



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Paul**

Last name [required] **Stady**

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

calgary\_blanket\_rezoning\_letter.pdf

ATTACHMENT\_02\_FILENAME

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

REPEAL

Calgary City Council,

I am writing in strong support of repealing blanket citywide rezoning.

From a planning standpoint, this bylaw was fundamentally overbroad. It applied a uniform land use solution across a highly differentiated urban fabric, as though neighbourhood form, servicing capacity, transportation function, lot pattern, public realm condition, and community context were interchangeable. They are not. Calgary is not a tabula rasa, and low-density residential areas are not blank sites for ideological experimentation. Land use policy at this scale should be calibrated, evidence-based, and geographically specific. Blanket rezoning was none of those things.

This was not careful planning. It was political planning. It replaced area-specific analysis with a citywide override and collapsed the distinction between appropriate intensification and indiscriminate entitlement. In effect, Council used the bluntest instrument available to impose a generalized development framework on established communities, while asking residents to accept that local conditions no longer mattered. That is not good planning practice. That is administrative convenience dressed up as housing policy.

The core problem is not growth. The problem is method. Intensification can be appropriate, but it must be evaluated against actual context: parcel geometry, adjacent built form, lane function, utility loading, parking conditions, shadowing, overlook, tree canopy loss, school capacity, and street character. Blanket rezoning sidestepped that discipline. It treated the entire city as though the same answer applied everywhere. No serious planner would accept that logic at the site scale, and Council should not accept it at the city scale.

I have seen the consequences personally through my mother's property and community. The introduction of 8-plex style intensification into what was a stable low-density context has been deeply damaging. The result has not been graceful or contextual infill. It has been overbuilt massing, loss of privacy, increased overlook into adjoining yards and homes, parking spillover, and a noticeable erosion of the physical character that made the area livable in the first place. What was once a coherent residential fabric now feels stressed, fragmented, and diminished. Residents are not imagining these impacts. They are living with them.

That is exactly why rezoning should occur through a proper land use redesignation process, where impacts are argued openly and tested against local conditions. If a site can support additional density, then make that case transparently and let Council evaluate it on its merits. That is how planning legitimacy is maintained. Blanket rezoning did the opposite. It shifted the burden away from justification and onto residents, who were expected to absorb a fundamental policy change first and ask questions later.

The proposed repeal is therefore the correct planning response. According to the City's public notice, Council is considering a bylaw that would restore the pre-2024 low-density residential zones for most affected properties, while preserving certain approvals and some in-stream applications. Council's public hearing on this matter begins on March 23, 2026 at 9:30 a.m., and the City states that the current rezoning remains in force unless and until repeal is approved.

Repeal does not prohibit housing. It restores discipline. It re-establishes the principle that meaningful land use change should be justified where it occurs, not granted wholesale through a citywide political gesture. Calgary needs housing, but it also needs a planning system that retains public trust, respects local context, and distinguishes between strategic intensification and indiscriminate upzoning. Blanket rezoning failed that test.

Council should repeal it.

Sincerely,

Paul Stady, Architect, AAA  
Crescent Heights, Calgary



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First name [required] Masoud

Last name [required] Eslami

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In opposition

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ATTACHMENT\_01\_FILENAME

Submitted in opposition to blanket rezoning.docx

ATTACHMENT\_02\_FILENAME

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

March.12.2026

Respectfully submitted In Opposition to blanket rezoning

People choose a community to live in for a long life. They consider the character of community as one of the most important factors in choosing the community and do not want it changed. I am against blanket rezoning and would like the zoning of my property in St. Andrews Heights community back to what existed before the city-wide rezoning for following reasons

1. Strain on existing infrastructure, Specially the overloaded water system beyond its capacity might lead to disruptions and failures.
2. Traffic Jam. Our community is across from Foothills Hospital and high density creates lots of traffic and makes the small community like a public parking.
3. Changes in neighborhood aesthetic
4. Disruption of community harmony and character of neighborhoods.
5. Setbacks and Lack of harmony: Rezoning violates the present property line and that will ruin the harmony and won't be along the same lime with other houses in the community
6. Back alley: Back alley will be occupied in violation of the rights of the inhabitants that use it going back and forth to their garages.

Regards

Masoud Eslami



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Address: 2939- 13 Ave. NW, Calgary, AB T2N 1M1

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First name [required]

Karen

Last name [required]

Jorgensen

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

Standing Policy Committee on Infrastructure and Planning



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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 returning my property and those of my neighbourhood back to single family dwellings only. We live in a unique neighbourhood with large trees, century homes and proximity to the river and parks. All of this should be retained for the enjoyment of all and for the preservation of habitat for birds and animals.



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First name [required]

Lisa

Last name [required]

Stevens

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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

Four years ago, I regretfully left my home of 30 years in Killarney because of the massive density project on 37th street SW. I purposely chose a community that was R-C1 zoned. I was so happy to move into a lovely bungalow in Glendale, only to have my well researched house hunting and purchase of an expensive home be completely for nothing when the city created blanket rezoning. It is inequitable and oppressive to dramatically change the nature of communities to long-term residents that have invested in them based on retaining their single family dwelling structure and to the new residents who have purchased properties because of that R-C1 zoning.

As a resident of the Glendale neighbourhood, we have been united in our opposition to the re-designation of any land parcel from R-C1 to R-CG outside of the areas identified for the greater density in the LAP such as 17th AVE, 37th St and 45th St, as was overwhelmingly advocated for (and accepted by the commission and council) during the consultation process of the approved Westbrook LAP.

Since the blanket rezoning, developers rushed their projects in and destroyed our community. The unique character and charm of our local neighbourhood and natural surroundings have been diminished and our already strained infrastructure has now been overburdened, jeopardizing the quality of life for residents.

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

## Public Submission

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characters)

What this thoughtless rezoning has done is to reduce community safety due to increased traffic, alleyways congested with multiple garbage, compost and recycle bins,(3 bins for each unit, so 30 bins per a 10 plex)and parking nightmares because the multiplex housing does not provide adequate parking spots for all of their residents. The aging water and sewage system is at breaking point.

