON
L4N 6G9



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First name [required] Jocelyn

Last name [required] Cromwell

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed 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 am fully in favour of the citywide rezoning change back to or near what it was. I'd like city council to represent the people not just \$ and developers.. I want to have unique communities and neighbourhoods without the threat of just density being the factor for zoning.



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First name [required] **Glenn**

Last name [required] **Webber**

How do you wish to attend?

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

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



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[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

Comments on Proposed Rezoning in Calgary.docx

ATTACHMENT_02_FILENAME

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

Please see attached letter

Comments in Support of Proposed Citywide Rezoning Changes.

Submitted to City Council in advance of the Mar 23, 2026, Public Hearing

I support the change to remove the Blanket Rezoning in Calgary. In my view the blanket RCG zoning across the city amounted to an unplanned, unpredictable and uncostered development of housing in Calgary.

The biggest concern I have is that the blanket rezoning did not adequately consider the potential impacts on infrastructure, especially water and sewer services. The blanket rezoning also did not take into account the impacts of increased housing development of the access to schools and health services.

Given the recently released information on the extent of a deficit in the amount of billions of dollars in infrastructure in Calgary, I wonder if City Council ever received an assessment of the potential impacts of the blanket rezoning on infrastructure. In hindsight the blanket rezoning contributed additional demand on water and sewer services. As I prepare this submission Calgary has implemented water restrictions due to the precarious condition of the Bearspaw water feeder main. How much additional strain on water and sewer infrastructure did the unplanned housing development add to the system and what will those costs be?

In the community where I live, a rowhouse development with 24 units is being constructed on what was once 3 single dwelling units. The water and sewer pipes were constructed in 1959. Are those aging pipes capable of handling 8 times the volume of water and sewage? If they can't, what will be the cost of upgrading the water and sewer infrastructure? I doubt there was any serious assessment of this in the review of the development permit application for this townhouse development. This seems in keeping with the pattern in Calgary of putting housing development first and worry about the infrastructure and related costs later.

I also wonder why the blanket rezoning was approved when it was clear the drinking water system was known to have serious integrity problems. Did the City Administration ever assess how much more demand for water would be generated by the blanket rezoning? Was this ever communicated to the City Council that approved the blanket rezoning?

In the rush to promote housing development generally and more specifically by using blanket rezoning, the City of Calgary ignores shortfalls in other key infrastructure. There is an ongoing shortfall in the number of schools in Calgary. Hospitals and other health facilities are not being built to keep pace with the growth of the population. A growth that is

encouraged by building more housing. The net effect of these serious shortages is an overall decline in the quality of living for all Calgarians.

It is very annoying to me that Canadian Federal Government creates a housing problem in Canada through immigration levels that are more than what Canada can support. One of their simplistic solutions is to demand cities apply blanket rezoning to foster housing development. They don't care whether there is capacity to provide civic services, education and healthcare because those are the responsibilities of cities and provinces. And they offer carrots in terms of funding for the construction of new housing but of course there are no funds for the services to support the increased number of housing units. The Federal Government simply downloads the problems on to cities like Calgary and the taxpayers that must pay for the problems things like blanket rezoning create.

Another concern I have is blanket rezoning creates a hap hazard pattern of development that will contribute over time to additional reliance of automobiles as the primary means of transportation in Calgary. At a time where development should be planned with the goal of increasing access to public transit and making better use of the LRT, blanket rezoning will spread out development in a random and unplanned manner. Building townhouses in the middle of existing communities will result in more vehicular traffic on the roads. Initial development of higher density housing due to blanket rezoning may be accommodated with minimal traffic problems but as additional development happens the impacts will start to occur. As there is no way to be able to predict where and when the additional development will occur, planning to resolve problems will be reactive, inefficient and costly. Increases housing development should be targeted to be close to LRT lines and established bus routes.

I would strongly encourage City Council to revoke the blanket rezoning. I would also like to see a more thorough and transparent assessment of the capacity of the City of Calgary to accommodate population growth and be more honest about the true costs of development.

Thank you

Glenn Webber



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)

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

infill lake bonavista downs.docx

ATTACHMENT_02_FILENAME

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

I am in favor in repealing the rezoning. People gravitate to neighborhoods because of culture, amenities, the community and price. Tearing down a \$500,000 home to build million+ dollar duplexes does not create more affordable housing, but it does remove the potential for a family to purchase that home. Calgary already has high density communities such as Seton- that is still under heavy construction, as well as projects like Alpine Park, Heartwood, Hotchkiss, Rangeview, Glacier ridge, Tasa Park..etc. Home builders in new communities could be incentivized to create high-density living and give buyers/homeowners the CHOICE to live in these areas. Myself, and everyone that I know prefer to live in a low-density community and that environment should not be stripped from us, with the illusion of greater good, when it does nothing but fill the pockets of developers and reduce the quality of life for community members. I have attached a photo from the Lake Bonavista Downs community of a million dollar duplex, towering over the neighboring bungalows.



