

**Public Submission**

CC 968 (R2026-03)

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

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First name [required] Louise

Last name [required] Hahn

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

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

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)

"Solar Access" by-law. A Solar Access by-law means that land owners have a right to have access to direct sunlight. Such a by-law would:

- mitigate large and looming residential structures over neighbouring properties (casting shade)
- promote food resiliency by legitimizing the use of food gardens and greenhouses
- promote green energy production by legitimizing the use of solar panels on roofs
- promote mental health by legitimizing the planting of plants, shrubs and trees, access to direct sunlight



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First name [required] Jon

Last name [required] Paine

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required]

Eva

Last name [required]

Weckl

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Calgary

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

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Repeal of Blanket Rezoning - Eva Weckl.docx

ATTACHMENT_02_FILENAME

Repeal Blanket Rezoning - Renfrew Director at Large.docx

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

Please find attached 2 submissions regarding the proposed citywide zoning change. One is in my capacity of Renfrew Community Association, Director Urban Forest Canopy and Heritage Retention and the other is in my capacity as a resident. Thank you.

Repeal of Blanket Rezoning – Public Hearing March 23, 2026

Online Submission – Eva Weckl – Resident-Renfrew

This is a vote in favor of the full repeal of the Blanket Rezoning for housing.

I have been a resident of Renfrew for over 40 years and have watched the lovely, green and leafy community of smaller, affordable homes and heritage homes, becoming a heat island that has been woefully overdeveloped with unaffordable housing, clear cut of a great number of trees that have not been replaced and losing a great portion of its heritage. Streetscapes no longer exist with developers having the freedom to build anything they want.

Residents against this frenetic development have been virtually ignored. Their concerns have not mattered and the many successive changes to planning regulations, in the last 15 years, have been for the benefit of developers. Residents have seen 10 plus unit developments next to their bungalow where once a single house had stood. Parking concerns, overlooking concerns, light blocking issues, noise concerns all disregarded. Lot coverages have been extended and additional easements granted, allowing almost complete building coverage of a lot. These seriously impacted residents consistently lost any appeals because planning regulations were continually amended to include ever increasing development freedom. Most LAPs were presented by the city as a finished product with very few community comments and suggestions taken into consideration. The NHCLAP is a great example of this. I participated in the workshops and tried to make an impact but any changes requested, met with a resounding “no” from the city. We would never subject residents in the suburbs to this mish mash of single-family homes with multi-family developments right next door, so why should we allow it in established inner city neighborhoods. In fifty years, will we re-developing the suburbs in the same way? Our concerns have not been heard.

Has anyone ever considered the impact of continuous building on the residents? The constant noise, the dirt, the blocked roads. Does anyone acknowledge the frustration and anxiety of residents who constantly feel they are fighting and losing battles against overdevelopments next door? Does it matter to anyone that there is no requirement to make plans available to residents as long as the development is contextual? Can you imagine how it feels not be told the scope or design of a development next door to you? Many people in inner city communities are simply fatigued by it all. This topic should not be a daily part of our lives and dealing with development on a DP-by-DP basis has certainly not worked for residents. Rather, there should be a plan for each community, **with major community input**, to guide development in existing communities...no easements given as a matter of course!

We need to work very hard and very quickly at reaching compromises in this regard. To be successful, we need thoughtful, considerate and respectful planning. Existing communities should not be sacrificed to increase property taxes for the city through expensive builds nor to ensure developers reach maximum profit. These are our communities, what’s in it for us?

As a start, we need reduced lot coverage and reasonable height allowances. We need the re-establishment of appropriate set backs particularly in our heritage areas. We need to insist that streetscapes, trees/landscaping and heritage be actively considered at the planning stage not start the

arguing after a DP is filed. Most importantly we need to change the thinking around easements and relaxations. The approval of these should no longer be the norm but be a very rare occurrence.

In this regard, a full repeal of the blanket rezoning would be a very good start.

Thank you for the opportunity to comment in this regard.

Eva Weckl
225-13 Street NE
Calgary T2E 4R9



This is a vote in favor of the full repeal of the Blanket Rezoning for housing. This relates specifically to the effects on the urban forest canopy and heritage retention.

City Councils, over the past fifteen years, have successively removed “red tape” to allow developers ever increasing building freedom in inner city neighborhoods. The latest of these allowances was the blanket rezoning, meant to speed up an already frenetic pace of development. This partnered with ineffective LAPs as well as continual easements for building height, lot coverage and set backs, have had a disastrous effect on our Urban Forest Canopy and has made Heritage Home retention almost impossible in our community. The message had been that trees and heritage are not valued.

Inner city lots carry the largest number of trees, and the most mature trees, and all of these lots are completely razed of all trees/greenery prior to building. Replanting of trees to replace the lost canopy does not happen. The result is that Calgary’s tree retention and planting is among the worst in all of Canada. In addition, we are at the top of the list for the amount of **greenspace lost**. We all know, by now, the value of trees and greenspaces, yet we do nothing about the rapid and continual loss of the canopy.

Nature Canada, in its report “Bringing the Canopy to All” released September 2022 states:

“Calgary’s tree canopy cover sits at just over 8%, one of the **lowest** in Canada, and the goal is to plant 7,500 trees per year in order to reach 16% by 2060. The city is not on track to meet this goal, however, as it reports limited funding and **a projected focus on maintaining the existing canopy.**” (Nature Canada - September 2022). There has been zero “focus on maintaining the existing canopy” since 2022.

The report goes on to say that **each** neighborhood in a city should have at a minimum of **30% canopy** coverage in order to reach an appropriate level of air quality, heat reduction and general well being.

There is much work to do with respect to the retention/replanting of trees and the protection of heritage homes. To be successful, we need thoughtful, considerate and respectful planning and building. We need reduced lot coverage and reasonable height allowances. We need the reestablishment of appropriate set backs particularly in our heritage areas and the implementation of a process that requires trees and heritage to be actively considered at the planning stage of every development.

In this regard, a full repeal of the blanket rezoning would be a very good start.

Thank you for the opportunity to comments in this regard.

Eva Weckl

Director at Large

Renfrew Community Association

Urban Forestry and Heritage Portfolios

director2@renfrewyyc.ca





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First name [required] Kathy

Last name [required] Weiss

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I request the City to repeal the Blanket Rezoning By-law which allowed for multiple residences on a single family lot in the City of Calgary. Blanket rezoning failed to achieve providing low cost housing. The previous city council under Mayor Gondek made the by-law legal even though there was a majority of Calgarians that were against the by-law.

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First name [required]

David

Last name [required]

Saunders

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

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

The existing blanket rezoning policy was ill advised and the results speak for themselves. Council did not take into consideration the vast majority of those who participated in the last public hearing. The minds of the majority of Councillors were made up well in advance influenced largely by a misguided Administration. It proved to be a waste of time at considerable expense!!



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First name [required] RANDY

Last name [required] LANGILLE

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have lived in Calgary for almost 50 years and for a great number of those years the City planning department has functioned in a reasonable manner. This bylaw that is being repealed seems to me, to show a lack of foresight by the planning department. If we keep going in the direction we are now, our existing subdivisions, where residents bought homes with the understanding that their neighborhood would continue to be zoned the same for the life of the community will be a haphazard mess! Heads in the administration should roll! The bylaw needs to be repealed so controlled, properly thought out planning, can take place. 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.



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First name [required]

Garth

Last name [required]

Eliason

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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)

Please REPEAL and RESET blanket upzoning. Our neighbourhood (Varsity) and surrounding neighbourhoods (Bowness/Montgomery) have been quickly and negatively impacted by the blanket rezoning over the past year. We have seen significant, high density development, stressing our infrastructure and uprooting the very fabric that made us choose to live in these areas. Rezoning with no consideration for parking requirements has crowded our streets. High rises have blocked our sunshine, and the lack of housing/curb setbacks have changed the feel and vitality of our community, pitting neighbour against neighbour. Let's get back to considering the needs of each unique neighborhood that makes Calgary such a diverse, unique and amazing city. Blanket REZONING HAS NOT achieved it's goals (promises of affordable housing have evaporated into corporate greed of developers, neighbors are driven against each other, and families are competing against corporate and commercial buyers) One size fits all zoning is short-sighted, corporate driven, and needs to GO! Thank you.



Public Submission

CC 968 (R2026-03)

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First name [required] **Christine**

Last name [required] **McGavern**

How do you wish to attend?

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

What meeting do you wish to comment on? (If you are provid- **Standing Policy Committee on Infrastructure and Planning**



Public Submission

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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

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

a "Solar Accesst" by-law. A Solar Access by-law means that land owners have a right to have access to direct sunlight. Such a by-law would:

- mitigate large and looming residential structures over neighbouring properties (casting shade)
- promote food resiliency by legitimizing the use of food gardens and greenhouses
- promote green energy production by legitimizing the use of solar panels on roofs
- promote mental health by legitimizing the planting of plants, shrubs and trees



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First name [required] David

Last name [required] Alexander

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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

Kids are harder to see, and kids also have a hard time seeing us.

Children are short, impulsive, and often distracted - classic combination. With tightly packed parked cars, a child can step onto the roadway without being visible until the last second. For families, that's a nerve wracking everyday reality.

Parked cars create blind spots that make it hard to see oncoming traffic. Try turning east from the No Frills parking lot onto 9th Ave. It's already a true risk every time.

When vehicles line both sides of the street, they block the sightlines we rely on as drivers. Exiting a shopping plaza or turning out of a school zone becomes a bit of a gamble - you inch forward, hoping nothing is barreling down the road faster than expected.

More density means more cars competing for curb space, which compounds the problem.

Even if a neighbourhood allows for higher density, the road widths don't magically expand. More residents equals more cars spilling onto the street, turning previously straightforward exits into high alert moments.

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

Public Submission

CC 968 (R2026-03)

We worry about growing pressure on schools and childcare.

As neighbourhoods densify, more families compete for already limited spots in local schools, daycare programs, and after school activities. It can mean longer commutes for kids or being forced onto waitlists that throw off family routines.

Traffic gets heavier, and travel times become less predictable.

More residents mean more cars on roads that were never designed for additional load. School drop off, grocery runs, and commuting already test our patience - adding more density without upgrading roads and transit just makes everyday life slower and more stressful.

Thanks for letting me share some local concerns.



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First name [required] Bryce

Last name [required] Kirk

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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 bought a house in Highland Park in 2024. It's an area with a ton of new builds going up. Construction everywhere, more traffic on the streets, more parked cars on the side of the road.

Yet I still fully support the 2024 rezoning bylaw, and stand in opposition to reversing it. I'm sure councillors have heard from many vocal constituents that are focused purely on the negative aspects of change. I urge everyone to focus instead on the positive: more housing available for young people trying to enter the market. More people living closer to the core vs. ever-expanding suburbs. In my area especially, new housing around the major transit hub of Centre Street North. More vibrancy in the neighbourhood, more opportunities for new businesses, new neighbours and fresh faces as we live, work and play in our communities.

By reversing the 2024 zoning bylaw, we allow the voices of a few vocal citizens to freeze our neighbourhoods in time. We should strive for more Kensingtons, more 17th Aves, more Marda Loops—neighbourhoods with energy, personality, character. Neighbourhoods people and businesses want to be in.

In cities across Canada and the US, councils have voted alongside the loud voices of the minority—often the only ones blessed with enough free time to raise such complaints—resulting in expanding suburbs, increased infrastructure costs, skyrocketing



Public Submission

CC 968 (R2026-03)

house prices and a lack of density in the neighbourhoods best suited for it. I urge this council to side with the interests of the many over the fears of the few; to imagine what our communities could become tomorrow instead of clinging to what they are today.

Bryce K,
Homeowner in Highland Park, Ward 4

**Public Submission**

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First name [required] Everett and Diane

Last name [required] Altenhof

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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

City of Calgary March 11, 2026 Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

To: City Clerk's Office, City of Calgary
Re: Reversal of City wide rezoning
From: Everett & Diane Altenhof
Address: 1606 Crescent Road NW
Email: [REDACTED]
Date: March 11, 2026

Mayor and Members of Council,

City wide rezoning must be completely repealed and in fact, there should be no further approvals of any such development until the repeal is completed.

Blanket rezoning completely ignored real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

The imposition of city wide rezoning against the wishes of the majority of property owners in the city was a proxy attack on the property rights of homeowners who diligently and thoughtfully sought to live in specific areas because of the previously mentioned issues. And it was done DELIBERATELY.

In many areas, the City itself registered Restrictive Covenants on land titles with no expiration date and which expressly disallowed lot subdivision or the construction of more than one dwelling unit per lot.

The City has chosen to ignore its own RC's, pretending they don't exist and instead allowing (and indeed ENCOURAGING) developers to ignore them resulting in expensive lawsuits the costs of which developers can claim as business expenses while homeowners must absorb on their own. There have been incidents where developers have deliberately **not** notified or sought input from immediate neighbors but instead have sent notice to the City itself as "trustee of the restrictive covenant" which the City is essentially allowing itself to breach an RC that itself registered on title. Trustees must be sure to act in accordance with the trust document itself and with the fiduciary duties imposed on them by the trust's terms. Clearly the City has not done that which, in my opinion, borders of collusion with developers.

The transition period until blanket rezoning is repealed must NOT create an amnesty window for development especially in those areas with intact restrictive covenants that forbid that subdivision or overdevelopment.

More succinctly, I believe that effective immediately, City administration should be directed that no further applications to development that would have been permissible by blanket rezoning over the previously existing zoning are to be accepted

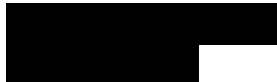
or considered by the City of Calgary. The act of merely APPLYING or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance and would not now be an issue if the City had listened to the clear disapproval by Calgarions. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability. The City of Calgary should also be mindful of the potential for overbuilding in the city which has happened historically in the city in previous growth spurts.

In closing, the City of Calgary has done enormous damage to its trustworthiness and credibility with the imposition of blanket rezoning over the objections of citizens and apparently caring nothing about the property rights of its citizens. It is time to begin the process of rewinding that very poor decision and get to work on rebuilding trust.

Thank you for your time and for considering this submission.

Respectfully,
Everett and Diane Altenhof

A black rectangular redaction box covering the signature area.



Public Submission

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First name [required] Mee Wan

Last name [required] Loh

How do you wish to attend?

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



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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

Council Rezoning.pdf

ATTACHMENT_02_FILENAME

Screenshot 2026-03-09 at 6.18.20 PM.jpeg

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

I would like to speak at the meeting on March 13, 2026

I am Mee Wan and I am a long time resident of Crescent Heights on 7 A e NW. I have lived the same in the same property since 1979. I strongly support the repeal of blanket rezoning.

The Planning Department and the Council emphasized that Heritage homes was important to maintained the history of the community. There are plaques with the history of MacHugh Bluff and in the Park with the history of Crescent heights. Crescent Heights was a beautiful community until Blanket Rezoning intervene. The city has no plan but plunged into permitting Tom Dick and Harry to build low cost housing at high prices without proper planning ahead of time. Trees are cut down for 8 units on a small lot. Designs in most cases are ugly and do not blend into the block. The City of Calgary does not plan well but does things in a haste to please or under the threats of the big developers.