The increased density has created an ugly streetscape and the once charming community is littered with overly tall structures that do not blend in with the other bungalows, plus obstruction of sunlight and significantly reduces privacy. The decimation of all the shrubs and the tree canopy has been horrific to watch as all of the landscape is bulldozed away in the interest of "progress."

I would like to emphasize that I and the local community strongly support bringing back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024.

Thank you for the opportunity to provide this feedback and we look forward to the return of R-C1 zoning in Glendale.

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First name [required]

Glen

Last name [required]

Cantley

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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)

Repeal rezoning bylaw of 2024 and returning it to the previous bylaw of residential low density

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] Fwd: Support of Repealing of blanket rezoning of residential properties  
**Date:** Thursday, March 12, 2026 10:31:02 AM

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[Report Suspicious](#)

Begin forwarded message:

**From:** "Retriever Transport ." [REDACTED]  
**Subject:** **Support of Repealing of blanket rezoning of residential properties**

To whom it may concern

I support the repealing of the bylaw to bring back the low density general rules and return the neighborhood back-into low density housing. When we decided to purchase a home we wanted to raise our family in a low density neighborhood, we have been in our neighborhood for over 30 years. when we were looking to purchase if we would have wanted to live in high density neighborhoods we would have purchased our home in one of those areas we chose to raise our children in the neighborhood with the lower density and not live next to a multi family units or row housing where there is congestion with traffic, limited street parking and the possibility of increased crime in the area.

In closing please repeal the bylaw passed May 2024 and return it to the way was previously.

Thank you for your attention on this matter

Glen Cantley

9324 Academy Dr SE T2J-1A4

Email [REDACTED]

Phone [REDACTED]



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First name [required] Marlene

Last name [required] fritzler

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ATTACHMENT\_02\_FILENAME

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

good morning! After searching for a suitable single residential home for 2 years, we were delighted to move into a place that best suits our needs. This includes a community of single homes, low density, less traffic, very little (if any) street parking, safety and quiet spaces. While we are social beings, the importance of space, rest and sleep cannot be overstated. As one very familiar with Calgary's Sleep Performance Centre, sleep is when we heal and renew, and quiet environments help achieve that. A community's - and therefore a city's - general health, mental health and well being reflect the realities of everyday life, which should include kind and acceptable conduct and behaviour. It's about peace of mind, body and soul... essentials not achieved when individuals and families are living in noisy and unsafe environments (due to higher vehicle volume, and challenging visual sightlines).



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Raymond and Margaret**

Last name [required] **Belot**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are in favour of the proposed bylaw to bring back the low density zones that existed prior to the changes that came into effect on August 6, 2024.

We purchased our single detached family home in Varsity Estates 25 years ago. We sought out a home in an established, low density R-1 neighbourhood. We paid a premium for a property in an R-1, low density community, based on the zoning rules that had been in place for decades and which we understood would remain in place indefinitely.

The property taxes we've paid during that time reflect the premium value of R-1 zoning.

Over the years we have made significant investments in our home to maintain and enhance the enjoyment of our property.

Equity for residents includes respecting the rules and systems that have been in place for decades, which have been the basis of our personal property decisions with major quality of life and financial wellness implications.

**Public Submission**

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First name [required]

Lidia

Last name [required]

Leonti

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

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ward 6 .pdf

ATTACHMENT\_02\_FILENAME

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

To Mayor and Members of Council,

I am writing to express my strong support for repealing the 2024 blanket rezoning and restoring the previous low-density residential districts under Calgary's Land Use Bylaw. The citywide rezoning adopted in 2024 was one of the most sweeping land-use changes ever implemented in Calgary. It fundamentally altered the zoning of residential neighbourhoods across the entire city in a single decision. Changes of this magnitude deserve careful, neighbourhood-specific analysis and meaningful public consultation. Instead, the blanket rezoning applied a one-size-fits-all policy to communities that differ greatly in infrastructure capacity, road design, transit access, and neighbourhood character.

To Mayor and Members of Council,

I am writing to express my strong support for repealing the 2024 blanket rezoning and restoring the previous low-density residential districts under Calgary's Land Use Bylaw.

The citywide rezoning adopted in 2024 was one of the most sweeping land-use changes ever implemented in Calgary. It fundamentally altered the zoning of residential neighbourhoods across the entire city in a single decision. Changes of this magnitude deserve careful, neighbourhood-specific analysis and meaningful public consultation. Instead, the blanket rezoning applied a one-size-fits-all policy to communities that differ greatly in infrastructure capacity, road design, transit access, and neighbourhood character.

For decades, Calgary's planning system balanced growth with local context. When major land-use changes were proposed, they were evaluated through site-specific review that considered infrastructure, transportation networks, drainage systems, schools, parks, and community design. Residents had a clear and meaningful opportunity to participate in these decisions. That process helped ensure that redevelopment occurred thoughtfully and that new housing was integrated in ways that respected existing neighbourhoods.

The blanket rezoning replaced that balanced approach with a citywide policy that removed an important layer of predictability from residential zoning. Many homeowners purchased their homes with the reasonable expectation that major changes to neighbourhood land use would be considered through transparent, community-based planning processes. When those rules change suddenly and broadly, it can undermine public trust in the planning system.

Restoring the previous low-density districts does not mean preventing growth or rejecting new housing. Calgary is a growing city, and redevelopment will continue to play an important role in meeting future housing needs. However, growth should occur through thoughtful planning that takes into account infrastructure capacity, transportation corridors, transit access, and the unique characteristics of each community.

A targeted approach to density—focusing on transit corridors, activity centres, and appropriate redevelopment areas—can support housing supply while maintaining the stability and livability of established neighbourhoods. Returning to the previous zoning framework would allow council to evaluate proposals on their merits and ensure that redevelopment is supported by adequate infrastructure and community planning.

Just as importantly, restoring the previous districts would reaffirm the value of meaningful public participation in land-use decisions. Residents should feel that their voices matter when significant changes are proposed in their communities. Reinstating the earlier zoning framework would help rebuild confidence that major planning decisions will be made through careful consideration and respectful engagement with the people who live in these neighbourhoods.