159 Lake Sylvan Close SE as seen on HouseSigma.com



Public Submission

CC 968 (R2026-03)

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Last name [required]

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I strongly support repealing the blanket rezoning and returning to the city's previous zoning framework. While the intent behind broad rezoning may benefit certain areas, applying a single zoning approach across an entire city overlooks the unique character, constraints, and needs of individual neighbourhoods.

Some communities are well suited to increased density and the types of development enabled by the recent rezoning. However, many others are not—and imposing the same rules everywhere creates avoidable conflicts, infrastructure strain, and long term planning challenges.

A more responsible and community aligned approach is to evaluate zoning changes on a case by case basis. This ensures that growth is intentional, context appropriate, and reflective of what each neighbourhood can realistically support. Blanket rezoning may be administratively simple, but it is not good planning.



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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]

Daniel

Last name [required]

Libman

How do you wish to attend?

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

We will be unable to attend the City Council meeting regarding the repeal of upzoning. Had we been available, we would have spoken.

I am writing to you to express my extreme disappointment with the City of Calgary planning department. But I am finally writing to you with a sliver of optimism that the blanket upzoning will finally be repealed.

We have lived in East Elbow Park for almost 25 years. We chose this community for every possible reason, including the type of housing stock. We love it here.

We know the city originally voted in favour of the upzoning that will specifically target the block our house sits on. An entire city block of single family houses is just recently allowed to hold a huge 6 story apartment block, directly overlooking our house and yard. According to the map the city created, it could fill the entire block and loom over the rest of the neighbourhood. And note: this block is on a flood plain, meaning with underground parking not possible, this building would need to tower 7+ stories high.

We are powerless to stop an adjacent property from being developed and looming over our property. Unless the zoning reverts back to what it was.

We were further gravely disappointed when the City of Calgary Planning department



Public Submission

CC 968 (R2026-03)

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

had the temerity to call the final step "Let's Chat", when the decision had already been made.

There are clear delineations in the world, of things that are right and things that are wrong.

This current upzoning is wrong. We moved here in good faith. To take away everything good from this neighbourhood in a blatant grab at federal funding intended to ease homelessness is even more ironic, when condos in this neighbourhood will undoubtedly sell for in excess of \$800,000. Does anyone honestly believe the "homeless" are going to have an extra \$800,000? Seriously?

No. This plan was an attempt to do what slum landlords have done for time immemorial: destabilize a neighbourhood with high density development, then move in and buy up depressed properties at fire sale prices. The greater irony here is that this wasn't done by a developer: this was done by the City of Calgary.

Under the guise of "fixing homelessness", they set in motion the preconditions for neighbourhood busting.

And they should have be ashamed. But they weren't.

We support this motion to repeal the blanket upzoning.

Sincerely,

Daniel Libman & Debra AuCoin
3901 5th St SW



Public Submission

CC 968 (R2026-03)

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First name [required]

Marcy

Last name [required]

Cochlan

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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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to support the proposed by law changes to bring back low density zones that existed in the land use bylaw prior to the city wide rezoning for housing that was approved by council in May 2024. The long term infrastructure costs will be substantial.



Public Submission

CC 968 (R2026-03)

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First name [required] Eugene

Last name [required] Sandahl

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We want to go back to R1 zoning, where districts have single family homes. If you want to live in an area where there are multifamily dwelling that is your choice. Multifamily homes some rented and some owned change the dynamics in a community. We supported Landon Johnson and the mayor on the promise they would reverse the rezoning, we hope they will follow through with that promise.



Public Submission

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First name [required] Brandon

Last name [required] Friedt

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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

Support for Repeal of Citywide Rezoning Approved in 2024.docx

ATTACHMENT_02_FILENAME

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

The question regarding in favour or opposition of the issue is intentionally vague. It is unclear if a person is supporting one side or the other. I am in favour of repealing the blanket rezoning that occurred in 2024.

Subject: Support for Repeal of Citywide Rezoning Approved in 2024

Members of Council,

I am writing to express my support for repealing the citywide rezoning that was approved in May 2024.

While I recognize the importance of addressing housing affordability and increasing housing supply, the 2024 blanket rezoning was an overly broad policy that applied the same zoning change across nearly all residential neighbourhoods in Calgary regardless of infrastructure capacity, community context, or existing local plans.

By making R-CG zoning the default across most residential areas, the policy removed the need for site-specific rezoning applications that historically allowed residents, community associations, and Council to evaluate whether increased density was appropriate for a specific location. This process served as an important safeguard to ensure that development aligned with infrastructure capacity, transportation networks, schools, utilities, and neighbourhood planning objectives.

A city as large and diverse as Calgary requires a more thoughtful and targeted approach to growth. Blanket rezoning effectively replaced local planning considerations with a one-size-fits-all policy that does not adequately account for the unique characteristics of individual communities.

Housing affordability is a serious challenge, but removing planning review across the entire city is not the only solution. A more balanced approach would prioritize density in areas that are best equipped to support it, such as:

- Transit corridors and major transportation routes
- Activity centres and commercial districts
- Areas with existing infrastructure capacity
- Locations already identified for growth through local area plans

Targeted densification in these areas would support housing supply while maintaining responsible planning practices and preserving the ability for communities and Council to review significant land-use changes.