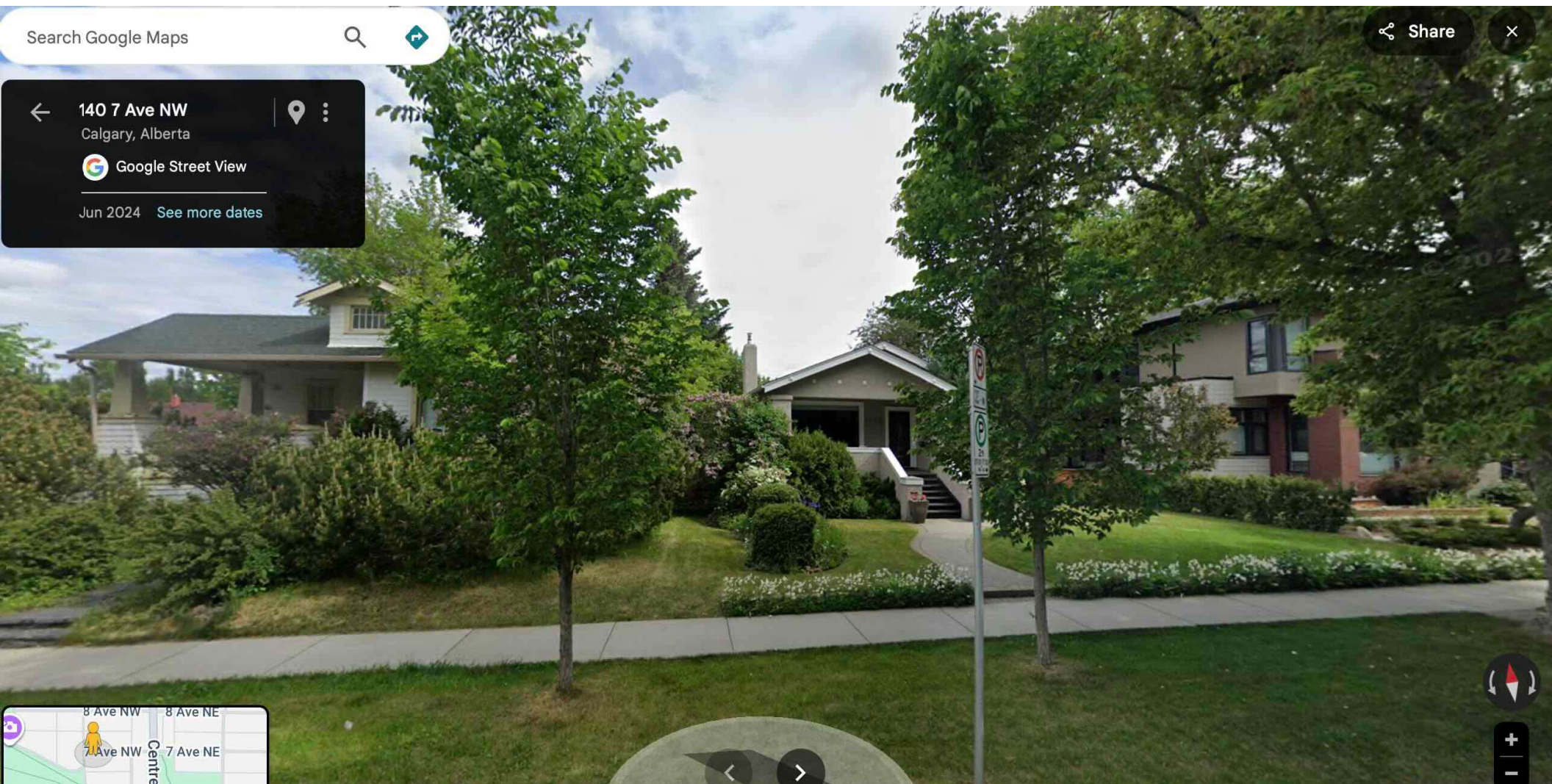
I believed there is corruption with money under the table to approve rezoning on a certain block of houses. The rezoning changes from RC2 to R-CG does not fit into the landscape of certain blocks of properties. I want my home around me to return to RC2 Zoning.

Calgary is turning into an ugly city with no preservation of old trees or green space around a newly built property. There is no such thing as low cost housing in Crescent Heights. I learned that most of the new very small units in

the 8 units on 6 Ave. NW are to be AirB&B. This should be illegal. This is commercial business. A big profit for the owner and developer.

In conclusion :

- I want my block to return to R2 Zoning.
 - All new homes to be inline in the front set back
 - Old Trees trees preserved around the property.
 - I want my block to remain R2 Zoning.
 - All new homes to be inline in the front property.
 - Old trees preserved around the property.
 -
 -



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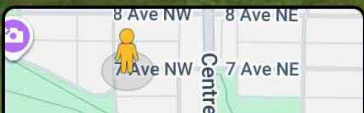
← 140 7 Ave NW

Calgary, Alberta



Google Street View

Jun 2024 See more dates



**Public Submission**

CC 968 (R2026-03)

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First name [required] Evonne

Last name [required] Selk

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

"Proposed Citywide Rezoning Change"

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Citizens who have purchased a home in an RC-1 neighborhood have a reasonable expectation not to have an 8-plex put up beside them. Blanket rezoning will not solve the housing issues; however, it will change communities. This concept is simplistic and fails to recognize the complexity of community fabric. This is radical, reckless and irresponsible. This causes unwanted, rapid changes to established community character and overwhelms local infrastructure.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Donald

Last name [required]

Guglielmin

How do you wish to attend?

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

CALGARY

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change;

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in Rosedale, which is an established older community. I am strongly in support of changing from R-CG to R-C1, in order to maintain the existing 1-2 storey look and feel of our community.



Public Submission

CC 968 (R2026-03)

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First name [required] Mark

Last name [required] Ross

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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. Yes restore low-density residence zones

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)

1. Number of new condo towers that have been recently built in Marda Loop area. One example, entire north side of 33rd Ave SW just 1/2 block between 15 St and 16 St.
 - Used to be only 8-9 single family homes
 - Now 2 large apt/condo towers take up entire north side of 1 block
 - The Hudson 123 units and The Coco 74 units = 197 Units vs 9 Units in only 1/2 block
 - Now extrapolate that growth across all of Calgary over the past 5 to 10 years
 - How and why could these decisions have been made with no thought about added demands to current infrastructure.

2. Seems to be no Program Oversight providing overall management of all the road construction projects in Marda Loop area over past several years
 - It was ridiculous the number of times you would see large excavations dug on both 33rd or 34 avenues to carry out a particular road or infrastructure project and then filled and finished back to grade level
 - Then only 1 or 2 days later see that same excavation dug up again for something else
 - Obviously there does not seem to be any overall program management of interdependence among all the scheduled projects
 - How much does this cost taxpayers? Guarantee it's not a small number

Public Submission

CC 968 (R2026-03)



3. Council needs to drive around Marda Loop, South Calgary, Altadore, Bankview etc

- Obviously once again there is no project oversight for how the city or contractors finish the excavations to the roads after completing water and sewer tie ins to new buildings replacing the previous homes
- A high majority of these so called completed fill ins turn into terrible deep ruts within typically less than a year or 2 years maximum. Some you could lose a small car in
- Contractors and city should be held accountable to finish the fill in properly or repair it at their cost up to 18-24 months later



Public Submission

CC 968 (R2026-03)

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First name [required]

Jo-an

Last name [required]

McNary

How do you wish to attend?

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Creates far too much congestion in established areas.

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)

**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-

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.)

Feb 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)

We are submitting our comments to state that we are FOR the proposed city-wide rezoning. Please 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. New residential builds must have adequate parking, roads/access points, and infrastructure. We are against high density builds in low-density residential zones. Low-rise (example 3-story) apartment buildings with adequate underground parking are fine. High density can bring increased crime, decreased safety, lack of infrastructure (e.g., water, roads, sewage, electricity, schools, hospitals, etc.), increased traffic/congestion, and lack of available parking. The proposed "public transit-oriented neighbourhood" is utopic. People have cars and require cars for work, groceries, etc. There will be cars parking up the streets, impacting traffic and the ability for visitors and business-users to visit the area.

We are concerned that if the proposed city-wide rezoning is approved that the changes would only start August 4. We understand if there are projects already being built, however, if the repeal is approved, no new projects under the current rules should be accepted. No pending applications should be considered under the current rules. We don't understand why there is such a long delay between approval and rule changes.

We are also concerned about a particular build in our neighbourhood of Harvest Hills. The Aurora Business Park does not show either repeal (orange) or repeal exclusion

Public Submission

CC 968 (R2026-03)

(brown) in the repeal map. It shows blank. We are concerned with the density of development that may occur within the Aurora Business Park. It is not addressed in the repeal map.



Public Submission

CC 968 (R2026-03)

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First name [required] Michael

Last name [required] Leboldus

How do you wish to attend?

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



Public Submission

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Mar 23, 2023

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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 submission.docx

ATTACHMENT_02_FILENAME

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

To the Honorable Members of City Council,

This proposal by city council to reverse Rezoning for Housing can be summed up in two easily recognizable phrases:

**Not in my backyard and
Throwing the baby out with the bathwater.**

As an over 20-year inner city resident of Renfrew, I am tired of citizens in far-flung and some not so far-flung regions or our city claiming that rezoning will destroy their neighborhoods. Our inner-city neighborhoods have been succeeding with increased density for years and it has NOT destroyed our neighborhoods. In fact, it has revitalized and strengthened our neighborhoods.

Where once there were few children and our schools were being threatened with closure, our playgrounds are now full and our schools are at maximum capacity. Infills, row houses and basement suites have brought people and new life to our neighborhood.

Calgarians For Thoughtful Growth, a group against blanket rezoning state in their literature: (bullet points are theirs, my response follows)

- Upzoning doesn't require affordable units.
 - No but the multiple new builds are cheaper than the old single property.
 - Basement suites are a form of affordable housing.
 - You would fight any "affordable" housing in your neighborhoods anyway.
- Upzoning increased land costs.
 - But you state CREB reports housing prices are declining.
- Entry-level homes replaced with higher-priced builds. and
- Families must compete against commercial buyers.
 - Entry level homes have been sold to developers to rebuild new homes or duplexes for years. Competition has always existed. That's a free market concept.
- Decreased immigration has reduced housing demand.
 - Great, prices will come down further making more "affordable" housing.
- Existing neighborhoods weren't built for a drastic increase in density.
 - But our inner-city neighborhoods were? Why is your neighborhood different?
 - Administration determined gentle R-CG can be handled by existing infrastructure.
- One-size-fits-all zoning ignores neighbourhood context.
 - What does this even mean? Buildings don't make a community, people do.
 - Communities aren't frozen in time, they evolve.

Some on council want to throw out this bylaw without having a replacement. The underlying bylaw is great. Tweak it. Don't trash it.

Michael Leboldus



Public Submission

CC 968 (R2026-03)

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First name [required] **Eva**

Last name [required] **Stefansson**

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 11, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I repeal the blanket upzoning. We need to keep the older bylaw as is. Existing neighborhoods weren't built for a drastic increase in density. Water,sewer,electrical, roads and schools differ by community. Housing demand is down. Higher prices for homes will also happen. Repeal blanket upzoning!!!!



Public Submission

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First name [required] Loretta

Last name [required] Leonhardt

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Zoning

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)

My daughter and I own an up and down duplex in this area. I know that the August 2024 Bylaw allowed for high density in this area - without much forethought. Although I do not mind high density for this area, I want to ask that safeguards are put in place and that it does not become a poorly planned ghetto looking area like the SE area of Seton. It looks like rows of warehouses. Instead, I would like the area to be thoughtfully developed, more like Kensington NW or Inglewood. I would like to see nice shops and retail, lots of parking space and walking paths, and lots of guest parking! This area only has a couple entrances/exits and too high density is sure to cause many problems. Please keep this in mind when rezoning this area. Thank you.



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First name [required] **Loretta**

Last name [required] **Leonhardt**

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 Zoning Change: I am in favour to changing it back

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in Douglasdale Estates. This area is a low density. I moved in here and paid a higher amount to live in this area. I wanted walking paths, parks and a yard with a garden. I have lived in many areas with high density/or mixed density. Most of these areas are no longer nice areas. Although I see the need for a higher density, I do not want to live in one of these areas! the City has gone way too far stuffing people into these areas and is NOT doing a good job creating "nice/good, attractive and SAFE areas" (with good access in and out of the areas and TRANSIT); and instead they have been creating rows of warehouse like condo buildings, which look terrible, These areas offer no parking, limited parks, and no transit, etc. I feel this must be stopped until the transit catches up and intelligent/talented people are hired to design nice neighbourhoods. As Douglasdale Estates' only way out is the Deerfoot, it is very concerning how busy the Deerfoot presently is and we know with all this high density building, that it will get worse. Lastly, I also believe we have lots of land to expand onto.

**Public Submission**

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First name [required] Doug

Last name [required] McNeill

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Letter to City Council March 20 2026.docx

ATTACHMENT_02_FILENAME

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

thank you for allowing me to provide a written submission which is attached

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: James Douglas McNeill
Address: 2750 Wolfe Street SW, Calgary **Email:** [REDACTED]
Date: March 10, 2026

Major and Members of Council,

Thank you for considering my written submission.

My name is Doug McNeill. My wife and I live in Mount Royal. I am a born and raised Calgarian who grew up in Kingsland, Willow Park and then my wife and I raised our family in Eagle Ridge, residents there for 28 years up until 2 years ago when I took over my parents home they built in Mount Royal in 1998.

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

As a concerned citizen and past community board volunteer, I have participated in our Local Area Plan (LIA), Heritage, for the three years it was undertaken. We developed a plan that in conjunction with City Planners and support of City Staff. One opportunity that was identified by our efforts was Macleod Trail and now has a development proposed for the Ranchman's site. Now that is a success.

What was not a success, was undermining of all of our hard work with the introduction of blanket rezoning. Why on earth did we spend all that time and effort to participate in the Cities process to have it circumvented by a Council that completely ignored our efforts, input and contribution to a better plan. A planning process that embraced community input to create the best way forward compared to blanket rezoning which is not a plan.

Meaningful, good-faith consultation with the participation by community members is now the missed opportunity, with the implementation of blanket rezoning.

When new projects are being considered and, in some cases, already approved, like for 18 residences on a single-family lot in Chinook Park, we have a problem with blanket rezoning. There is no consideration of community in this proposal. There is no parking considerations, no consideration to height impacts and no consideration for lost canopy which City Councils own targets is grossly under have been grossly under achieved. This approved development, now under appeal by residents, is located at 8039 Elbow Drive SW.

Finally, there is no truth to the suggestion that Federal Funding dollars are at jeopardy. The Federal Government has confirmed that the dollars follow results and not policy. Calgary is leading the way in all of Canada with our efforts to provide housing relief.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.**

Yours respectfully,

Doug McNeill

Ward 8, Mount Royal



Public Submission

CC 968 (R2026-03)

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First name [required] Carol
Last name [required] Sonnenberg

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm in favour of bringing back the low-density residential laws. The rezoning approved by Council nearly 2 years ago did not take into account the well-being of families and children. In my neighbourhood, for instance, there is a playground and many children who live nearby. Allowing larger residential buildings would put a strain on our infrastructure and on parking availability. The increase in people and traffic would threaten the safety of our children and grandchildren. Thank you for your time.



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



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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

Research - the Negative Impacts of Blanket Rezoning. on the Population.pdf

ATTACHMENT_02_FILENAME

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

People want to live in homes of their choice. They want to live in neighbourhoods they choose because they fit with their criteria, whatever that is. People want freedom and they had freedom in previous years. We want to eliminate blanket rezoning and therefore support the changes that will be made. It's a large cohort. We do not appreciate being patronized and ignored. I've also submitted some research on the psychological harm that crowding does to people, in particular children. Thank you.