For these reasons, I respectfully urge Council to support the repeal of the blanket rezoning and restore the previous low-density residential districts.

Thank you for considering this submission.

Sincerely,  
Lidia Leonti  
Ward 6

**Public Submission**

CC 968 (R2026-03)

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First name [required]                      betty

Last name [required]                      labrosse

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 12, 2026

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[required] - max 75 characters

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)

the rezonings have ruined our community, completly in favour to change back and keep our RC's !!!!!!!!!!!!!!!!!!!!!, Are you listening??

**Public Submission**

CC 968 (R2026-03)

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First name [required] Walsh

Last name [required] Mannas

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I believe that every community has the ability to add more housing to help build Calgary out of the current housing crisis. I do not believe that every lot has that same ability. Therefore I believe the Citywide rezoning should be repealed. I believe thoughtful density along community thoroughfares and concentrated density around public transit is a great start keeping in mind that schools and community support need to also be built to accommodate the planned increased population..



## Public Submission

CC 968 (R2026-03)

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First name [required]

Katie

Last name [required]

Temple

How do you wish to attend?

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Calgary

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

Council



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Huge issue.... PARKING

If the new zoned properties were responsible for providing parking on said property.... Without annoying surrounding property owners, I would be in favour of the current zoning. Clearly this is not happening, which creates a stressed community and city. As a property owner.... I feel strongly that I should be able to park on my own property. New mothers, elderly.... How are they to carry groceries to their house if parking is unavailable?

There are more issues.... But concentrate on this one

**Public Submission**

CC 968 (R2026-03)

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First name [required] Candace

Last name [required] Oleksyn

How do you wish to attend?

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



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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I dont want to have to fight for parking infront of my house. Elderly and families need parking infront of there houses for obvious reasons.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Vivian

Last name [required]

Vandenhazel

How do you wish to attend?

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

Council



## Public Submission

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[required] - max 75 characters

Proposed city wide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

In 2020 we purchased a new single family home surrounded by single family homes and mature trees. There were 5 on site parking spaces provided. Fast forward to the blanket rezoning, trees removed and an 8 unit monolith is going up beside us. There is no yard, there is no on site parking because city planning claims all residents will take the bus. Urban planning used to be about thoughtful planned growth not a hodge podge of poorly thought out housing with no consideration of the existing neighbourhood and infrastructure. Please bring back sound planning policies to Calgary. Rescind blanket rezoning.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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]	Donna
Last name [required]	Ogston
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 favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Having lived in communities that have been changed by rezoning I wish to provide my input and reason that the bylaw should be completely repealed with no exceptions



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First name [required]

Dennis

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-

Council



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[required] - max 75 characters

Proposed Citywide Zoning Change Repeal

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of the repeal of the Citywide Rezoning

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Terry

Last name [required]

Southwood

How do you wish to attend?

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I strongly support the REPEAL of city-wide blanket rezoning. I am not opposed to densification, but it must consider the integrity of the neighbourhood, the suitability of the development, the extra load on all infrastructure, and the quality of life for all the residents, both new and existing. This is called planning, and under the current blanket rezoning, development is a free-for-all.



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First name [required]

Kevin

Last name [required]

Hickaway

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

Please reverse to 2024 Rezoning.docx

ATTACHMENT\_02\_FILENAME

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

Please reverse to 2024 Rezoning. I strongly object to the rezoning that was done in 2024. When I bought my house, the area was a R-2 zoning. In the 2000's large infills started being developed. They are very large units and were bad enough. Now with the Rezoning, a whole new set of problems are occurring. The push for rezoning appears to be more ideological than common sense. Problems include:

- \* DENSITY - Too high a density for the lot size. Too many people on tiny lots. Up to 12 units on one lot on our block.
- \* COMMUNITY -Developments destroy the quite tree lined desirable communities with busy noisy cramped sterile communities, resembling Soviet style housing.
- \* PARKING - The parking spaces on the properties are too narrow so the new residents don't use them and park on the street
- \* PARKING -The idea that the residents don't need a car is false. They still all have at least one or two vehicles and end up still parking on the street.
- \* PARKING - There is not enough parking space on the street for all these vehicles. Parking spaces on the lot should match the number of housing units.
- \* PARKING - Nice quite streets with just a few cars parked has changed to a street lined with cars and now where to park.
- \* PARKING AND GARBAGE -Off lane parking spots are so narrow there is nowhere for the new residents to put out their garbage bins. So, they block the parking spaces with the bins and just park on the street.
- \* PARKING AND STORAGE - Because the housing units are so small with no room for storage, they store stuff in their tiny garages and just park on the street.
- \* AFFORDABILITY - Housing units are not affordable \$1700/month for a tiny basement unit, \$3000/month for street level. How does this match the City's rhetoric about affordable housing. And why are all the row housing units' rentals. I thought the City was trying to make it more affordable for people to buy a home. And why are the rental units all owned by large investment firms.
- \* AFFORDABILITY - The expensive row housing is displacing people that had an affordable rental in older homes. Eg: A young family of 5 on our street were paying \$1500/month for the main level of an older home and were pushed out by a row house development and had no where to go. In the basement of the older home was a single older woman working minimum wage jobs. She was paying \$700/month and had nowhere to move to. The row house units are 240% to 430% more expensive. This is a City of Calgary made housing crisis.
- \* AFFORDABILITY - The City through the pro -development rezoning has decimated affordable housing in our community. We had affordable basement suits throughout our community that have been demolished or force to be gutted for bogus "safety" reasons to make way for expensive row housing. Many of these people end up in encampments and in homeless shelters. The latest one on our block was a man across the lane who

was kicked out of his older rental by a row house developer and had nowhere to move to. He was then living in his vehicle in the same back yard with no heat in January. Then told to leave by the police. Last I heard he ended up in the homeless shelter and had to give up his beloved dog.

- \* COMMUNITY - The row houses are too big and don't fit the lots or the community. They destroy the look and the feeling of the community.