Repealing the blanket rezoning does not mean opposing housing development. Rather, it would restore a more deliberate planning framework that allows Calgary to grow in a way that is coordinated with infrastructure, respects established communities, and ensures that density is located where it can be best supported.

For these reasons, I support repealing the 2024 citywide rezoning and encourage Council to pursue a more targeted and thoughtful approach to addressing housing supply in Calgary.

Thank you for the opportunity to provide input.

Sincerely,

Brandon Friedt



Public Submission

CC 968 (R2026-03)

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First name [required] Judy

Last name [required] Sigler

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I prefer that the Calgary Housing Strategy implement their well-planned initiatives without Blanket Rezoning. Development should include keeping and adding to the tree canopy and other large plants to help with noise, pollution, and water run-off in all communities. I am advocating the best use of space with community input, not overbuilding in an opportunistic, unplanned manner.



Public Submission

CC 968 (R2026-03)

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First name [required] Jerry

Last name [required] Schimpf

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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)

We are grateful that Council has chosen to revisit this subject. We felt totally helpless to oppose the citywide Rezoning for Housing approved in May 2024. It was evident to us the decision had already been made and we were right! Thank you again for considering a more common sense approach by reversing the May 2024 decision, Jerry



Public Submission

CC 968 (R2026-03)

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First name [required] Josie

Last name [required] Ho

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Subject: Support for Repeal of the 2024 Citywide Rezoning
Members of Council,
I am writing to support the repeal of the citywide rezoning approved by Council in May 2024.
The intent behind the policy—to address housing supply and affordability—is understandable. However, implementing a blanket zoning change across the entire city was an overly broad solution that did not sufficiently account for the differences between Calgary's many communities.
Historically, rezoning applications were reviewed on a site-specific basis, allowing Council to consider local factors such as traffic impacts, parking availability, infrastructure capacity, school enrollment, and alignment with community plans. The citywide rezoning removed this step for many types of developments by making higher-density residential zoning broadly permitted across most neighbourhoods.
This change significantly reduced the ability for Council and residents to evaluate whether increased density is appropriate in particular locations. Responsible city planning should balance housing growth with infrastructure capacity and long-term community planning objectives.
Calgary is a rapidly growing city, and increasing housing supply is important. However, growth should occur in a way that is coordinated with existing infrastructure and planned development areas. Many parts of Calgary are well suited to accommodate additional housing, particularly near transit routes, major corridors, and established

Public Submission

CC 968 (R2026-03)

activity centres. Focusing growth in these areas would help achieve housing objectives while maintaining a thoughtful and coordinated approach to land-use planning.

A citywide zoning change applied equally to every neighbourhood does not provide the flexibility needed to manage growth responsibly across a city of Calgary's size and diversity.

Repealing the blanket rezoning would allow Council to return to a more deliberate planning process—one that supports housing development while ensuring that community context, infrastructure requirements can be sustainable.



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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[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 Parkdale where new building of multi unit structures is rampant. Here is my personal observation. Directly across the back lane from my residence was one house on one odd-shaped corner lot. What has replaced that one house is a 5 unit townhouse build with up and down suites plus two two-story "laneway suites". 12 units total. It appears there will be garage parking for 4, maybe 6 cars. So naturally all the excess parking will be on my street. My street which HAD 2 hour restricted parking in place until the city decided to remove it last spring. The structure went up with nothing but a postcard drop in my mailbox. it has a direct influence on the enjoyment of my back yard. And the 2nd floor windows in the lane-way house look directly into my windows. It is like living next door to a residential grain elevator. A block away from me a four-plex went up and directly behind it, in place of a garage was built an identical four-plex. Eight units on one lot that previously had one house. Nothing can now be done about these massive structure now, it is too late. But i believe if the behemoth behind my house had been built before building code changes I would have had some input regarding the plans. This is happening all over the inner city. I was told by my councillor's office that this multi-unit building is taking place where back lanes are in place. All inner city!



Public Submission

CC 968 (R2026-03)



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First name [required] **Linda**

Last name [required] **Lamb**

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

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

Being an original owner of the property at 6416 Dalsby Road N.W. I TOTALLY support that City Council bring back the low density residential zones that existed prior to the citywide rezoning which was approved in May, 2024.



Public Submission

CC 968 (R2026-03)

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First name [required]

Jim

Last name [required]

Edwardson

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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)

The blanket rezoning was very strongly apposed and should not have been passed. We can see numerous examples of developments that were made possible by this rezoning that are clearly impacting our communities in a very negative manner with respect to parking, privacy, esthetics and desirability of streets with the new dwellings. These developments have the potential to change some areas in the City to slums and significantly degrade other areas. It is an affront to our rights as property owners who bought a home on a street that we liked or loved and wanted to live on to now wanting to move away from that street and Calgary altogether if these developments continue to be approved
Please go back to the original zoning.
Thank you.