Dr Joanny Liu Statement to City Council re Blanket Up-zoning

I am Dr. Joanny Liu and I am a land owner since 1980 in single-family-home neighborhoods. This is an important characteristic of Calgarians where 55% live in similar neighborhoods and 71% of Calgarians own their homes; they are not habitual renters. This is what success looks like.

Having had the freedom to make decisions that are in the best interests of the physical and mental health of my family, I am opposed to R-CG blanket up-zoning because it will interfere with the legal provisions of the Municipal Act Section 640 (6) (a) (ii) which states that “the proposed development would not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.”

The reason why so many people come to Canada and to Calgary, in particular, is the wide open spaces and stand-alone homes. The infrastructure we (used to) have is adequate for the population when it increases naturally.

Right now, in many inner-city neighborhoods, we are seeing four-plexes being built on corner lots which used to contain just one household of say, 4 people. Two adults + two children, maybe a pet or two. There’s a large back yard as well as enough land in the front of the home to plant a tree and some shrubs. The ideal home had a large backyard garden for vegetables or for flowers, more trees and shrubs, as well as open safe space for the kids to play and be supervised by parents or care-givers.

The definition of crowding is “the subjective sensation of being cramped or too near one another.” Crowding has known detrimental effects on human beings. Let’s examine the scientific evidence of the damage that can result from crowding. There are three impacts that I am most concerned about which will affect the health and wellbeing of the wider population, not just my children, my grandchildren and me.

1. The negative psychological effects of crowding in the home
2. The negative psychological effects of crowding in cities
3. The negative effect of lack of privacy

Let me go through each one of these points separately:

1. The negative psychological effects of crowding in the home

I’m quoting from one of many studies on the effect of crowding on human beings. I am addressing the skinny tall houses in these four-plexes which potentially could also have secondary suites in them. Already I can tell there’s limited space in these homes:

“The most common response to crowding is tension, particularly when that occurs over the period and in a sensitive environment like the home. People commonly experience unpleasant emotions such as worry and dissatisfaction when crowded, for example, due to a lack of behavioural alternatives. Our choices for what we do, where we do it, and when we do it are restricted. When we are repeatedly subjected to these limits, we may acquire sentiments of helplessness and begin to mistrust our abilities to properly

Dr Joanny Liu Statement to City Council re Blanket Up-zoning

regulate the environment. According to research performed in India and the United States, children and teenagers who live in more crowded houses, regardless of socioeconomic position, are less likely to continue challenging tasks and give up sooner than others who live in uncrowded environments.” (1) (2)

There are detrimental effects on children.

It goes further to say, “It is important to note that the sensation of crowding is caused by more than just a huge number of people, nor is it caused just by a lack of space. It has to do with density or the number of people crammed into a certain amount of area.”

Also, “Crowding causes poor performance in demanding activities requiring cognitive processes and negatively impacts memory and mood. People who are habituated to crowded environments are less affected by these negative impacts.”

Of course, it depends on the personality of individuals; the more outgoing someone is, the more likely they’ll be able to adapt. But it’s not just about one personality trait because circumstances are unique to individuals.

Continuing with the first reference, “Children who grow up amid overcrowding have inferior academic achievement: Compared to children growing up in non-crowded families, they also have a lower willingness to continue working on a task if unsuccessful. They have more friction with their parents and receive less support from their families.”

Bottomline, when people live in crowded homes, they often feel anxious and frustrated because they feel restricted. Their choices are limited to what, where and when they can do what they want. If this is the way they live day-in, day-out, they may feel out-of-control in their environment which may eventually result in feeling helpless and hopeless which could lead to depression and maybe even suicide.

2. The negative psychological effects of crowding in cities

Blanket up-zoning will negatively affect urban design of our city of Calgary. With each of the four-plexes, secondary suites are also allowed with each one. So, 8 homes in total on a lot which used to hold one family with lots of room.

From what I’ve observed these four-plexes are squeezed into a 50’ X 100 - 125’ lot. If the developer is good, they also include a parking garage on the property so that the owners don’t have to park on limited street space. But because of these, there’s even much less room for green space and all the trees on these lots were removed to make room for the buildings themselves.

So each home in a four-plex has a certain amount of space. There will be much less green space (plants, grass, trees) and blue space (visible sky) and as a result, much reduced quality of life.

Dr Joanny Liu Statement to City Council re Blanket Up-zoning

Quoting from the paper, *Cities and Mental Health* (3):

“Urban design exhibits associations with population mental health. For example, greater access to green space and better walkability was associated with less depression and enhanced physical activity that may promote health. Furthermore, the recreational aspects of well-maintained urban green and blue spaces are apparently associated with the mental well-being of urban populations. Urban green and blue features additionally have the capability to buffer urban heat island effects and to reduce heat stress. Moreover, urban street canopy can reduce the “oppressive” effects of tall buildings.

“In addition, urban density (as opposed to sprawl) has been associated with better mental health as it comprises better access to resources (e.g. parks, playgrounds, health-, and social care).

“In contrast, less green space may indicate more traffic noise and worse access to neighborhood resources, which may lead to low housing rents attracting low socio-economic status groups,” which would definitely change the intended design and quality of life in all neighborhoods throughout Calgary. It could possibly lead to higher crime rates due to the obvious disparity in income levels and life style expectations.

3. The negative effect of lack of privacy

The definition of privacy is “the desired level of personal space that humans need to feel psychologically comfortable.” It is also “the ability of an individual or group to keep their lives and personal affairs out of public view, or to control the flow of information about themselves.”

Having control over one’s privacy gives a person a feeling of control over their lives. In the case of housing, not many people want their neighbours peering inside their homes. People want to be able to live how they want, meet with people they want to invite over. It’s no small thing.

Crowding in particular reduces control over one’s own space and privacy. Everyone needs some alone time and space without being observed. We don’t want to live in fish bowls.

Studies have been conducted in densely populated urban areas which showed that psychological and physiological stress and conflict increased due to crowding and lack of privacy.(4)

There are other psychological implications:

“It has been accepted that privacy is a generally rather important human need and that a lack of privacy often leads to behaviour that can be seen as antisocial (Pederson 1997). However such an argument has often led inaccurately to the assumption that

Dr Joanny Liu Statement to City Council re Blanket Up-zoning

privacy means individual isolation. In fact studies suggest very strongly that privacy is really about the ability to control the amount and type of contact we have with others. What in turn this implies for the design of high-density cities is the even more acute need to provide boundaries that people control in order to create and operate hierarchical social contact. This is of course as true inside the home as it is outside. However the creation of graded spaces from private through semi-private and semi-public to the public domain becomes increasingly difficult as density rises.” (5)

I repeat, we do not want to live in fish-bowls where dozens of windows are looking into my backyard. This is already happening in some neighborhoods in Calgary where the previous mayor made these changes in zoning.

In conclusion, these are the scientific reasons I've gathered to say NO to blanket up-zoning in the City of Calgary. There will be great psychological harm and therefore physical harm to the people who live here. Quality of life meaning health and wellbeing will predictably deteriorate if city council goes ahead with blanket up-zoning. I would also remind city council of the ramifications of Municipal Act Section 640 (6) (a) (ii).

This is NOT the kind of Calgary we want to live in.

Please vote NO to blanket up-zoning AKA rezoning or no-zoning.

References:

1. Unacademy, “What is crowding in environmental psychology,” <https://unacademy.com/content/cbse-class-12/study-material/psychology/crowding/>
2. Oliver Gruebner, Dr. et al, “Cities and Mental Health,” <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5374256/#R4>
3. iResearchnet.com, “Crowding,” <https://psychology.iresearchnet.com/social-psychology/group/crowding/>
4. Steinbach Kh.E., Yelenskij V. I. (2004). *Psychology of living space*. Rech: Saint-Petersburgh.
5. Lawson, Bryan. (2010). The social and psychological issues of high-density city space, https://www.researchgate.net/publication/257353299_The_social_and_psychological_issues_of_high-density_city_space



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)

I strongly support the Proposed Citywide Rezoning Change. In high-demand areas such as the inner city, around the University of Calgary, and near major hospitals, housing is extremely limited and expensive. Many residents are forced to move to distant suburbs, which significantly increases commuting time and lowers quality of life. Rezoning has already been carefully considered to balance growth, infrastructure, and community needs. It is not reasonable to halt or reverse these changes now due to NIMBY opposition. Approving this rezoning will ensure Calgary can provide diverse housing options where they are most needed, improve affordability, and maintain a livable city for all residents.



Public Submission

CC 968 (R2026-03)

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First name [required] David

Last name [required] Park

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 support the Proposed Citywide Rezoning Change. Allowing more flexible zoning will enable Calgary to grow efficiently, making better use of existing infrastructure and public services. By permitting diverse housing types in all neighborhoods, the city can attract and retain talent, support local businesses, and strengthen the economy. Restrictive zoning slows progress and limits opportunities for both residents and the community as a whole. Implementing this change now ensures Calgary remains a vibrant, accessible, and economically sustainable city for everyone.



Public Submission

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First name [required] Andrew

Last name [required] Howland

How do you wish to attend?

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

What meeting do you wish to comment on? (If you are provid- Standing Policy Committee on Infrastructure and Planning



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

I am strongly in favour of getting rid of blanket rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] **Neil and Kris**

Last name [required] **Coghlan**

How do you wish to attend?

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

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



Public Submission

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)

Blanket rezoning has become a "free for all" - an unrestricted, disorganized process. In the last city election Calgarians made their voices heard - they want this stopped.

This dismantling of existing city neighbourhoods is a travesty. The existing city infrastructure (our roads, our pipes, and our ongoing services) cannot withstand the unrestrictive zoning approach. Continuous water main breaks is a prime example.

Bring back the low density residential zones that existed in the land use bylaw prior to the citywide Rezoning for Housing that Gondek and the former City Representatives enacted AGAINST THE WISHES OF A MAJORITY OF TAXPAYERS.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Terry and donna

Last name [required] Quinlan

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) Im posed/against

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

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ATTACHMENT_02_FILENAME

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

Builders need to be stopped its a money racket.

Rezoning

Public Hearing Monday March 23 2026

This is regarding rezoning a public hearing for Monday March 23rd. As homeowners in the Montgomery area, living here for 15 years, we have seen a lot of growth in this area too much. And this is why I'm opposing and against any of the new zoning's being applied for. Growth is good, but overgrowth is overwhelming for the community. And the area specifically bones and Montgomery, as it was wasn't even part of Calgary way back. And now with the water main break, it can't handle the aggressiveness of all this rezoning. For example, the address at 4797 on the corner of Montana Crescent and Montana Avenue. There was a gentleman, a builder who wanted to build a 10 plex. I think he got talked down to an 8 plex, but I think it's a 10 plex. I'm not a 100%. Sure, it's a massive compound. He organized meetings in apparently kept the community up-to-date promising. You know, he was gonna be respectful and him himself was gonna live there. And all his family members, well, that was just a bull face lie. We were lied to. We were led astray, and it's not right that builders can change their mind. And do whatever they want, there's rules. This is like a compound in a very quiet neighborhood, and this mammoth building sticks out like a. Residents should not be lied to and builders should not be able to say one thing and do another. It's not right at all. There is way too much growth in the Montgomery. Bonus area? And if they're tearing down a single home, they should not be allowed to put a condominium complex there, replace it with what was there. In a newer up-to-date style but not a mini compound or a mini community. And there also should be space between these buildings, all these new buildings and the builders that are bullies and monopolizing calgary period the houses are so close, you can reach out. And touch them, if you have four or more units, there should be a law implemented where there's enough green space around. This particular compound on Montana, Crescent and Montebon Avenue. They have 4 garages that you enter from the alley and the host rate across there isn't even 2 feet between the the one driveway to the next, like, it's impossible for anybody to get a vehicle in and out of there. I am totally opposed and against all this new zoning. The R GC the R GC Hg O cities can grow. There's so much land and opportunity in either areas in it should be dispersed, not monopolized. And you don't bully seniors out of their residence. You don't bully wildlife out of their, you know, the wildlife area. The only people that win is the city of calgary. More places more money, more water, more electricity, stop bullying. And monopolizing and stop lying to the residence. This letter is from Terry and Donna Quinlan. Our address is 4748 montabon. Drive northwest calgary t three b one e five I don't believe you have to disclose our name just that we're residents in the area. I'm just putting it on there. If you need a contact and our phone number here is [REDACTED]. And I will be filling out a form online and attaching this letter.

We are seniors Being bullied!



Public Submission

CC 968 (R2026-03)

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First name [required]	Cam
Last name [required]	Kernahan
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)	Not 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

ATTACHMENT_02_FILENAME

C. Kernahan Submission to March 23 Public Hearing on the Repeal of Blanket Rezoning.docx

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

I look forward the attached being part of the public record and to the opportunity to speak at the upcoming Public Hearing.

Submission to the March 23 Public Hearing on the Repeal of Blanket Rezoning

Good morning His Worship and Councillors. My name is Cam Kernahan, and I am one of the many citizens who expressed concerns over the City's plans to implement blanket rezoning. I want to commend Council and especially those Councillors that voted in favour of the Notice of Motion to repeal blanket rezoning which has brought us to the public hearing today. I am in full support of the proposed bylaw to repeal blanket rezoning and restore the low-density land use districts that existed prior to August 6, 2024.

That Notice of Motion accurately captured the feedback and concerns of Calgarians expressed over that record setting hearing. It is encouraging to see this new Council take heed of that feedback and demonstrate that they are listening to citizens and willing to take action to reflect that feedback. This is a long awaited and important step in rebuilding the trust that was damaged with the previous Blanket Rezoning implementation.

It is also encouraging to see that it was recognized that instituting blanket rezoning "cuts thousands of Calgarians out of having a direct say on future redevelopment of their communities by eliminated Public hearings for site specific low density residential land use redesignation". Reestablishing those Public Hearings is critical to get feedback from those directly affected by any land use changes in their community and, I believe, can lead to more thoughtful and appropriate development.

At the risk of being controversial, I believe Blanket Rezoning abdicated the responsibility of the City's Planning Department for thoughtful planning that considered community feedback. Hopefully this repeal will reinforce the need to listen to those more directly affected by new developments in their communities and encourage the City Planners to consider and effectively address that feedback in their review of new developments, supported by reintroducing Public Hearings of proposed land use changes.

I would respectfully request that Council consider directing administration to review and update the various Local Area Plans (LAPs), specifically the Building Scale maps that show the lowest "Limited" building scale as "Buildings of up to three storeys. Examples consist of small-scale homes such as single-detached homes, semi-detached homes, and rowhomes/townhouses." The LAPs should reflect the return to low density land use districts. I would further suggest that proposed RC-G district rules do not include that "Row and townhouses would only be allowed on the three lots at the end of each block" and that any recommended land uses be reflected in the specific LAPs' Building Scale maps. This would ensure that any RC-G land use changes accurately reflect feedback from the associated Public Hearings and not have a "blanket zoning" approach to the three lots at the end of each block.

I do support the other changes in the proposed R-CG district rules which address some of the concerns previously raise with respect the blanket rezoning including reduced height, reduced lot coverage, contextual front setbacks and reduced units on a per lot basis. Those proposed changes would allow a more contextual approach to any RC-G land use districts approved and, hopefully, a better contextual fit with the surrounding homes in the community.

In closing, I wanted to again thank this Council for having the courage to fix something when it is clearly broken and return to an approach to planning that is predicated on public input and restores low density land use districts that have been integral to the "look and feel" of many of Calgary's vibrant communities.