- \* OBSTRUCTIVE - The large row houses block sun light on adjacent properties.

- \* OBSTRUCTIVE SET BACKS - The front setbacks of the row houses is being relax and as a result block site lines of their neighbors. Mountain and City views are blocked. People paid for the view in the original price of their homes and have now lost it with no compensation.

- \* IDEALOGIC DRIVEN POLICY - If this high density rezoning is supposed to make communities more inclusive, how is it inclusive if the whole block becomes row housing. Rezoning to be inclusive is contradictory. If the theory is to convert a community from bungalows to row houses, how is it inclusive? If the City Planners think that that certain demographic of people is incapable of ever being able of owning a nice bungalow in a nice community, then I suggest this is bigoted, if not racist. Completely pushing out one demographic to be replaced by another, is not inclusive. There are presently no limits on how many row housing units are enough for any given community. The City is creating future monolithic low income undesirable communities, better described as slums.

- \* CONTRADICTIONS - Why do new communities have designated housing types for certain areas, but the older communities have no limits.

- \* DEGREDATION OF EXISTING COMMUNITY - Developers buy up existing houses and regardless of the condition and demolish the homes. This results in the community not fixing or renovating homes because they know the house will be demolished when they do sell.

- \* DEVELOPER HARASMENT AND PROPERT VALUES - With the constant demolishing of homes in the community, no one other than developers want to buy the homes. This results a drop in property values. Developers are constantly knocking on doors and delivering flyers offering to buy homes with "no hassle" at low ball prices. The home owner is left to take what they can get from the developers. Why would someone want to buy an existing home in the community where the older homes are being demolished and replaced with row housing rentals? Existing home owners are in a lose-lose situation because of the City rezoning.

- \* BACK LANES - Gravel back lanes with high density housing results I high traffic, dust, potholes, large ponded, and splashing onto private properties. Developers should be forced to pave entire back lanes.

- \* INFRASTRUCTURE DAMAGE - Developers are not repairing damaged they do to the roads and sidewalks. Sidewalks are left broken. Temporary sidewalk repairs with asphalt are not being replaced with concrete sidewalk. Service trench repairs in the

roadway are settling and not being repaired. Community roads are being left with a roller coaster ride over settled trenches at every development site.

- \* TRAFFIC - Previously quite safe communities are being replaced with high traffic, noisy, dusty, and dangerous roads.

- \* TREE CANOPY -Landscaping area drastically reduced. Tree canopy is being chopped down. Large healthy beautiful elm trees, Norway spruce trees, ash trees, lilac, hedges etc. One development alone on our street removed 33 trees and shrubs and they were replaced with four small ornamental trees. So much for the environment!

Please scrap the whole rezoning idea. The citizens of Calgary did not ask for it, they rejected it at the previous hearings. It is time to listen to Calgarians and stop the ideological agenda of misguided planning concepts.

Thanks you,

Kevin Hickaway



## Public Submission

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First name [required] Janice

Last name [required] Wotske

How do you wish to attend?

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am submitting my opinion on the proposed reversal of the Rezoning for Housing. I agree the Rezoning for Housing should be repealed. I agree housing density should be increased in the appropriate places. I also believe there should be choices for everyone. If someone wants to live in an area with multi-family units that is okay. It should also be okay to live in an area of single-family housing. By repealing the rezoning bylaw, the choice is given back to people. I do not believe the vote should be dependent on federal funding. That funding can always be negotiated. I believe parking requirements should be increased because people have visitors. There should be somewhere for them to park within a reasonable distance of the house they are visiting. I remember City Council purposely decreased parking downtown to force people to take transit. It did not work and downtown parking has increased again.



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First name [required] William

Last name [required] Beeby

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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



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CC 968 (R2026-03)

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First name [required]                      Laura

Last name [required]                      Jensen

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Dear Councillor Landon, Mayor Farkas, and Members of Council,

I am writing as a resident of Deer River Estates in southeast Calgary to express my support for City Council's initiative to reverse the blanket rezoning implemented in 2024.

Deer River Estates is a well established, mature neighbourhood that was intentionally designed as a low density, single family residential community. The larger lot sizes, privacy, and quiet character of the area, particularly its proximity to Fish Creek Park, are primary reasons why residents choose to live here and invest in this community.

While we recognize and support the need for a range of housing options across Calgary as the city continues to grow, blanket rezoning across all residential neighbourhoods is not the most appropriate planning approach. Multi family housing should be carefully planned in areas where infrastructure, transportation networks, and community design are intended to support higher density. Allowing significantly higher density in areas not originally designed for it can increase traffic and place additional strain on infrastructure, which can change the character and safety of established neighbourhoods.

In our part of southeast Calgary, nearby communities such as Deer Run, Deer Ridge,

## Public Submission

CC 968 (R2026-03)

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

and Queensland already provide a variety of multi family housing options that contribute to the broader housing mix in the area. These neighbourhoods demonstrate how increased density can be incorporated thoughtfully while maintaining the character and planning intent of surrounding communities.

Our family specifically chose to relocate to Deer River Estates after living in a neighbourhood where multi family dwellings had become too prevalent, creating overcrowding. We sought out a community that offered larger lots, greater privacy, and the tranquility that comes with low density residential planning near Fish Creek Park.

Calgary absolutely needs well planned multi family development as our city grows. However, those developments should be located in areas intentionally designed for higher density and supported by appropriate infrastructure and planning goals.

For these reasons, we support reversing the blanket rezoning and returning to a planning approach that respects established neighbourhood character while still enabling thoughtful and strategic growth across the city.

Thank you for your time and for considering the perspectives of residents in our community.

Sincerely,

Laura Jensen



## Public Submission

CC 968 (R2026-03)

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First name [required]	Enrico
Last name [required]	Festa
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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## 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)

Handed off physical submission to Legislative Specialist A. Lennox

March 10, 2026

To Mayor and Council,

Our Complaint filed on Densification public hearing April 22, 2024;

Our concerns then and now have not changed. Our infrastructure is old that **should have been replaced 40+ years ago**. It won't hold anymore demand or it is barely coping with present demand.

These projects proposed are of significant deficiency (**Fire-Traps**); no cinder blocks between units or noise barriers. Lots of strife between neighbours packed into "**PIGEON COOPS**"

Our present council was elected throwing out the last mayor included to restore our covenants and property enjoyment. New council campaigned to represent the wishes of the owners. Who worked hard with **mortgages 24-28%** to have their homes.

**We waited 19 hours** at the last hearing to be able to address our concerns (limited to 5 minutes) if you were against, but you could continue for more than ½ hour if you were "**for**".

City management are not elected. They have their own personal desires.

But the majority showed up and said "**Not in My Back Yard!!**"

## **Attention City of Calgary Council:**

### **FW CITY WIDE UPZONING APRIL 22, 2024, PUBLIC HEARING**

We the owners' the of 320 46 Avenue SW, Rose and Enrico Festa, are not all in favour of Up-zoning in our community. We enjoy a unique block of neighbours who know and get along extremely well. Our kids and now our grandchildren can now play safely! We look after each other.

Our older neighbourhood had our streets, roads and sidewalks repaired after 36 years (cold tar). Our services were installed in 1952 or so.

The City wanted to do the road first and then come back to do the sidewalks. We had to organize to correct the order since it was backwards which would have caused damage and more money.

As a result of homes being remodelled the services had to be reconnected cutting into the main lines. The water service is a ½ inch and our sewer system is a six-inch cast iron installed in 1952 or so. Although we were told that this would be upgraded it was never done. The system cannot properly handle existing demand on the services. Further density would put tremendous strain on our quality of life. We have paid extensively more taxes than other areas and have received no extra services.

We paid not to live in high-density areas or an area with townhouses and are still paying for that benefit.

When 4637 Stanley Park Place was built on MacLeod Trail was built, an additional eight stories were added. So if MacLeod Trail is expanded Stanley Park Place would have to relinquished frontage. The parking stalls there are \$300 per month. So we inherit their vehicles on our streets because of density. We already have a problem (when the street cleaning comes many cars are not removed and we then need to clean the streets ourselves).

The common-sense answers are:

1. To build where lots are the cheapest and most affordable to keep costs down.
2. Upgrading the building codes so that strong structures can be built.
3. Address the lack of sufficient labour force qualified to erect said homes.

Lastly, the method taken to make this decision was not democratic. Jeremy Farkas had constant townhouse meetings that were packed that didn't require \$950,000 to be spent before input from homeowners could be given. He constantly surveyed their opinions and got it in writing and brought it back to council. He did represent a real democratic process.

The order from Justin Trudeau to get funding for these new homes in Canada was conditional to his demands. The plan lacked honesty! Calgary and Southern Alberta sends \$22 Billion Dollars more to Ottawa than we get back. Just give us our money back. We can solve our own problems.

If we look to the states and see Trump dictating to the citizens are we not headed in the same direction here?

We elect officials to serve our needs and wishes and get our permission on matters that affect our way of living and our major investment, our homes.

Thank you

Pamphlets received in the mail of late were not what we, The City of Calgary proposed. This is what you've got, like it or not. In other words the City considers our property their property and they can do whatever they want. We paid the taxes and the mortgage - not the City.



## Public Submission

CC 968 (R2026-03)

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First name [required] Elizabeth

Last name [required] Fricke

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

A housing shortage cannot be solved by creating a modern slum of new, crowded and cramped accommodations. No or inadequate parking becomes a huge, needlessly "created" problem. All of the other community facilities also become inadequate. Calgary is (was?) a beautiful city that has been subject to excessively rapid population increase. Ruining the city by uncontrolled expansion of such excellent, liveable communities, is simply wrong. A mistaken belief that the problem can be solved by creating chaos. Please think again, repeal the blanket rezoning entirely or bring in a sensible rezoning policy that doesn't ruin beautiful communities. There are many, many large, ugly, crowded cities which automatically raise traffic problems, crime rates, shortage of accessible schools, green spaces and so on.. Just look at them; the problems are obvious. Some may be nice to visit but few are decent, enviable places to live in. Keep Calgary a decent place and at all costs, avoid creating chaos. Thank you.



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First name [required] Mitchell

Last name [required] Peterson

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We have owned our house for over 30 yrs and bought in an area that has single and multi family units. We want the zoning to return to what it was prior to 2024 for multiple reason.

1. There is already parking issues in our block do to large families/multi-falmily occupancy. There are as many as 4-6 vehicles to one home.
2. Home value will drop if the neighbourhood is allowed to have multi units next door to single family.
3. The overall aesthetic of the community would change with higher density units, as the community was not designed for it. Green space, etc would not support higher density.
4. I realize we need higher density areas, but this should be for new neighbourhood developments, not existing suburban communities.

Thank you for considering these points.  
I look forward to having our neighbourhood zoning returned to how it was when we built our home.

**Public Submission**

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First name [required] Thomas

Last name [required] McKay

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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Aug 11, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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First name [required]

Last name [required]

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Repeal of Blanket Upzoning

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

In favour

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ATTACHMENT\_01\_FILENAME

Upzoning repeal letter.pdf

ATTACHMENT\_02\_FILENAME

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

Dear Council,

I am writing to express my strong support for a total repeal of Blanket Upzoning. This was the issue driving my vote for both City Councillor and Mayor in the recent election. I strongly support a community-based plan that takes into consideration whether a neighbourhood has the infrastructure and capacity for increased density, rather than a one-size fits none approach.

Blanket upzoning does not consider the existing infrastructure, especially in older neighbourhoods. The level of density allowed for both the pre 1985 builds and Westbrook area is way too high, with the potential of 7 households on a single small urban lot. Blanket upzoning does not consider that most residents will have cars, as it does not require sufficient parking. With the move towards EVs residents will require both parking and charging, which with 0.5 parking spaces per residence are not enough. Our streets in older areas are narrow, and only one car can fit in the road with parking on both sides of the street. This will only exacerbate this problem. And where will all of our blue, green and black bins go once there are 7 households in one lot, especially with the spacing that the city requires?