Public Submission

CC 968 (R2026-03)

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First name [required] **Bonnie and Carlo**

Last name [required] **Macario**

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

City of Calgary - Rezoning feedback.docx

ATTACHMENT_02_FILENAME

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

City of Calgary – Rezoning for Housing

We are in favor with what Calgary City Council is proposing to

- **bring back the low density** residential zones that existed prior to the city rezoning for Housing that was approved by Council in May of 2024 and came into affect on August 6,2024 –
- **Change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024** – except for properties that received approval for a development permit, building permit or subdivision application – or submitted a development permit, building permit or subdivision application before the first reading of the proposed bylaw- rezoned through an approved rezoning application applied for by the property owner after Aug 6, 2024.
- **We are against any changes to R-C1(s), R-C1L(s), R-C1N, R-C2, RCGEX to be changed to R-CG for the following reasons voiced previously and again today**
 -
 - 1. On average most families have at least 2 cars – to say that the last change proposed that each unit within the larger unit is allowed ½ a vehicle – makes no sense nor possible - streets in many areas of the city are already loaded with cars parked on the street and within bays etc.
 - 2. The number of possible units that one large unit could house means that the height of the main unit would interfere with the neighboring properties- blocking sun and privacy – again parking would become an issue as well as unsightly garbage bins
 - 3. The average cost per sq foot in Calgary ranges from \$250.00 to \$300.00. Thus a unit of approximately 900 SQ would be at least \$270,000.00 to \$300,000 per unit and any home owner would require a min of \$27,000.00 to \$30,000 as a deposit to own one unit or have to apply for a CMHC mortgage which would cost them even more to own a home – most low income individuals do not have any savings no wealth to afford. Builder mark-up to building a unit will only make units even less affordable – only one to profit are the builders
 - 4. Parking of RV’s / boats becomes another issue – many condo owners own RV’s and boats to get out of town and to enjoy nature – where are they going to park those units now that city has made changes to parking of RV’s
 - 5. Land available in the city is scarce enough and to build a multiunit in a residential area which average 35- to 50 Ft frontages and 100 foot back yard space would destroy others property values immediately –
 - 6. Our sewers are already challenged in Calgary and all infrastructure likewise –(roads- lights, parking etc.)

7. Builders are the only ones who will claim to build affordable units however the price of all goods (wood, Aluminum, oil products to make numerous materials involved in a home being built.
8. We pass many playgrounds in the city that are never used by children – build on those lots more single units and perhaps some may benefit from that



Public Submission

CC 968 (R2026-03)

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First name [required] Karen and Chris

Last name [required] HOWELLS

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

Density Bylaw March 23 2026.docx

ATTACHMENT_02_FILENAME

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

Attaching written comments in Word

Proposed Citywide Rezoning Change

We write in support of the proposal to undo the density bylaws. As a Cree Métis Nation of Alberta household, longtime homeowners and now disabled seniors, we have been personally and financially harmed by the implementation of the density agenda.

We would like to note in the strongest terms, that addressing and ending the harm of the density agenda, will take more than Bylaw changes. There will have to be significant Management and Staff retraining and adjustment of corporate culture.

With the implementation of the density agenda, The City has significantly disadvantaged homeowners who have been forced to battle developers with deep pockets and aggressive lawyers. And once respected Community Association volunteers who do their best to represent the interests of residents are ignored to the point where many volunteers have given up.

We have been in our home since December 1979. For many years now our R-2 neighborhood has been tearing down mid-century bungalows to build large semi-detached bungalows. It's been a challenging, but for the most part a manageable transition. Up until a few weeks before the density bylaws came into force, concerns we had were respectfully addressed with the help of City staff and Community Association representatives.

Then came the sudden bomb shells. In the first few months of bylaw changes we received a court summons from a law firm who were attempting to remove a property within our Restrictive Covenant (RC). We had never been served in our lives and had no idea what to do. It was intimidating to say the least. And soon after we had to do battle with a developer who planned to ignore their legal responsibilities under our RC and build 8 units on a previously R2 zoned property across our alley.

The City staff were trained to tell us that RCs had nothing to do with the City and we had to take it up with the Railroad who set up the RCs. That statement turned out to be completely false, as our neighborhood's RC was set up by The City of Calgary itself and signed by several elected and Management officials. Since then we've had to battle 3 more court summons and prepare objections to at least 6 City development proposal processes.

This has personally cost us over \$1,000 and hundreds of hours of time, energy and stress. At times I have been so overwhelmed I've been brought to tears. We just want to enjoy our modest mid-century bungalow that has been our home of 46 years and hopefully we can live out our remaining years in peace.

City management and staff have also taken steps to cram in as many units as possible by letting developers off the hook on preserving City trees ... with no transparency, public input or compensation. The developer of the house across our alley, cut down a City owned and inventoried mature Spruce with no notice or input from the neighbors. One day it was gone and buried. When we called it in to 311, they were pretty sure it was a bylaw violation, as did the parks staff we were referred to. Several days later City Development staff informed us that there was a new policy. Because the tree trunk had grown 3cm into the private property line the developer could ask to be allowed to have the whole tree removed without notice to residents. Moreover, the **developer was assessed no costs for destroying this tax payer owned asset of many thousands of dollars. I doubt our elected officials know anything about this "new 3cm rule."** Management seems to be running the show with respect to rapidly and aggressively increasing density. At the time of the tree removal, 311 scripts, and Calgary.ca bylaw and tree protection content made no mention of this new policy.

We have also been financially impacted with **property values being artificially driven up by developers**. For example, a developer purchased a standard lot near us for \$900,000 only to tear down the well maintained bungalow. That was well above pre-density bylaw values and drove homebuyers out of the market. Of course, our latest property tax assessment which affects both the City and Provincial portions, is higher than the average increase across the City. Thus, this Council's and homeowners' hopes for a modest tax increase are dashed in areas most affected by the density agenda.

We hope our story helps Council better understand and appreciate the many harms caused by the density agenda.

We ask Council to ensure that bylaw changes are supported by necessary management and staff retraining and corporate culture realignment that returns to a better reflection of the needs of citizens. Input from Community Associations need to again carry weight and be respected. And policy changes and training are needed to ensure that the City recognizes and respects Restrictive Covenants throughout Calgary, and directly upholds those that were legally established and committed to by the City of Calgary.

Respectfully submitted, Karen and Chris Howells 2336 Osborne Crescent SW, T2T 0Y6

Cell: [REDACTED] Email: [REDACTED]



Public Submission

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First name [required] Sharon

Last name [required] Janzen

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 am opposed to carte blanche rezoning. If Council approves multi-family buildings, they should not be approved without having to provide parking in established neighborhoods. Most long term residents have more than one vehicle and bringing in these multi-family buildings, lack of parking could cause tension between neighbors. The positive communication between neighbors would be at risk, as this has happened to us in the past.



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First name [required]

Larry

Last name [required]

Hoffman

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I do not require language or translator services.

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

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I am in favour of the citywide rezoning change as advertised.

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First name [required]

Martin

Last name [required]

Jalkotzy

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Proposed Citywide Rezoning Change

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In opposition

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ATTACHMENT_02_FILENAME

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City sprawl in Calgary is a problem. Increasing density on a city-wide scale is required to reduce urban sprawl. Increased density will result in greater efficiency in the provision of services including transit, fire and EMS and other amenities Reducing sprawl will reduce the requirement to construct and upgrade Calgary's road network. I do not support the the Proposed Citywide Rezoning Change.



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First name [required] Pamela

Last name [required] Lamb-Hoffman

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Proposed Citywide Rezoning Change

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

In favour

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Last name [required] Patriquin

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Proposed Citywide Rezoning Change

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Submission to Calgary City Council on Housing and Rezoning.pdf

ATTACHMENT_02_FILENAME

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

March 10, 2026

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

To the Members of Calgary City Council,

RE: Submission to Calgary City Council on Housing and Rezoning

Calgary's growth is at a crossroads. Without intentional planning, we risk repeating the mistakes of sprawling, expensive development that strains taxpayers, fragments communities, and fails to serve the people who make our city function. A full repeal of rezoning is not the answer. We need a plan that prioritizes community resilience, affordability, and long-term sustainability over purely market-driven outcomes.

1. Fiscal Responsibility: The Risk of Repeal

City Administration has indicated that up to \$861 million in federal funding, earmarked for housing and infrastructure improvements, could be lost if Calgary abandons its commitments to the Housing Accelerator Fund and other federal programs. Losing these funds would place a massive financial burden on Calgary taxpayers to fund critical infrastructure, transit improvements, and sustainable development.

2. Market Forces Alone Do Not Serve All Residents

Market forces alone favour those with the highest purchasing power. Without intentional planning for public, non-profit, and affordable housing, essential workers, such as childcare providers, maintenance staff, retail employees, and healthcare workers, will be forced to live far from their jobs. This creates longer commutes, higher emissions, and socially fragmented neighbourhoods. Density without affordability leaves our most essential workers behind and fails to solve Calgary's housing crisis.

3. Functional, Sustainable Neighbourhoods Require Economic Diversity

Healthy, resilient communities rely on a mix of incomes. Workers who provide essential services must be able to live within the communities they serve. Calgary's limited transit network makes proximity a necessity, not a luxury. Without a mix of housing types, we create "commuter traps" that are inefficient, environmentally taxing, and socially unsustainable.

4. Leveraging Local Expertise and Building "Complete Communities"

Calgary is home to world-class expertise at the University of Calgary's School of Architecture, Planning and Landscape (SAPL). The City should partner with SAPL to apply evidence-based principles of "complete communities" to zoning decisions. These are neighbourhoods where residents have access to transit, shops, schools, parks, and healthcare. Sustainable growth requires intention, balance, and accountability.

5. Capturing Land Value for the Public Good

Rezoning significantly increases land value. The City has an opportunity to ensure some of that value benefits the public through permanent affordability requirements or partnerships with non-profit housing providers. This approach ensures that growth supports all Calgarians, not just the highest-paying buyers.

Deniene Patriquin, 9547 Oakfield Drive SW, Calgary AB T2W 4E2 [REDACTED]

Conclusion

A full repeal of rezoning would move Calgary backward toward sprawling, inefficient development that fails both residents and taxpayers. I urge Council to adopt a balanced, evidence-based approach that safeguards federal funding, ensures diverse and affordable housing, and prioritizes Calgary's long-term prosperity over short-term political pressures. Short-term, reactive solutions will ultimately cost the city more.

Thank you for your consideration.





Public Submission

CC 968 (R2026-03)

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First name [required] Robert

Last name [required] Jones

How do you wish to attend?

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

I am fully supportive of the blanket rezoning and it should be left.

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



Public Submission

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First name [required] Glen and Marjorie

Last name [required] Chrapko

How do you wish to attend?

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

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We strongly agree with the proposal to change the bylaw. Housing density must take due consideration of all the relevant issues on a case by case basis. Suitability of existing infrastructure, community cohesiveness must be rigorously evaluated before housing densities are changed. We don't think current bylaw does adequate job in these areas. Respectfully
Glen and Marjorie Chrapko



Public Submission

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First name [required] Meagan

Last name [required] Villalobos

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 need for language services

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Mayor and Members of City Council,
I am writing to express my support for the proposed zoning change currently before Council. I appreciate the City's efforts to respond to housing needs and to encourage thoughtful, increased density within established neighbourhoods.
While I support the proposal overall, I would like to share a few practical considerations related to future development—particularly secondary suites—that I believe are important to maintaining livability and positive relationships within neighbourhoods.
In our cul-de-sac alone, there are 42 duplex units, and only one legal secondary suite. Of these homes, 18 do not have alley access, meaning garbage, recycling, and compost are collected directly from the street. Even under current conditions, this creates congestion and reduces the availability of on-street parking during collection days. Parking is already a significant challenge in our area. Many households rely entirely on street parking, and there are ongoing issues with illegally paved front-yard parking stalls. These not only affect neighbourhood appearance but also raise concerns around drainage and bylaw compliance. Adding more secondary suites without addressing parking and access risks further straining an already limited situation.
To help ensure that increased density fits well within existing neighbourhoods, I encourage the City to consider additional requirements when approving secondary suites or similar developments, such as:
Clear and enforceable on-site parking requirements
Consideration of alley access, waste collection logistics, and street capacity

Public Submission

CC 968 (R2026-03)



Measures to discourage or prevent illegal front-yard parking conversions
By addressing these practical issues early in the planning process, the City can better ensure that new housing options are introduced responsibly and that neighbourhoods remain safe, functional, and respectful of current residents.

Thank you for your work on this proposal and for taking the time to consider these comments. I appreciate the opportunity to provide input and to support a balanced approach to growth and development.

Sincerely,
Meagan Villalobos

**Public Submission**

CC 968 (R2026-03)

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First name [required] Benjamin

Last name [required] Whaley

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 am writing to support Council's consideration of a bylaw that would bring back the low density residential zones that existed in the land use bylaw prior to the citywide blanket rezoning. Council now has an opportunity to align itself with the nearly 70% of community members who opposed the initial action in May of 2024. I was one such community member who felt that my voice was never heard by the previous council.

As a relatively new resident in Rosedale, I purchased a 1945 bungalow in 2022 with my wife. We purposefully chose to be in a community of single-family homes. On our street (8 ST NW) homes are mostly all owner-occupied and we have enjoyed getting to know our neighbours and join a community with others who have lived on this street for more than 40 years. Drastically increasing rental units on blocks like ours will alter the character and community of neighborhoods.

Since the rezoning measures came into effect, we have clearly seen that affordability and choice have not improved for Calgarians. Much to the contrary, community members in Rosedale have had to fight developers who intend to construct 8-plex units where one home stood mid-block. This is an increase in density without any further planning. Rosedale is an older neighborhood and our street has already seen the entire water main replaced. There is no plan for a commensurate investment in infrastructure with an increase in density. This includes the parking, sewage, school, and other strains on public and social services that come with increased density.

Public Submission

CC 968 (R2026-03)

We know that there is no affordability to had with the current bylaw. Rosedale and the surrounding North Hill communities have seen only luxury duplex and condo developments valued at a minimum of \$1M per unit. What has happened is that developers have bought up the old bungalows and torn them down, effectively removing starter homes from the market in favour of upscaled, luxury units that many families cannot afford. That I now have developers routinely knocking on my door asking me if I would sell my family's home is evidence of this problem and that the upzoning incentive only exists for the builders.

I support council repealing the blanket upzoning and resetting the previous zoning bylaw. As homeowners and property tax payers I feel strongly that we should have the right to dictate what happens to our own property. Thank you for listening to my comments.

Dr. Ben Whaley

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Jack

Last name [required]

Van Ham

How do you wish to attend?

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Not required

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

CC 968 (R2026-03)

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Mar 11, 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)

Not in favour of rezoning my area as it will generate a negative environment for our area. Some problems I see is;
-lower value of our property's.
- create parking problems
-impact and put more stress on our infrastructure of our roads and facility's.
-Affect the appeal and appearance of our area as single dwelling Estate area and desired area to live.
Jack Van Ham



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First name [required]

Alvin

Last name [required]

Teigen

How do you wish to attend?

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

Council



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required] **David**

Last name [required] **Nelson**

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 back to low density housing

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

In favour

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ATTACHMENT_01_FILENAME

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

Address: 2604 37 St SE, Calgary



Public Submission

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First name [required] David

Last name [required] Litwiller

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]

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The existing blanket development process has proven to be an abject failure. I suggest allowing multi family "bulky" buildings being approved along busier corridors and as those become more common then start allowing development to ease into the neighborhoods from the outside in. Putting up a six or eight unit building in the middle of the block of single family bungalows is simply poor planning for the neighborhood and also for the folks moving into the new units. It's Calgary. Parking will Always be an issue and it needs to be strongly addressed with development planning and enforced after the fact. A four stall garage on a 50 foot lot is Not Practical. Unfortunately for me I don't believe these surveys are read or considered. I believe the decisions are already made and in place and this is simply an opportunity for citizens to vent.



Public Submission

CC 968 (R2026-03)

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First name [required] Neil

Last name [required] Orr

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a home owner in Calgary for 49 years I have never seen such a bad policy to change R-1 designated areas in the city to multi dwelling high density. The people invested in these areas believing the density would never change. The infrastructure costs and safety issues have not been given enough consideration in the ridiculous re zoning change last year. Please APPEAL this Blanket re zoning and return previous R-1 areas to R-1 ONLY.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Louise

Last name [required] Harder

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



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[required] - max 75 characters

Proposed City wide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Lakeview_Calgary Blanket Rezoning.pdf

ATTACHMENT_02_FILENAME

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

Please see attached PDF file of my letter to city council, in regards to the Blanket Rezoning Issue

REQUEST THE FULL REPEAL OF THE CITY WIDE BLANKET REZONING BYLAW

RESET again to original City ethics of **TRUE** planned, community based growth, and **TRULY HEARING** your citizens who voted for you. **COMPROMISED AMENDMENTS ONLY**, will not **TRULY** guarantee or fully protect our community from unwanted higher density violations.

The 7 Key Planning Issues Stated Below:

- 1. Elimination of Public Input Safeguards with the lack of proper thorough community planning process involvement, notification, and insufficient timelines to respond.**

In 2021, coinciding with the civic election, the city council *chose* to hold a City Wide Plebiscite vote on **water fluoridation to improve our teeth!** Yet, strikingly opposite, the 2025 City Council **voted not to allow a plebiscite with the Nov. 2025 election, despite that Blanket Rezoning Repeal was one of the major community issues of public concern.** Our community input has been squashed with a flip of a council vote, very disturbing. "You reap what you sow" with public voting results of 2025.

2. "The Futile Hearing Process as a Community Member"

"TELL US WHAT YOU THINK" City Public Notification Signs have proven to mean:

"BAD NEWS to COME" and a "HUGE RED FLAG" especially for our inner city neighbourhoods. Then the avalanche of developers came crashing in with financial advantages to outbid family home buyers, and attain permits quickly. Blocked community barriers by short deadlines and poor visibility city signage tactics, have frustrated and angered our neighbours. We knew it was only the tip of the iceberg to literally hit our neighbourhood. When the May 2024 City Council vote ignored the first April 2024 City Public Rezoning Hearing with 88% written letters and 70% spoken opposition, their actions rang true.

Public notification has become evident as a simple formality, with no trust shown behind its intentions to honour, nor respect each community's concerns of protecting our existing and future property values. The proven healthy benefits of the low density living quality of life, seems irrelevant to the City's quick revenue rationale with developer interests to process, as quick as possible.

3. Minimal Signage Notification, Unrealistic Response Deadlines for Community Input Two Lakeview Village Infills and Three 8 complex townhouse housing units:

*-The City approved the 8 complex housing unit at 2612 66ave, despite 800 submitted letters and 2 costly rejected city appeals. The unit developer just revised window designs and decreased back alley garbage cans, but **no** massive footprint was changed!
The Lakeview Laurel Cr. long time resident owner next door who organized the appeals, sadly sold his house, in lieu of its dropped resale value and living impacts with this huge 8 plex behind him.*

Two 66ave corner lots at 2855 Lionel Cr and 6627 Lakeview Dr., both 8 complex housing units had been approved with less than 3 weeks for the public notification process.

THE CITY'S TYPICAL SMALL CURBSIDE SANDWICH BOARD SIGN was easily overlooked, hidden by bushes, or missed completely with your varied Lakeview travel routes.

The two first infills passed as a Subdivision Lot without proper signage notification, are now being built in Lakeview Village at 2917 Lindstrom Dr. So most neighbours were unaware of the resale of this single lot family home with an unknown developer's higher offer success.

Proposed lot price for each infill is well over \$1,000,000 each. 907 community members signed a petition against its build, once the news spread quickly.

Despite checking all Seven Key planning concerns listed on the city website, these Lakeview City submission comments were all ignored.

4. Low Cost Housing Plans are Now Expensive Redevelopment of Once Single Modest Affordable Family Homes. They are now being bulldozed and resold for multi-housing units of 700,000 plus, with both the developers and City Tax Dept mostly reaping the bonanza, not the residents.

Current property owners who have committed to decades of civic taxes, face true devalued property values living beside these 8plexes and infills. Near by neighbour owners have stated they may have to sell out /relocate now to avoid this flip to high density lifestyle scenario. This is an unacceptable unexpected living downgrade of this "wreckless" rezoning community planning scheme. **We are losing to the true meaning of community stability, we once knew.**

5. Traffic and Parking Issues with Inadequate Community Space and Pre-Planning Provisions Not Outlined for These New Infills and 8 Plexes .

- Lakeview already has two large apartment complexes and over 300 condo units in Lakeview Green, *planned wisely with their own parking stalls and garages.*
- **These proposed 8plexes have an unrealistic parking plan of .5 cars per unit!**
- All extra cars will overflow onto 66 Ave or into the nearby small crescents crowding out family home owner's parking spaces. Road and pedestrian safety is critical too.
- Nearby Marda Loop, South Calgary and Altadore communities have experienced one the worst city parking nightmares for both local business and property owners.
- **Lakeview also has limited bus transit and not near the LRT, so extra cars are typically normal requirements with family lifestyle needs and work travel outside the community.**

6. Loss of Valuable Tree Canopy with Oversized 8 Complexes and Infill Lot Coverage.

Trees are a known *natural noise buffer* and part of *our beautiful Lakeview healthy living space* that is unique and critical to protect at all costs." *You never know what's it like, til it's gone"* Joni Mitchell's 1970 song of lament of lost trees with the cost of urban development, still holds true.

Lakeview and other older communities will have more gorgeous mature evergreens bulldozed down, replaced by 8 plexes and infills.

7. Lakeview and Other pre- 1970's Communities with Outdated Water, Sewage, Narrow Roads Infrastructure are Stretched Already to Maintain and Finance Costly Upgrades.

So why are we adding more multi housing projects without proper community density evaluation? It just becomes another community over- development nightmare like Altadore, Marda Loop, and other older NW communities along the Bearspaw Critical Water Main Repair.

Thank you, for reading this important community response to the Full Repeal of this City Wide Blanket Rezoning Bylaw.

Louise Harder, Lakeview family resident for 35 years.



Public Submission

CC 968 (R2026-03)

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First name [required] Leigh

Last name [required] Stacey

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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 am a long-term resident of Crescent Heights and property owner that has been affected by the City-wide blanket rezoning in May of 2024. I took the opportunity In April 2024 to submit comments against the proposed rezoning bylaw. Some of my concerns were:

- Age of underlying infrastructure such as electrical, sewers and basements and their ability to withstand new construction and higher use
- Reduction in property values
- The impact to roads and available on street parking due to increased density
- Crowding of parks and shared areas
- Destruction of Heritage trees in Crescent Heights

The bylaw did pass, and to my extreme disappointment all the concerns I had also came to pass:

- A major water main failure has occurred on my street
- 5 new builds on my block alone
- Over 20 mature trees have been destroyed with no replanting
- Sidewalks and roads destroyed – and not repaired or replaced
- Increased traffic and decreased available parking
- My property value has decreased by 5%

Concerns I did not list were that all the new multiple unit homes erected in Crescent Heights did not address the underlying issue the city was trying to solve of promoting increased density for affordable housing. Entry level homes have been replace by new



Public Submission

CC 968 (R2026-03)

houses that can in no way be considered affordable as the new builds have all been listed at well over \$1,000,000.00.

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

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Marnie

Last name [required]

Thompson

How do you wish to attend?

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

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)

Why have none of the builders not have to account for parking. If a unit has a 1 car garage, it precisely enough room for three bins, rendering the garage useless for parking.
The density happening in the inner city is going to be a disaster, and is already well on it's way.
I'm in Killarney and it HAS to stop! Please!
There's no thought or accountability on the builders.
Don't get me started on the mess in the community while they're "building" a structure. Half the time you can't even walk on the sidewalk, and the garbage everywhere on site is amazing, and not in a good way.



Public Submission

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First name [required]

Tony

Last name [required]

Rutkunas

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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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

Land Rezoning -pdf.pdf

ATTACHMENT_02_FILENAME

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

I am definitely in favour of proceeding with the 'Proposed Citywide Rezoning Changes'

To: Calgary City Council

Subject: Opposition to Blanket Land Zoning in Calgary

Dear Members of Council,

I am writing to express my opposition to the continued implementation of blanket land zoning policies in Calgary. While thoughtful urban planning is essential for the City's future, a one-size-fits-all zoning approach creates significant and unacceptable challenges for communities and residents. I respectfully request that City Council cancel the existing policy as soon as possible for the following reasons.

First, blanket zoning undermines neighbourhood character and community input. Calgary's communities are diverse, with unique histories, housing patterns, and infrastructure capacities. Applying a uniform zoning rule across the entire city disregards these differences and limits the ability of residents and taxpayers to meaningfully shape the future of their own neighbourhoods.

Second, blanket zoning will strain existing infrastructure and services. Many established neighbourhoods were designed for specific housing densities and traffic levels. High-density citywide zoning strains roads, schools, water systems, parking availability, and green spaces for which they were not originally designed. Bulldozing entire lots for construction purposes destroys mature trees that once formed part of a beautiful tree canopy across our City.

Third, blanket zoning will create stressful uncertainty for homeowners and local property markets. Sudden, large-scale high-density construction affects property values, privacy, and expectations for residents who purchased homes based on the existing neighbourhood environment. Gradual, targeted zoning adjustments with community input would provide more stability and allow communities time to adapt.

Higher-density development should first occur in older neighbourhoods where the age of houses exceeds 65 years. Homes built before 1960 were constructed with different building standards and materials. Without proper maintenance over the interim, many of these have fallen into disrepair and should be considered for rebuilding before those in 'newer' communities.

Additionally, new housing should absolutely be designed to blend in with the character of the existing neighbourhood. For example, consider the following recent rebuilds in NW Calgary.

The first is an abomination that should never have received approval. At six stories high, it absolutely does not fit into the existing landscape. All other homes in the surrounding area are either one or two stories.



ISC: Unrestricted



Now, in great contrast, consider new 'in-fill' homes built on the same avenue further to the east. These look beautiful in comparison, fit the character of the neighbourhood while retaining most of the mature tree canopy. These units replaced houses that were in the 65-100 year range (I know, as I grew up in this area). Additionally, each unit has off-street parking. What an incredible difference!!!! Which would you rather live beside?



Calgary's growth should be guided by careful planning, meaningful public consultation, and solutions tailored to the needs of individual communities. Rather than implementing blanket zoning across the city, Council must take a more balanced approach that respects neighbourhood character, ensures infrastructure readiness, and provides stability for residents.

Thank you for your time and consideration.

Sincerely,

Tony Rutkunas

16 Beddington Rise NE, T3K 1N2





Public Submission

CC 968 (R2026-03)

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First name [required] Jayshreeben

Last name [required] Patel

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 11, 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] Dale & Mary Anne

Last name [required] Winters

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)

First and foremost, we are totally for repealing the previous rezoning. We live in Renfrew, one of the oldest areas in the city. Not only is it an old area, but the infrastructure is old. Every time a new development goes in, the water pressure goes down. In November 2025, shortly after a hookup for a new build, we experienced a water main break. We lost water completely for 4 days. During the process we were informed of the many "leaks" in the pipes under our streets. We don't have to tell the city about areas of old infrastructure and how expensive it is to maintain. It is a known fact, that in the future, the water in the Bow River will be in a very diminished state and there won't be enough water to support the city at its "current" size. Why are we building new homes if we won't have water to support them? The previous councils have been destroying historic areas in our city. Why do people love visiting European countries and cities? Because Europeans have done an amazing job at retaining historical buildings. Many previous councils wanted the old buildings torn down to make way for new buildings and more property taxes. This has ruined the character of the older neighbourhoods in the city; "all for greed." Along with this, the current residents now get to deal with an increase of shadowing, reduced privacy, increased property taxes, lack of parking, and reduced water pressure. We need to slow down and find the right balance for preserving the past for our future generations. The massive new builds don't fit in architecturally. They destroy the charm of the older neighbourhoods. We understand the density issue but the new builds happening in inner city are not solving the "affordability" problem. Bottom line, we should be sustaining what we have and not

Public Submission

CC 968 (R2026-03)



building more. With high density you also get more disputes and more parking fights. Without forcing the new builds to have off street parking, we are adding a huge volume to existing street parking. People are already fighting for spots to park. Are we increasing the budget of the police department to cover the neighbour disputes and fighting? The majority of Calgarians were against the rezoning but all efforts to stop it fell on deaf ears. The decision was obviously already made before the hearing. Calgary used to be a beautiful city. Let's go back and fix our mistakes. We need to be a city living within our means of sustainably.



Public Submission

CC 968 (R2026-03)

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First name [required] Trevor

Last name [required] Engel

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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 was not happy with the rezoning change of 2024 and believe that it is still part of the Canadian dream (And should be - our country has tons of space and is prosperous for the most part) to own your own single family home with a good sized yard for family activities on a residential street with the same type of home - where pride of ownership of one's home and neighbourhood is evident - and where such homes and yards are not crowded up against, or overlooked by, a multi unit building/complex right next door. (Or very nearby) Thanks for listening.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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



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[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 returning to how things were before the citywide rezoning change. This change was made without ensuring infrastructure was in place to support more people. I live in a community where high density condos were put in and there has been a huge negative impact on traffic and the local stores. Everything is overcrowded and it's been horrible. I hope this decision is overturned before more damage is done.



Public Submission

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First name [required] Alison

Last name [required] Grau

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)

Our address is 132 Citadel Green NW. This is a single family neighbourhood and we wish it to remain the same. To do otherwise, would be to destroy the intent, character, and livability of our neighborhood. Also, our location requires driving to all amenities as bus service on Sarcee Trail is clearly not frequent enough or connected enough. Our neighbourhood has parking for single families, not nearly enough for any multiple tenancies. Please do the right thing and reverse this unwanted and ill guided policy.



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First name [required] **Darryl**

Last name [required] **Culp**

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 RezoningChange

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 want to go back to the old way



Public Submission

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First name [required]

Mike

Last name [required]

Harris

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

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Public Submission

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[required] - max 75 characters

Repeaing Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of REPEALING blanket rezoning.



Public Submission

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First name [required] Patricia

Last name [required] Tarr

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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

Mar 16, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

March 11.docx

ATTACHMENT_02_FILENAME

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

March 11, 2026

To: Calgary City Council

I am writing to wholeheartedly support Calgary City Council's proposal to reverse Rezoning for Housing.

I am distressed that a row house is scheduled to be built on my corner at 5004 Valiant Drive NW. This will remain a sad reminder of the problem of blanket rezoning on our neighbourhood and its negative impact on the immediate and surrounding neighbours in noise, privacy, and traffic (especially in the back lane). In August 2025, I attended a meeting at Varsity Community Centre with a presentation by the developer of the row house. The room was full, with my estimate of 60 neighbours, all opposed to this development.