Blanket upzoning also ignores the ecological consequences of tearing apart older neighbourhoods. These neighbourhoods have mature trees that provide cooling and support urban bird life. Replacing older bungalows and 4-level splits which have a smaller footprint, with multiplexes that can cover 70% of lot space will increase the amount of hard surfaces and reduce the tree canopy, leading to heat islands. We also lose absorptive surfaces where water can soak into in our increasingly intense rainstorms.

Blanket upzoning will also not solve the affordability crisis. Tearing down \$700,000 bungalows to build >\$1 million dollar infills does not increase affordability. Buyers looking to purchase an older home will have to compete with deep-pocketed developers, driving up prices and reducing availability. A report by CBC today (<https://www.cbc.ca/news/business/housing-prices-affordability-real-estate-1.7170775>) indicates that investors are a significant drive of housing demand and that “increasing housing supply” obscures this issue. Lots in some of the older neighbourhoods are small, and multiplexes will likely be small (1-2 bedroom) units with little outdoor space that does not serve families well.

There are also personal considerations. Cities need choices in housing, and not all neighbourhoods need to be identical. There is room for a mix of densities within an area, with some as RC1, and other that have increased density. I strongly support high density construction around transit hubs—the builds at Brentwood and Northland are great examples of where this was done well and revitalized the areas. I would love to see the same done on the city-owned land around the Westbrook C-train, which has sat vacant for at least 10 years.

I am not totally against change and development. Our city is growing, thankfully more slowly, and does need more housing. But that development needs to be done intelligently, taking the communities and context of development into consideration. There are ways to more gently increase density in older established neighbourhoods. The original plan for Wildwood in the local area plan was going from RC1 to RC2 according to the “here is your plan” mailer I received. This would allow duplexes and infills which would have smaller footprints and keep more of our mature trees. Once federal money was on the table, we were forced to go to RCG/HGO. This was done with little notice, and like blanket upzoning, was strongly opposed by the majority of residents in the Westbrook area. I urge council to hear out the residents (ie taxpayers) and respect that we overwhelmingly voted for candidates in favor of repeal in the past election. I encourage you to vote to repeal Blanket Upzoning.

Kind regards

Rebekah DeVinney

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Paula

Last name [required]

Peterson

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of bringing back low density residential zones that existed when we purchased our home over 30 yrs ago (prior to 2024). We chose our area to reside in as single family dwellings, but also having community townhomes and condos. The condos and townhomes allow for more people to reside and we feel bring more people to the area without encroaching on the areas designed for single dwellings. The streets in our areas are not large enough to accomodate more traffic, parking, garbage cans and space than what they were designed for. Parking has become a problem now with families owning 2-6 vehicles. If multiple housing were to be built on our street, which consists of only 9 homes on our side of the street, we could potentially be in the middle of multiple family dwellings. The homes are already too close together, and us being in a bungalow rezoning would take away from the property we bought. Our home, which has increased in value, would depreciate if multiple dwellings were surrounding it, that with the parking and other issues from multiple family dwellings in an area designed for single family residences. We built a home in our area to enjoy the way it was designed, and enjoy the parks and green spaces without being overcrowded. We need areas in Calgary with multiple family dwellings but not in existing areas that already have enough townhomes and condos that can be adequately supported. New areas could be built in Calgary prioritizing multi-family dwellings. I would like to



## Public Submission

CC 968 (R2026-03)

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see rezoning return to how it was when we purchased our home.



## Public Submission

CC 968 (R2026-03)

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First name [required] Harvey

Last name [required] Sauve

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)

YES, BLANKET REZONING MUST BE REPEALED. Most importantly, WE HAVE JUST HAD AN ELECTION ON THIS VERY ISSUE AND THE PEOPLE HAVE DEMANDED THIS REPEAL SO IT MUST BE DONE A.S.A.P.!!

The merits of the repeal are undeniable. It was clearly an irrational, ideological attack on the nuclear family. It is laughable that it was alleged that tearing down \$400k houses, renting for under \$2k/mth and replacing them with \$1.5M homes renting for \$4-5k/mth would somehow help homeownership/rent affordability. It has clearly resulted in higher home prices, higher rents, damage/overloading of old infrastructure and the destruction of neighborhood character.

But even more importantly, blanket rezoning was a clear violation of the democratic process and was blatant fraud committed by corrupt Councillors who never ran on this issue, lied that they would fairly considering public input (as required by law & which was overwhelmingly opposed) and defrauded every homeowner who bought their homes on the promise that their neighborhoods were zoned for, and would remain, RC1 for only single family homes of similar height and construction. The only legal justification for abandoning this commitment is complete re-development of blighted neighborhoods and clearly that is not the case here - rezoning is destroying vibrant, thriving existing neighborhoods!



**Public Submission**

CC 968 (R2026-03)

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## Public Submission

CC 968 (R2026-03)

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First name [required] Elaine

Last name [required] Fisher

How do you wish to attend?

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

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

Public\_Submission\_Rezoning\_Pineridge\_Fisher.docx

ATTACHMENT\_02\_FILENAME

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

## **Resident Submission – Pineridge Community RE: Rezoning, Increased Residential Density**

**To: Mayor and Members of Calgary City Council**

I am a long-term resident of the Pineridge community and am writing because I have already observed significant changes occurring on our street as residential density increases.

The proposed scale of multi-unit development raises several planning concerns affecting the functioning of our residential community, including but not limited to:

- Inadequate scale transition between large multi-unit buildings and existing single-detached homes
- Traffic and pedestrian safety issues, especially directly behind a junior high school
- Increased parking demand and alley/street congestion in low-density areas
- Loss of mature trees, green space, and permeable land, impacting drainage and environment
- Cumulative strain on infrastructure and long-term community stability and livability

While Calgary must accommodate growth, the scale and placement of large multi-unit buildings within established low-density communities raises significant planning concerns. Developments containing six or eight units inserted directly beside single-detached homes substantially change community form, infrastructure demand, and residential livability.

A primary concern is the lack of an appropriate transition in scale between large multi-unit buildings and existing homes. Structures of this size immediately adjacent to single-family houses create substantial massing and shadowing impacts that reduce natural light to neighbouring homes and yards.

Approving large multi-unit buildings within established low-density communities also creates a precedent for similar redevelopment throughout surrounding blocks. Once this pattern begins, cumulative redevelopment fundamentally and permanently changes community character, infrastructure demand, and residential livability.

Infrastructure capacity must also be considered. Higher density increases demand on municipal services including water, sewer, drainage systems, road networks, and waste and recycling collection. Multiple households on lots originally designed for single-family homes create practical challenges for garbage storage, recycling collection, and alley access. Larger building footprints and paved areas reduce permeable land available for natural drainage, increasing stormwater runoff and pressure on existing systems.

Our street is located directly behind a junior high school, where traffic levels are already extremely high during peak school periods. Many students walk along our street before and after school. Additional residential density will further increase traffic volumes, creating heightened pedestrian safety concerns in an area already heavily used by children.

Our street has already experienced noticeable increases in traffic activity in recent years from smaller-scale density changes—secondary suites and short-term rentals—which have increased all-day vehicle movements. These changes demonstrate how cumulative increases in density affect the functioning of residential streets even before larger multi-unit developments are introduced. They also risk eroding long-term community stability by increasing occupant turnover, disrupting neighbourly cohesion and the informal safety networks where residents know each other and watch out for one another's homes.

The loss of mature trees and green space is also significant. Established tree canopy contributes to environmental quality, shade, wildlife habitat, neighbourhood character, and natural noise buffering within residential communities. Mature trees also provide important natural screening that helps maintain privacy between properties.

Privacy is directly affected when this screening is reduced or removed. Upper-storey windows, balconies, and rooftop areas of larger multi-unit buildings frequently overlook neighbouring properties, creating direct sightlines into backyards and living spaces that were previously private.

Winter conditions must also be considered. Larger buildings and reduced yard space leave less room for snow storage during heavy snowfall years, pushing additional snow onto streets and alleys and creating operational challenges.

Many residents on our street, including ourselves and our family, share these concerns regarding traffic, parking pressure, infrastructure capacity, and overall community impacts.

For these reasons, I respectfully request that careful consideration be given to the scale, placement, and cumulative impacts of multi-unit development within established residential communities, including transition in scale, traffic safety, infrastructure capacity, tree preservation, stormwater management, privacy mitigation, and long-term community stability.

Thank you for considering the perspectives of residents who live in and care deeply about the communities affected by these decisions.

**Sincerely,**

Elaine Fisher  
272 Pinemill RD NE  
Calgary, AB T1Y 2E2



## Public Submission

CC 968 (R2026-03)

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First name [required]

Linda

Last name [required]

Meidert

How do you wish to attend?

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

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

Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed City Wide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Written Submission to Public Hearing Meeting of Council.pdf

ATTACHMENT\_02\_FILENAME

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

## Written Submission to Public Hearing Meeting of Council

Friday, March 12, 2026

To whom it may concern:

I am writing to express my support for the motion to repeal the BUZ bylaw.

Density alone does not create affordability. While BUZ enables increased redevelopment, it does not require that any of the new housing be affordable. As a result, the policy accelerates redevelopment without addressing the core issue of housing affordability.

Across many established neighbourhoods, lower-cost homes are being lost. Older, modest houses that once provided relatively attainable housing options are being demolished and replaced with high-priced infills or multi-unit developments that are financially out of reach for many residents. Increasing density in this way does not guarantee affordability and, in many cases, results in the opposite outcome.

Blanket up-zoning also risks eroding the established character of many neighbourhoods and reducing the green space that contributes to their livability. As lots are redeveloped to maximize building footprint and unit count, mature trees, gardens, and yard space are often lost. These features are not incidental—they are part of what makes communities healthy, attractive, and desirable places to live.

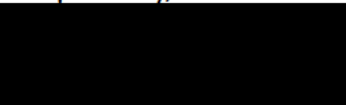
It is also important to recognize the value of the housing types that are being lost. Bungalows and split-level homes play an important role in the housing ecosystem. They allow many residents to age in place because they are more accessible for those with mobility challenges. They are also ideal starter homes for young people and families entering the housing market.

The BUZ bylaw also does not adequately consider second-order impacts of increased density, including reduced parking availability, additional strain on city infrastructure, and insufficient schools, hospitals, and community services to support higher-density living.

Finally, BUZ creates an uneven playing field for families trying to purchase homes, as developers often have access to financing advantages that allow them to outbid individual buyers.

For these reasons, I support the motion to repeal the Blanket Upzoning bylaw.

Respectfully,

A solid black rectangular redaction box covering the signature of Linda Meidert.

Linda Meidert



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 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

20260312 Blanket Rezoning Repeal.pdf

ATTACHMENT\_02\_FILENAME

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

# KRISTA BEAVIS

305 7 Ave NE | [REDACTED]

**March 12, 2026**

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

## **Dear Mayor and Council:**

I am a resident of Crescent Heights within Ward 7. I wrote and spoke in opposition of Blanket Rezoning (to RCG) at the public hearing in 2024 based on my experience living next to a 4-unit rowhouse. I am now writing in support of repeal of Blanket Rezoning and asking you to redesign what contextually appropriate rezoning will look like for the City moving forward.

Living in the inner city and seeing economic discrepancies and the impacts of urban sprawl throughout Calgary, I appreciate the need for increased density and affordable housing options for residents. However, I feel the City's previous solution of Blanket Rezoning to RCG did not consider neighbourhood context and failed to adequately address resident concerns from these built forms.

I own and reside in a 1914 bungalow on a quiet, tree-lined street in Crescent Heights. I purchased my home in part for its character and the character of the homes surrounding it, the walkability of the streets, and the mature tree canopy through the community. In 2021, a 4-unit rowhouse was constructed on the corner lot adjacent to the west of my home. I've enjoyed getting to know my new neighbours. There have been drawbacks from the development, though:

- The three-storey development has created shadowing that has limited the use of my backyard space for gardening (Figure 1).
- The extended lot coverage means I have windows looking directly in and down on my backyard, decreasing privacy and enjoyment of my yard in the summer (Figure 2).