I understand that Calgary needs to increase the supply of available housing in the city. However, I STRONGLY believe that this one size fits all neighbourhoods has been **huge mistake** on the part of the City of Calgary. People are attracted to specific areas of the city for the qualities and services that diverse and unique neighbourhoods provide. For example, in the Northwest quadrant, Sunnyside/Hillhurst, Parkdale, Capitol Hill, Silver Springs, Brentwood Bowness have unique qualities that provide options to potential buyers. My neighbourhood of Varsity offers homes that have attracted young families looking for a settled neighborhood with yards for young children.

Varsity already has diverse housing types available. Apartment buildings, condominiums have been carefully and thoughtfully constructed over the years to provide housing options and one of the highest density neighbourhoods in Calgary without sacrificing single family homes, tree-lined streets and gardens. I believe that in a rush to increase the housing density of the city, the City shirked its responsibility for responsible long-term planning for a healthy diverse city.

Please reverse this bylaw.

Sincerely yours,

Patricia Tarr
5107 Valiant Drive NW
Calgary, T3A 0Y6

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed City Wide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We have lived in our neighborhood since 2005 and in a few short months the character, and livability of our neighbourhood has been significantly negatively impacted. 8 plexes on every corner and four plexes everywhere else have increased traffic, strained parking and over populated the neighborhood.

One size fits all is not appropriate in any neighbourhood and completely ignores the specific character of every neighbourhood.

The blanket upzoning needs to be repealed. And quickly before more irreversible damage is done.



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First name [required] Norman

Last name [required] Dupuis

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed citywide rezoning change

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

In 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 opposed to reverting back from the current blanket zoning bylaw to what Calgarians had before. I have faith in the City's planning department and its planners to allow for responsible development of housing throughout the four quadrants of the City.



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

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

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

CACH Letter to Council on Rezoning - March 2026.pdf

ATTACHMENT_02_FILENAME

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

March 11, 2026

To: Mayor Farkas and Councillors

From: Council Advisory Committee on Housing (CACH)

Subject: Notice of Motion – Repeal of City-Wide Rezoning (Land use Bylaw 1P2007 Amendments Implementing City-Wide Residential Rezoning), EC2025-0995

On behalf of the Council Advisory Committee on Housing (CACH) we are writing to share our perspective on the ongoing discussion regarding zoning policy amendments and the City's broader goals for increasing housing across our community.

CACH recommends that Council vote against the proposed motion to repeal City-Wide Rezoning (EC2025-0995). We urge Council to instead return with a motion that does not put housing funding at risk, and that honours the progress achieved through 'Rezoning for Housing' and the commitments outlined in the Home is Here housing strategy.

With that position in mind, and as Council considers changes that may alter or reverse components of 'Rezoning for Housing', we respectfully offer the following recommendations, grounded in the shared objectives outlined within the Home is Here housing strategy.

Honouring the Work Completed Through the Home is Here Strategy

The Home is Here strategy was the product of extensive consultation, analysis, and collaboration, including contributions from subject-matter experts with deep knowledge of housing, homelessness, Indigenous health, and urban planning.

We encourage Council to honour and build upon this work, including the strategy's original considerations regarding zoning and land use, as reflected in Outcome 1, Objective 1C of Home is Here, which calls on The City to amend and streamline planning policy to allow for diverse housing across all communities.

Financial Risks

Achieving housing for all Calgarians requires coordinated action from all orders of government. Delivering on the objectives outlined in the Home is Here strategy will depend on sustained and adequate funding to support the necessary programs and infrastructure. If federal funding is placed at risk due to a full repeal of the proposed bylaw, the committee recommends working collaboratively with the federal government to identify amendments that address the priorities of both governments. This approach would allow The City to maintain progress toward its housing goals while safeguarding critical funding streams.

The Vote on Zoning Policy

If Council votes in favour of amendments that significantly revert zoning rules back to pre-‘Rezoning for Housing’ approaches, while perhaps retaining a limited number of elements, we respectfully recommend that Council continue to pursue zoning-related or similar solutions that:

1. increase housing supply;
2. expand housing choice;
3. strengthen investment confidence;
4. and streamline pathways to build needed homes.

This includes exploring options within the current amendment process or through future policy development to advance these outcomes.

1. Increasing the Supply of Housing

A central objective for our city is to increase the overall supply of housing, enabling more residents to find appropriate places to live and ensuring our housing system is better equipped to meet current and future needs. Increasing supply remains one of the most effective pathways for enhancing overall system performance and resilience.

2. Expanding Housing Choice

Residents benefit when they have a greater range of housing options available to them. Diverse forms of housing allow people at different life stages, household compositions, and needs to find suitable homes within their communities. Our committee supports approaches, zoning-related or otherwise, that expand housing choice across the city.

3. Strengthening Housing Investment and Confidence

A consistent theme in our discussions has been the importance of increasing confidence for housing investment, including:

- clearer and more predictable approvals processes;
- greater certainty about the city’s market direction for housing; and
- a regulatory environment that encourages efficient, timely development.

While the term certainty can be interpreted in various ways, we emphasize the value of a planning environment that inspires confidence for both market and non-market providers.

4. Streamlining the Processes That Enable Housing to Be Built

Efficient pathways for approvals, permitting, and development are essential for ensuring that needed homes are built quicker and more effectively. We support continued efforts to streamline these processes so that housing intended to meet community needs can be delivered without unnecessary delay.

Situating Increased Housing in the Context of Indigenous Housing Needs and Truth & Reconciliation Commission (TRC) Commitments

Any discussion of housing in our city must recognize the urgent housing needs of Indigenous community members and The City's commitments related to the Truth and Reconciliation Commission Calls to Action, particularly those involving Indigenous health and the safety of Indigenous women, girls, and Two-Spirit people.

We remind Council of Home is Here Outcome #5 (Address the affordable housing needs of Indigenous people living in Calgary) and Outcome #4 (Ensure diverse housing choice to meet the needs of equity-deserving populations), both of which sit within the context of all five strategy outcomes and remain essential to achieving community-wide progress

Request for Ongoing Involvement

If Council proceeds with amendments, CACH respectfully requests to be included as an advising or consulted body in the next phases of policy development, similar to the model used during the creation of the Home is Here strategy. Our committee is comprised of subject-matter experts who bring valuable experience to support The City in achieving the housing strategy's outcomes.

Thank you for your attention to this important matter and for your ongoing commitment to improving housing outcomes for all residents. We remain committed to working collaboratively with Council to support thoughtful, evidence-informed solutions.

On behalf of the Committee,



Carly Guilcher
Co-Chair CACH
carly.guilcher@laurin.ca



Kevin Webb
Co-Chair CACH
Kevinw@thedi.ca



Public Submission

CC 968 (R2026-03)

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First name [required] Gillian

Last name [required] Robertson

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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)

The current rezoning is harming communities and not solving actual problems. The rezoning in my neighborhood have escalated prices, turning great entry homes to be over priced and the economics only make sense for destroying the current perfectly fine home to replace with multi unit places. It barely make sense to renovate a great home sustainably. Currently on my street (which is small side streets not on any main road) they are proposing to replace a small lot home with 5 units and 5 single garages. The homes are stories taller than all surrounding bungalow properties. This will cause problems for parking, as well as a water pipe has burst on our street or one over every year. This will harm neighboring properties who have sustainably upgraded 1950 bungalows killing light and privacy and greenery. They are cutting down many 70 year old trees that are priceless, replacing it all with really expensive but cheaply produced townhouses that any real estate agent will tell you, people don't stay in for long. They are the 'fast fashion' of homes that people like because they are new but are not built to last or for liveability. Rezoning in context of the street and location is the only appropriate way, we need to maintain some integrity of the suburban neighborhood. Rezone busy unmaintained streets, keep neighborhoods intact. This is hurting people who have invested life savings to upgrade properties and clogging everything up with complaints as we all try to fight to save our community. Additionally the city has allowed for two developers on our street to dig up properties and leave them with big whole for over a year. How does that help anyone? I know families using their savings to buy neighboring properties to renovate it themselves so they don't have three story 4 town-

Public Submission

CC 968 (R2026-03)

house homes next to them, that's the level of madness this has created.

No grass, no trees, pure waste of resources, as we dispose of perfect entry level family homes and replace them with cheap and undesirable homes in the long run. There is no expectation the replacement is actually affordable or meeting an actual need or something people want to live in. We need to repeal and make strategic choices, we will soon drop the rank in our desirability as a city to be in. Please, please, see reason. This is literally the first time I have every written in a forum like this. Thank you.



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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 in favour of the Citywide Rezoning going back to the LOW DENSITY RESIDENTIAL ZONES that existed in the land use bylaw prior to the citywide Rezoning for Housing of May 2024 . Please keep it as it used to be ! Our neighborhood has been widely abused with the blanket Rezoning that started in effect August 2024. In many ways our beautiful and beloved neighborhood has been ruined with these multiple housing units . Please consider going back to the way it was !



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First name [required]

Cynthia

Last name [required]

Cools-Lartigue

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

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 rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The question is awkward. I am in favour of zero blanket zoning, therefore single family areas stay single family zoning.



Public Submission

CC 968 (R2026-03)

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First name [required] ERNESTO AND MARY JANE

Last name [required] GAMAD

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 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)

To His Worship the Mayor and Members of City Council,

We are writing as residents of the 18S map area to express my strong support for Bylaw 9P2026 and the repeal of the citywide blanket rezoning. We believe that a return to the previous Land Use Districts (specifically R-C1 and R-C2) is essential for the long-term health of our community.

As homeowners in an established south-sector neighborhood, our support for this repeal is based on the following planning considerations:

Infrastructure Sensitivity: Our communities on the 18S map were built with specific utility and parking capacities. The blanket R-CG designation allows for a density (up to 4 units per lot) that our local street widths and aging deep utilities were not designed to handle. A return to R-C2 ensures that growth is matched to our actual infrastructure capacity.

Preservation of Site Coverage: The current R-CG rules allow for up to 60% lot coverage, which significantly reduces green space and permeable surfaces compared to the 45% coverage found in R-C2. In our mature neighborhoods, this extra coverage threatens the tree canopy and increases stormwater runoff risks.



Public Submission

CC 968 (R2026-03)

Restoration of Public Process: Blanket rezoning removed the ability for neighbors to provide input on significant land-use changes. By supporting this repeal, I am advocating for a return to a system where major densification requires a site-specific redesignation, allowing for a transparent public process that considers the unique context of each block.

We urge Council to vote in favor of this repeal to restore the predictable, contextual, and responsible planning framework that our community relies on.



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First name [required]

Bryce

Last name [required]

Dawson

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)

Blanket rezoning is at best a laissez-faire one-size-fits-all approach to complex housing issues. Calgary is neither a large metropolis nor a small insular city and the citizens, neighborhoods, and communities deserve more than a laissez-fairs attempt at trying to simplify zoning. This great city and her communities are still developing and learning how to express their unique character. Zoning should consider the intent, character, history, and atmosphere of a community as it contemplates future development. A city of nondescript industrial multi-family buildings developed in a rush to capitalize on lazy community planning offers nothing to a growing city looking to establish itself as globally important from various viewpoints such as an economic engine, a tourist destination, or a welcoming community. Development in Calgary should be purposeful, well planned, and intentional to propel our City forward. Assuming every community is the same, and every street is the same undervalues so much. Every development should stand on its on merit, not be subject to blanket approval because it's easier and artificially serves some stated objective. As an example, the City establishes property values based on various objectives; essentially is acknowledges communities where greater tax revenue needs to be secured because higher income families can afford the tax burden associated with living in such communities. Labeling these communities as the same as any other when it comes to housing development ignores the fact that lower income families likely cannot afford the tax burden simply in the basis the City has explicitly told them they can't through assigned property values. Blanket zoning does nothing but homogenize our communities through allowing developers to exploit



Public Submission

CC 968 (R2026-03)

poorly conceived bylaws for no appreciable gain and diminish the character and vibrancy that other major cities enjoy. I enjoy visiting Calgary's various neighborhoods for the diversity and energy they have. Please don't diminish this burgeoning diversity by homogenizing our neighborhoods through lazy polices that do little, art best to move our City forward.

**Public Submission**

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First name [required] Yulin

Last name [required] Li

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in opposition to change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024.



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First name [required]

Loni

Last name [required]

van der Lee

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of the action to repeal the blanket rezoning and return to low-density residential zones that existed prior to May 2024. The 2024 bylaw was ill-planned and the actions proposed provide a bit of welcome measure.



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First name [required] David

Last name [required] Shymkiw

How do you wish to attend?

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing in support of repealing blanket rezoning. In 2008 we purchased & extensively renovated a home in the R-1 zoned Elboya after living in the R-2 zoned Tuxedo for 19 years. The primary reason for us choosing the Elboya community was the lower density R1 zoning. Instead of a simplistic blanket approach to the problem, a more thought-out and strategic solution would be more amenable to Calgarians. Why not focus densification in new areas where people are aware of what they are buying into, surrounding a C-train stops & other transportation hubs or around already built up areas. Why not convert the shuttered Holy Cross Hospital to residential units. A colleague at work was told by an electrician working at his home that there are significant infrastructure challenges that will be aggravated by densification. Their block could support the installation of seven charging ports for e-vehicles. For the 8th installation, the home owner would be responsible for upgrading the transformer for the entire block, a cost of tens of thousands of dollars. Well thought out and strategic selections make more sense than blank rezoning. Previous councilors made comparisons to Vancouver & Toronto, comments like 6 Vancouvers would fit in the area of Calgary. Have council members who support increased density ever visited & driven around Vancouver of Toronto? I have and that is certainly not the quality of life I moved to Elboya for or what Calgary is known for. I find it very frustrating that the previous mayor, councilors and a number of current councilors can choose to ignore previously existing zoning laws at their discretion, the

Public Submission

CC 968 (R2026-03)



same zoning laws that attracted our family to the R-1 zoned Elboya. It feels like the citizens of Calgary are continually ignored and have no voice. In the 2024 public hearing, it was clear what the majority of people in Calgary want. As a reminder, the mayor & majority of councilors were elected on the promise of reappealing blanket rezoning. Please live up to your promises.

This is an important matter that will impact the quality of life in Calgary. Listen to the citizens of Calgary. The mayor and councilors should realize the significant appeal of R-1 zoning to families. My kids prefer to play in a back yard, rather than in a brick covered courtyard or an 8' x 10' balcony. I would hope that the rights of the current area residents, who have invested a significant amount of money purchasing their homes and paying taxes has some value

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First name [required]

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Last name [required]

Menezes

How do you wish to attend?

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I think the rezoning should be done as a radius growing gradually from the current downtown to the borders of Calgary. Allowing developers to do their research and then approach homeowners with offers to buy their property and develop according to the growing housing and amenities needs, will greatly reduce pressures of housing affordability by way of renting or buying. aybe one thing you can focus on is wider footpaths and all buildings having commercial spaces on the main floor to improve foot traffic and activity in the neighborhood. There is a new place somewhere in South Calgary with those features. I don't think any home owner has much communication with their neighbours to feel an actual attachment to the place or any other activities. New developments are coming up with lots more amenities in the outskirts which the homeowners can afford from the money they get from builders. Need to focus on high density mixed use like store fronts plus maybe 2 or 1 floors of offices and the rest is residential.



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First name [required] Darin

Last name [required] Wright

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

I am writing to express my opposition to Calgary's blanket rezoning policy. While I recognize the need for thoughtful growth and additional housing supply, applying a city-wide rezoning approach removes the ability for neighbourhood-specific planning and meaningful local input. Communities across Calgary were originally designed with different densities, infrastructure capacities, parking realities, and green space considerations, and a one-size-fits-all policy risks undermining those carefully developed plans. Responsible growth should be guided through transparent consultation and tailored local planning that respects existing community character while accommodating appropriate redevelopment. I encourage Council to reconsider blanket rezoning and instead pursue targeted, community-informed solutions that balance housing needs with infrastructure capacity, livability, and the voices of residents. I therefore wholeheartedly support the bylaw being considered by Council on March 24th, 2026 that would:

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

1. 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.
2. Change the zoning of residential properties back to what existed before the citywide rezoning in 2024, except for properties that:
 - a) Received approval for a permit or subdivision application under R-CG, R-G, or H-GO zoning before the proposed bylaw takes effect; or
 - b) Submitted a permit or subdivision application before the first reading of the proposed bylaw; or



Public Submission

CC 968 (R2026-03)

-
- c) Rezoned through an approved rezoning application applied for by the property owner after August 6, 2024.
3. Make changes to the rules in the Residential – Grade Oriented (R-CG) district, the low density residential general rules and defined uses.

Sincerely,

Darin Wright



Public Submission

CC 968 (R2026-03)

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First name [required]

Beverly

Last name [required]

Tonkinson

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing as a resident of Lake Bonavista to share my concerns about the blanket rezoning policy. I don't believe a one-size-fits-all approach works for a city like Calgary, where every neighbourhood is different. I understand that Calgary is growing and that we need more housing options. I'm not against growth or thoughtful densification. However, I think rezoning every community the same way overlooks the unique characteristics and planning of individual neighbourhoods. Lake Bonavista was designed as a lake community built around a private recreational lake with a limited capacity. The lake and park were created to serve a specific number of households, and unlike other amenities, they can't simply be expanded if usage increases. My family chose to move to Lake Bonavista 30 years ago because it was an established single-family neighbourhood. A lot of thought clearly went into how this community was originally planned, and that planning has helped make it a great place to live. Developers understandably have different priorities than the residents who live here long term. Redevelopment that creates more housing units doesn't automatically mean more lake access. The lake association already has to limit memberships in order to protect the lake and keep it sustainable. Increasing density in the original lake-entitled area creates challenges for managing and protecting this shared community resource. Beyond the lake, many of the streets in Lake Bonavista were designed decades ago for lower-density housing. Things like parking, traffic, aging utilities, garbage collection,

Public Submission

CC 968 (R2026-03)



and other infrastructure should be carefully considered before major zoning changes are applied.

Another concern I have is that this policy is starting to create tension between neighbours. Some homeowners have begun adding restrictive covenants to their property titles in an effort to prevent certain types of redevelopment. This is unfortunately putting neighbours in opposition to one another and creating conflict within communities that have historically been very cooperative and supportive.

I believe Calgary can continue to grow while still recognizing that neighbourhoods have different needs. Focusing density near transit routes, commercial areas, and appropriate redevelopment sites would make more sense and help increase housing supply without putting the same pressure on established communities. I also believe the City already owns land where this kind of development could happen.



Public Submission

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First name [required]

Simon

Last name [required]

Lucchini

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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)

Proposed change back to pre-existing zoning in the community of Rosedale fits in with the urban canopy objectives of council. Additionally, the current densification plan does not take into account the restricted access for council services, such as garbage collection, and increased parking requirements.



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First name [required] Jozef

Last name [required] Mankiewicz

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

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



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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

To Whom It May Concern,

I am writing to formally oppose the proposed rezoning that would allow residential development on the parkland located behind my property.

My family chose to purchase and invest in our home specifically because it backs onto this established park space. The area is actively used by residents year-round for walking, children's play, dog walking, picnics, and winter sledding. It is a key feature that defines the character of this neighbourhood.

Rezoning this land for development would permanently remove valuable public green space and significantly change the nature of the community.

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

Key concerns include:

- Loss of active public parkland that serves families and residents year-round
- Increased traffic and safety risks on quiet residential streets and nearby pathways
- Reduced privacy and increased noise for existing homes backing onto the park
- Negative impact on property values for homes purchased at a premium due to park adjacency
- Loss of environmental benefits, including stormwater absorption and urban wildlife

habitat

- A concerning precedent that community green spaces can be converted into development sites

I strongly urge the City to preserve this green space and reject any rezoning that would allow residential development on this site.

We are living in Zone R-G.

Jozef Mankiewicz.



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First name [required] Fiona

Last name [required] Lucchini

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Proposed Citywide Rezoning Change

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

A return to the pre-existing zoning in the community of Rosedale is desirable for the following reasons:
It will preserve the urban canopy which is an objective of council.
The existing infrastructure and community services will not be over burdened.



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First name [required] Tracy

Last name [required] Cameron

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

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

We have swung from one extreme to another. When I developed my first basement suite I did so illegally because you had to stand before City council, hat in hand and plead your case. Fast forward 10 years and you can now turn a single family home into 4 row houses and 4 basement suites. We have gone from density being a dirty word to mindlessly approving 8 homes on to a single plot. The City of Calgary is allowing developers to put greed before common sense and what is best for the future city and its people.

The pendulum needs to settle some place in the reasonable middle. We need to take into account parking, traffic density, public transport access, and utility stresses before continuing to allow developers to run rampant.

I believe the new proposed changes are a better middle ground. Townhouse should be limited to plots that suit that style of building without negatively affecting the neighbours. Each townhouse and suite should be required to have minimum 1 off street parking spot. And the city should be limiting the amount of multi plexes in a block to reduce the strain on aging utility services (Have the multiple water main breakages taught us nothing about the state of our utilities!).

If the current blanket zoning rules continue I think we will negatively impact the quality of life for Calgary citizens. Common sense needs to prevail. Yes we need density but



Public Submission

CC 968 (R2026-03)

doing so without considering the implications to the neighbourhood and neighbours verges on negligent, And I expect more from our City Council.

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First name [required]

Judy

Last name [required]

Szikora

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-

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Proposed Citywide Rezoning Change

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

In favour

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First name [required]

Kim

Last name [required]

Fradette

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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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)

"In favour" vote is my support for repealing the city wide rezoning that took place in 2024. I do not feel the current model since 2024 is supporting communities in a positive manner.



Public Submission

CC 968 (R2026-03)

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First name [required] Ryan

Last name [required] Lenz

How do you wish to attend?

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

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

Public Submission

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[required] - max 75 characters

proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I support keeping Calgary's current citywide rezoning in place and oppose any return to the old zoning rules.

The current policy is already showing measurable benefits. Calgary's own reporting states that citywide rezoning has enabled 46% of all new low-density housing development permits in established areas, resulting in 814 new homes and 765 new secondary suites. In Q1 2025, rowhouse and townhouse permits in established areas were up 163%, showing that the policy is increasing the kinds of "missing middle" homes that many families can actually use.

It is still early, so no one should overclaim instant affordability gains. But the evidence points in the right direction: Calgary reported its price-to-income ratio improved from 5.7 in Q3 2024 to 5.4 in Q4 2024, and the City stated that improving supply has helped take pressure off home prices after several years of steep increases. More supply, more legal housing forms, and fewer discretionary rezoning battles are exactly how a city improves affordability over time.

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

The policy is also improving housing availability and speed. Calgary's Housing Strategy reports that approval activity in 2025 remained near record levels and that cumulative market-home approvals in Q1-Q3 2025 exceeded 2024. The city also recorded a much healthier growth split in 2025, with 43% of new homes in developed areas, up

Public Submission

CC 968 (R2026-03)



from 27% in 2024, meaning more homes are being added in existing communities near jobs, schools, and transit instead of pushing all growth outward.

Repealing the current zoning would also create serious financial risk. Calgary's city-wide rezoning was a completed milestone under the federal Housing Accelerator Fund, and Calgary's HAF eligibility now totals \$251.3 million. CMHC states that funding advances are subject to compliance with the agreement. City administration has warned that a full repeal could put some or all of that HAF funding at risk, and reported that up to \$861.2 million in federal funding over 10 years across multiple programs could be jeopardized.

The current rules are not radical. They simply make modest, ground-oriented housing legal in more places, reduce red tape, and give property owners and builders more flexibility to add homes. Calgary should protect that progress, not reverse it.



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First name [required] Ekai

Last name [required] Jorgenson

How do you wish to attend?

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

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

First, I want to say that the information provided to homeowners like myself in calgary regarding this decision is poor. The wording used on the notice is vague and does not communicate any information about zoning, housing plans, housing crisis, why zoning was changed in 2024, why it now needs to change back, etc. In fact, going to the suggested web addresses does not yield this information either! in fact, I had to google "2024 housing strategy calgary" to find some information. This is not transparency and could easily be construed as intentional opacity. As to the content itself, I am staunchly opposed, as I think the majority of council should be, to rolling back these zoning changes. My neighbourhood of raddisson heights has seen a marked increase in housing capacity, a marked increase in pedestrian traffic, and is NOTICEABLY nicer overall than it was 2 years ago. Calgary needs housing. If inflated housing prices drop, I stand to "loose value" as Im sure the proponents of this change do. However, rent and house value in Calgary is unacceptably high. Our housing crisis has not gone away. The housing strategy is a clear, comprehensive, and well thought out document. If there is some non-functioning aspect to our current zoning that I am not aware of beyond misunderstanding what a market is or moaning about parking spots, I would be interested to hear it. On top of this, backpedaling on progress is a hallmark of modern government and a massive waste of taxpayer resources. Please, please stick to your guns. Do the right thing. And solve Calgary's housing crisis at the expense of profiteering house flippers



Public Submission

CC 968 (R2026-03)

(scalpers) and pearl-clutching NIMBY'ers.
Thanks for your time.



Public Submission

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

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

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)

Once the RC-G blanket zoning was approved in May 2024, I committed to create multiple suites on my property in Inglewood and try to help with the housing crisis. In June 2024 I begun the process of developing and registering a secondary basement suite, completed in July 2025 (DP2024-03085 and BP2024-07910). I spent over \$100,000 on this basement suite. Then in September 2025 I applied for a development permit to build a backyard suite on the same property (DP2025-05636). I have spent nearly \$10,000 on design and survey fees alone, plus over six months of time and effort, and do not have an approval yet. Now I'm learning that the proposed rezoning may shut down my backyard suite project since I have already put in a secondary basement suite. Even if I am able to retain the RC-G zoning (since I already have an active application in place), the newly proposed RC-G rules seem to prohibit both secondary and backyard suites! So I have already spent over \$110,000 on developing my property under the current RC-G zoning rules - a sunk cost which I would have never taken on if I knew this situation would arise. How can the City make such drastic changes that have such profound impacts and financial consequences on folks who tried to take advantage of the RC-G blanket zoning in good faith? I feel this is incredibly unfair, and has exposed my family to considerable financial risk. I was counting on the added rental income from both additional



Public Submission

CC 968 (R2026-03)

suites to pay off the investments I've already made.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Meera

Last name [required]

Nathwani-Crowe

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-

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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 100% in favour of removing city wide blanket rezoning and instead using our urban planners to determine how best to build communities. Thoughtfully designed communities which include amenities, like schools, public transportation, shopping, parks, and options to age within your neighbourhood.

Blanket rezoning was dumb. It put development decisions into the hands of developers, with no consideration for what makes a street, a community, or our City a great place to live in. I am very thankful that Council is proposing this. Good job! And thank you, Jeremy!

**Public Submission**

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First name [required] Ryan

Last name [required] Boag

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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

Below are most of the comments I provided at the public hearing against blanket rezoning:

This proposal has nothing to do with affordability. The cost to acquire and then replace an existing single-family dwelling with a multi-unit dwelling will not be an affordable dwelling. Assuming the new units would be \$500k that would be a mortgage of > \$3,000/mth. The developers are the beneficiaries of this, not those seeking affordable housing. There are plenty of properties available to buy or rent in this city at a variety of price points. It's the lack of truly affordable housing that is needed but this fails to address that at all.

I attended one of the open houses and it was confirmed by a city official that this has nothing to do with affordability but trying to increase overall supply at all levels. One of the factors that has been glossed over is the long-term impacts. At the open house the city representative made the argument that many communities are well below their peak. That might be true but assuming an average single-family house has four residents and is potentially being replaced by 12 units. At a minimum it's a 3x increase but more likely 5 fold increase or more. That would have implications on all the existing infrastructure (roads, sewer, electricity) that would be inadequate. Having lived in Vancouver I've seen the impact of the carriage houses on traffic and lack of parking. Even if only 1/2 the 12-units have a car where would those six vehicles go. Oh yes, the city

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

Public Submission

CC 968 (R2026-03)

characters)

is encouraging other form of transportation (despite the climate factors), where would all those bikes, scooters etc go. At the very least, where would 12 units store the 36 green, blue, black bins?

Sacrificing the rights of current homeowners for the benefit of developers is appalling. I chose the neighborhood to live in and blanket re-zoning completely ignores that.

At no point during the last election was this topic raised and to then push it through, vote down a plebiscite and conduct this ridiculous hearing while already having accepted the Federal funding and hiring known upzoning specialist is not representing the residents of the city.

Furthermore, how is the blatant conflict of interest with several councillors being overlooked. From the significant campaign contributions and the personal relationships with developers to the ownership, direct and indirect, of properties that could bring a financial gain makes these procedures a farce from the onset.

Thank you



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First name [required]

Autumn

Last name [required]

Malsbury-Boag

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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 and returning back to the residential zoning that existed before the 2024 changes. It is not acceptable to rezone existing neighbourhoods after the fact without consent of those residents who never foresaw a zoning change away from R-1 residential when purchasing the biggest investment of their lives. Having a large up to 8 multi unit or even 2 storey carriage house go up in the neighboring property impacts home value, sunlight and privacy. We bought in our 1970s neighborhood with an old house, 8 foot ceilings, asbestos, aluminum wiring many expenses to renovate where we could have spent the same for a larger brand new house in a new community. This tradeoff was to have some personal space and privacy. The forced changes of 2024, after the longest public hearing in history, undermined the democratic process and created major distrust from residents towards city council members and administration. The amount of conflict and division that the 2024 zoning changes have created is unacceptable and pits neighbors against each other as well harming communities.

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

Parking has/will become a huge issue. There are not safe and efficient transit options for most neighborhoods in this community and we are a very cold weather climate. Cars are essential. Many of these neighborhoods were built back when families typically only had one vehicle per home and parking is already a challenge. Transit has become so unsafe I don't let my teens use it anymore.

Public Submission

CC 968 (R2026-03)

Infrastructure has not been built to accommodate more than the current residents and is aging. We regularly have power transformers blow out in our neighborhood. We have low water pressure, water main breaks etc.

Tearing down old perfectly good homes dumping them into the landfill to build multi unit new builds and greatly increasing lot coverage reducing the tree canopy is not “climate emergency” friendly.

I've yet to see a development where the new sale price of the multi units (with a fraction of the land) didn't exceed the price paid for the single family home and all the land. This is not affordable housing by any stretch of the imagination. It removes affordable rentals from the market. Additionally it creates landlift on all properties whether they develop or not, further escalating inflation on an already unaffordable homes.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Benjamin and Melanie

Last name [required] Kampala

How do you wish to attend?

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

What meeting do you wish to comment on? (If you are provid- Standing Policy Committee on Infrastructure and Planning



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT_01_FILENAME

20260312 Submission to City Clerk KAMPALA.pdf

ATTACHMENT_02_FILENAME

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

Please accept this brief submission to Calgary's housing conversation. I hope it brings a small smile while offering a thoughtful perspective on how we might build an even better city.

Benjamin & Melanie KAMPALA

5 ALLEE VICTOR HUGO,
LONS 64140, FRANCE

MARCH 12, 2026

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Postal Station “N”
Calgary, Alberta T2P 2M5

Subject: An Observation on Calgary’s Housing Debate from the Owner of an Affected Property

Dear Office of the City Clerk,

Calgary is a remarkable city—but if one follows our housing debates closely, it can sometimes feel as though our neighbourhoods are delicate wildlife preserves protecting a rare species: the Single Detached House (*Domus singularis calgariensis*). Apparently this species must be shielded at all costs from dangerous intruders such as duplexes, rowhouses, or—most alarming of all—a small apartment building.

Much of our planning framework seems designed around a single goal: ensuring that every errand requires a car and a parking space roughly the size of a prairie field. As frequently noted by the urbanism-focused YouTube channel Not Just Bikes, many North American cities have effectively built environments that resemble ‘car storage with houses nearby’.

Meanwhile, cities such as Amsterdam, Toulouse or my current town of Pau, France quietly demonstrate a surprising alternative: neighbourhoods where different kinds of homes coexist, daily services are nearby, and ordinary errands do not require a vehicle the size of a fishing boat.

No one is proposing to replace every bungalow with a skyscraper. The radical suggestion is simply this: allow the kinds of housing cities have built for centuries—duplexes, townhouses, and small apartments—so neighbourhoods can evolve naturally.

Calgary deserves great neighbourhoods, not endless debates about whether a fourplex will bring about ruin to Calgarians. Let us build a city where people’s choices in how they live and how their communities grow a facilitated by efficient city planning.

Respectfully submitted,

Benjamin & Melanie KAMPALA



Public Submission

CC 968 (R2026-03)

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First name [required]

Matt

Last name [required]

McCaffrey

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

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)

Over three decades ago, we purchased our home in an area (upper Edgemont) with only single-family and single dwelling homes. Accordingly, we paid municipal taxes for such a privilege. We would enjoy maintaining that same privilege going forward. Moreover, as we live on a "tight" cul-de-sac (10 homes), street parking is at premium. By allowing multi-residential dwelling construction on single lots might potentially create parking chaos on our small street.



Public Submission

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First name [required]

Corilee

Last name [required]

Scholz

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The rezoning needs to be repealed. There was not adequate consultation with communities, and it was pushed through. Many communities do not want this, for a variety of reasons. Personally, I bought a home in an older, established neighborhood (Parkland) in order to avoid high density housing. Rezoning will destroy my neighborhood. There has been no consideration given to infrastructure, parking, and overall community esthetics. I see what is happening in other communities, such as Bowness, where massive multi-family units (8 plexes with basement suites!) are being built where single homes used to be, and it is awful. There is no parking, other than the street, which is inadequate, and they are putting further strain on infrastructure that is already failing. This needs to be stopped. There are better ways to address the housing issue, such as focusing on new communities that are still being built.

**Public Submission**

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First name [required] Janet
Last name [required] Lawrence

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)

The blanket rezoning exercise, executed by the previous city council, is a failure to the citizens of Calgary and a win only for the dogmatic ideology that has become entrenched in the city administration. Please repeal this bylaw.

**Public Submission**

CC 968 (R2026-03)

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First name [required] **Barbara**

Last name [required] **Heno**

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 12, 2026

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[required] - max 75 characters

I am in favour of repealing BLANKET REZONING

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

In favor of REPEALING BLANKET REZONING



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First name [required] Cori

Last name [required] Morris

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

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 a return to the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024. Although I recognize more houses required, it needs to be done with opportunity for meaningful input from neighbours, and the community.



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First name [required] Christian

Last name [required] Hanley

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

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First name [required]

Claudia

Last name [required]

Fleischer

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-

Standing Policy Committee on Infrastructure and Planning



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)

Solar Access by-law



Public Submission

CC 968 (R2026-03)

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First name [required]

Natalie

Last name [required]

Majcher

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

IMG_4894.png

ATTACHMENT_02_FILENAME

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

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

In the spring of 2024, the council held the biggest public hearing the city has ever seen, Calgarians lined up for days to say that blanket upzoning was the wrong tool, imposed in the wrong way, and on the wrong scale. A clear majority of speakers opposed it.

In the 2025 municipal election, voters were given the explicit promise by council candidates to repeal that bylaw and start again with real, community-specific planning.

That is what democratic legitimacy looks like. The question is, will you respect what Calgarians have asked for, and keep your promises to repeal blanket rezoning.

We are not opposed to increased housing. We are not opposed to affordability. Soft density where it makes sense. Not one-size-fits-all, that ignores local community plans, neighbourhood context, and treats every street as if it were the same. We are against making demolition more lucrative than renewal, when tearing down modest homes and turning them into expensive infills and then mislabelling this as "affordable." This

Public Submission

CC 968 (R2026-03)

approach did not consider infrastructure capacity, traffic, parking, schools, parks, utilities, or neighbourhood transit.

Calgarians begged for planned growth — density near transit, along corridors, within activity centres, and through Local Area Plans. We asked for a say; not a farce of an inquiry. In 2024, Calgarians input fell on deaf ears.

Because of this, public confidence in City Hall fell to record lows in multiple polls.

So we ask you to keep your promises and fully repeal blanket upzoning. Not reform it, but return to community based decision making.

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

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Public Submission

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First name [required] Kerry

Last name [required] Milton

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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)

Thank you for reconsidering this the disastrous rezoning that the previous city council put it. Over the last few years I have seen the character of RCG neighbourhood streets destroyed by buildings that are too tall and too close to the curb. Original houses have been dwarfed and shaded by these buildings. Owners of original homes are unable to enjoy a view of their communities, with only a small sliver of view out of their doors - only walls to the left and right of them. With these zoning rules, these original single family homes have lost any value and will no doubt be torn down for more overbuilt lots and lack of green space. The streets will have no greenery, and no character, only boxes and stucco. I believe controlled growth can be achieved with your proposed reduced number of units, increased setback and reduced height. This would still achieve increased density without shading the street and leaving little green space on each lot. I'm also pleased with the return of the RC1 zoning. I urge you to continue the process that you were elected to do and take back control of the unfettered development that is destroying our communities and not improving the housing supply as hoped.



Public Submission

CC 968 (R2026-03)

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First name [required] Derek

Last name [required] Fung

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

Purposes citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support the repeal of repealing blanket rezoning. I oppose route town houses and increased density in my neighborhood



Public Submission

CC 968 (R2026-03)

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First name [required] Clara

Last name [required] Lai

How do you wish to attend?

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

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed city wide rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of repealing blanket upzoning. I am against increasing density in my neighborhood.



Public Submission

CC 968 (R2026-03)

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First name [required]	Kristy
Last name [required]	Chan
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)	Proposed citywide rezoning change
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What meeting do you wish to comment on? (If you are provid-	Council
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Public Submission

CC 968 (R2026-03)

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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)

-Discretionary use needs to be collaborative between homeowner and development team, not the so-called community where much NIMBYISM exists and there are huge class divides.
-Neighbours should not have any say in what can or cannot be built, or how, especially if it falls within allowable zoning.
-parking needs to be considered for all new builds as it puts a natural limit on size and density.
-we should not be returning to same old-same old, but creating new ways to do things to meet density targets and respect community streetscape. Ex: Rc2 to Rc3. Attached, detached, suites, etc.,

**Public Submission**

CC 968 (R2026-03)

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First name [required] **Brianna**

Last name [required] **Fowler**

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 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 policy introduced by the previous council has been a disaster and done irreparable damage to established neighbourhood and property values in suburban areas of our beautiful city. I support the total repealing of this policy.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Brian

Last name [required]

Weatherill

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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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

2026-03-12_Weatherill Submission.pdf

ATTACHMENT_02_FILENAME

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

March 12, 2026

RE: **Support to the Proposal to Reverse Blanket Rezoning in Calgary**

Dear Mayor Farkas and Calgary City Councillors,

We are Brian and Lee Weatherill, residents and homeowners in University Heights in northwest Calgary. We are deeply concerned that back in 2024 the City of Calgary went ahead and implemented blanket rezoning of residential lots, particularly after a lengthy public hearing where the public sentiment overwhelmingly opposed such upzoning.

Therefore we strongly support the proposal to completely reverse the 2024 blanket rezoning such that 2024 blanket rezoning is repealed and the zoning of residential properties is re-established to what existed prior to the citywide rezoning of 2024, with no amendments.

The reasons for our support of the proposal to reverse rezoning, are summarized below:

1. **The blanket rezoning “one-size-fits-all” approach is wrong.** It completely ignores the needs of individual neighborhoods, and ignores the efforts of many citizens in working up local area plans for their communities.
2. **The blanket rezoning destroys the character of communities.** We have already seen the early effects of widespread developer driven “free-for-all” redevelopment of traditional communities, to their detriment. A perfect example of this can be seen in the Bowness community where multi-unit residential infill buildings are being erected indiscriminately within city blocks of single residential buildings.
3. **The blanket rezoning contradicts restrictive covenants.** Our community of University Heights has restrictive covenants registered on the land titles; the blanket rezoning R-CG land use designation is in contradiction to the restrictive covenants, and would result in developments which are illegal. The City needs to respect and honor the restrictive covenants.
4. **The city utilities infrastructure doesn’t have the capacity in existing neighborhoods:** It cannot support the increase in housing density resulting from the R-CG zoning designation.
5. **The upzoning has failed its objective of creating affordable housing:** By all reports, the last year and a half of blitzing several communities with infill housing being driven by the developers in control has not resulted in more affordable housing for anybody. Just the opposite; the infill units are ugly and more expensive, that the housing units they are replacing.
6. **Poor Governance:** The former City Council and the City planning department were (and are) tone-deaf. Even before calling the hearing in 2024, there was significant public opposition to the proposed upzoning. Notwithstanding this opposition, the City planners and City Council plowed ahead with the unprecedented waste of time, effort, and money by orchestrating the milestone 2024 hearing. Then, to make matters worse, when the hearing was completed they compounded the folly by ignoring the strong opposition to the upzoning proposal expressed by the overwhelming majority of submissions and went ahead with the rezoning. This action by the former City Council and City Planners was insulting and contemptuous to all those who participated in the hearing in good faith.

Respectfully yours,
Brian and Lee Weatherill,
3131 Upper Place NW, Calgary



Public Submission

CC 968 (R2026-03)

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

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

First name [required] Boris

Last name [required] Rassin

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Calgary is a home to great variety of people. Some are students, some are successful business people. Some drive Hondas and some drive Porsches. We are not living under faulty socialistic equality ideas. The City must provide an opportunity for low density neighbourhoods for people who don't mind paying \$12,000 property tax and live in more exclusive neighbourhoods. In fact, more financially successful people will drive our overall economy for everyone. Don't try to lower the standard of living to the lowest common denominator.



Public Submission

CC 968 (R2026-03)

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First name [required]

Tyler

Last name [required]

Davey

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

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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Proposed Citywide Rezoning Change

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ATTACHMENT_01_FILENAME

Calgary Rezoning Opposition Letter.docx

ATTACHMENT_02_FILENAME

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

March 12, 2026

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

Re: Opposition to the Rezoning for Housing Bylaw (Bylaw 21P2024) – Public Hearing, March 23, 2026

Dear Members of Calgary City Council,

I am writing in advance of the March 23, 2026 public hearing to urge City Council to proceed with the full repeal of the Rezoning for Housing bylaw (Bylaw 21P2024). This bylaw, which imposed blanket R-CG zoning across Calgary's residential neighbourhoods, was approved in 2024 over the strong objections of the majority of Calgarians who participated in the process. The time has come to honour the voices of the people this Council was elected to represent.

Calgarians Have Spoken – Repeatedly

During the original 2024 public hearing, the largest in Calgary's history, spanning 15 days with over 700 speakers, the overwhelming majority of residents who appeared before Council spoke in opposition to blanket rezoning. Despite this, the previous Council approved the bylaw on a narrow 9–6 vote, disregarding the clear will of the community.

Calgarians did not forget. In the October 2025 municipal election, rezoning was a defining issue, and voters delivered a decisive message at the ballot box. Mayor Jeromy Farkas and numerous councillors won their seats on explicit promises to repeal or revisit this bylaw. Council's December 15, 2025 decision to initiate the repeal process was a direct fulfilment of the democratic mandate given by Calgary's residents. I respectfully urge Council to follow through on that mandate.

Preservation of Neighbourhood Character

The character of Calgary's neighbourhoods has been nurtured over decades and is central to the quality of life that residents cherish. Blanket rezoning threatened to alter that character abruptly and uniformly, without regard for the unique identity of individual communities. Allowing rowhouses, townhouses, and fourplexes on any residential lot, without community input through the redesignation process, created a mismatch between the scale of new developments and the established streetscape. Restoring the previous zoning framework ensures that significant changes to a neighbourhood's built form are subject to proper review, public input, and Council approval.

Congestion and Infrastructure Strain

Increasing housing density across the city without corresponding investments in infrastructure places enormous strain on our roads, public transit, water and wastewater systems, schools, and emergency services. Calgary already faces a \$7.7-billion infrastructure gap for aging roads, transit, and utilities. Adding density on a citywide basis without a coordinated infrastructure plan only deepens that gap and erodes the quality of life for existing residents. Any densification strategy must be paired with clear, funded infrastructure commitments, something the blanket rezoning bylaw failed to provide.

Proponents of blanket rezoning argue that infill development makes efficient use of infrastructure that already exists. However, this argument ignores a fundamental reality: the water mains, sewer lines, roads, and utility corridors in established neighbourhoods were designed for the density those communities were originally built to support. Significantly increasing density requires costly and disruptive upgrades, digging up established streets, working around aging buried utilities, and managing prolonged construction impacts on current residents. By contrast, new communities can be designed from the ground up with infrastructure properly sized for the density that is planned. The blanket rezoning bylaw offered no funded plan to bridge this gap, effectively downloading the cost of infrastructure upgrades onto existing neighbourhoods and taxpayers without their consent.

Affordability Concerns Remain Unaddressed

The blanket rezoning bylaw was promoted as a response to Calgary's housing crisis, yet it contained no mechanism to ensure that new developments would actually be affordable for current residents. In practice, the economics of land assembly and multi-unit construction in established neighbourhoods often produce market-rate housing that is no more affordable than what it replaces. Without meaningful affordability requirements, blanket rezoning risks pricing existing residents out of their own communities while enriching developers, the very opposite of its stated intent.

The Pace of Change Was Reckless

A citywide zoning overhaul of this magnitude demanded careful, phased implementation with robust community engagement at the local level. Instead, the previous Council imposed a one-size-fits-all solution across hundreds of distinct communities in a single vote. Responsible urban planning requires that densification be guided by local area plans, community input, and demonstrated infrastructure capacity, not by blanket policy imposed from the top down.

A Better Path Forward

I am not opposed to gentle density or to increasing housing supply in Calgary. What I oppose is the removal of community voice from the process. Repealing the blanket rezoning bylaw does not mean an end to housing growth, it means restoring a process in which Calgarians have a meaningful say in how their neighbourhoods evolve. Density can and should be pursued thoughtfully, in locations where infrastructure supports it, and with genuine affordability measures in place.

I urge Council to honour the democratic mandate that brought many of you to office, to respect the voices of the hundreds of Calgarians who opposed this bylaw, and to vote in favour of repealing Bylaw 21P2024 at the conclusion of the March 23 public hearing.

Thank you for your attention to these matters and for your service to our city.