- Ambient noise levels have increased from the multiple air conditioning units that extend along my west property line.

I am requesting the City repeal the existing blanket zoning such that we can reset and rethink what RCG developments should look like, how they can best fit into established communities, and how we can minimize impacts to direct neighbours.

My preferences for future blanket rezoning:

- R2 with a maximum of two units on a lot.
- If RCG is the preferred zoning, allow for a maximum of three units on a lot.
- Maximum lot coverage of 50%, regardless the zoning implemented.
- Regardless of zoning, stipulate that that units must be positioned side-by-side rather than front-to-back to alleviate privacy concerns (Figure 3).
- Maximum building height of 1-storey greater than the lowest neighbouring home (eg. maximum 2-storey new build next to a bungalow).
- Maintain a simplified process for owners to add above-garage laneway homes.
- Require improved landscape plans and replacement of lost trees with canopy trees rather than columnar varieties.
- Require meaningful consultation between developers, adjacent homeowners and Community Associations.
- Require developers to improve privacy considerations such as adding privacy walls, vegetation and offset windows.

Calgary's inner city, established neighbourhoods have borne the brunt of redevelopment over the last several years. I also ask you to consider how redevelopment can be better shared among the City's 14 wards.

Sincerely,

**Krista Beavis**



Figure 1 My home (left) and rowhouse (right)



Figure 2 View from backyard looking toward rowhouse



Figure 3 Front-to-back development (top) compared to side-by-side development (bottom). Privacy and setback concerns highlighted in front-to-back development



## Public Submission

CC 968 (R2026-03)

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First name [required]

Val

Last name [required]

Izdraila

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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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favor of going back to what we had before Gondek adopted the Blanket rezoning.



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First name [required] Grant

Last name [required] Fisher

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

Public\_Submission\_Rezoning\_Pineridge\_Grant\_Fisher.docx

ATTACHMENT\_02\_FILENAME

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

## **Resident Submission – Pineridge Community RE: Rezoning, Increased Residential Density**

**To: Mayor and Members of Calgary City Council**

I am a long-term resident of the Pineridge community and am writing because I have already observed significant changes occurring on our street as residential density increases.

The proposed scale of multi-unit development raises several planning concerns affecting the functioning of our residential community, including but not limited to:

- Inadequate scale transition between large multi-unit buildings and existing single-detached homes
- Traffic and pedestrian safety issues, especially directly behind a junior high school
- Increased parking demand and alley/street congestion in low-density areas
- Loss of mature trees, green space, and permeable land, impacting drainage and environment
- Cumulative strain on infrastructure and long-term community stability and livability

While Calgary must accommodate growth, the scale and placement of large multi-unit buildings within established low-density communities raises significant planning concerns. Developments containing six or eight units inserted directly beside single-detached homes substantially change community form, infrastructure demand, and residential livability.

A primary concern is the lack of an appropriate transition in scale between large multi-unit buildings and existing homes. Structures of this size immediately adjacent to single-family houses create substantial massing and shadowing impacts that reduce natural light to neighbouring homes and yards.

Approving large multi-unit buildings within established low-density communities also creates a precedent for similar redevelopment throughout surrounding blocks. Once this pattern begins, cumulative redevelopment fundamentally and permanently changes community character, infrastructure demand, and residential livability.

Infrastructure capacity must also be considered. Higher density increases demand on municipal services including water, sewer, drainage systems, road networks, and waste and recycling collection. Multiple households on lots originally designed for single-family homes create practical challenges for garbage storage, recycling collection, and alley access. Larger building footprints and paved areas reduce permeable land available for natural drainage, increasing stormwater runoff and pressure on existing systems.

Our street is located directly behind a junior high school, where traffic levels are already extremely high during peak school periods. Many students walk along our street before and after school. Additional residential density will further increase traffic volumes, creating heightened pedestrian safety concerns in an area already heavily used by children.

Our street has already experienced noticeable increases in traffic activity in recent years from smaller-scale density changes—secondary suites and short-term rentals—which have increased all-day vehicle movements. These changes demonstrate how cumulative increases in density affect the functioning of residential streets even before larger multi-unit developments are introduced. They also risk eroding long-term community stability by increasing occupant turnover, disrupting neighbourly cohesion and the informal safety networks where residents know each other and watch out for one another's homes.

The loss of mature trees and green space is also significant. Established tree canopy contributes to environmental quality, shade, wildlife habitat, neighbourhood character, and natural noise buffering within residential communities. Mature trees also provide important natural screening that helps maintain privacy between properties.

Privacy is directly affected when this screening is reduced or removed. Upper-storey windows, balconies, and rooftop areas of larger multi-unit buildings frequently overlook neighbouring properties, creating direct sightlines into backyards and living spaces that were previously private.

Winter conditions must also be considered. Larger buildings and reduced yard space leave less room for snow storage during heavy snowfall years, pushing additional snow onto streets and alleys and creating operational challenges.

Many residents on our street, including ourselves and our family, share these concerns regarding traffic, parking pressure, infrastructure capacity, and overall community impacts.

For these reasons, I respectfully request that careful consideration be given to the scale, placement, and cumulative impacts of multi-unit development within established residential communities, including transition in scale, traffic safety, infrastructure capacity, tree preservation, stormwater management, privacy mitigation, and long-term community stability.

Thank you for considering the perspectives of residents who live in and care deeply about the communities affected by these decisions.

**Sincerely,**

Grant Fisher  
272 Pinemill RD NE  
Calgary, AB T1Y 2E2



## Public Submission

CC 968 (R2026-03)

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First name [required] Gregory

Last name [required] FLETCHER

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am very much in favor of the Proposed Citywide Rezoning Change to be addressed by Council on March 23, 2026. The current bylaw should never have been approved by Council as there was a significant majority of Calgarians opposed to it. I urge those on City Council that were recently elected on the basis of reversing the current bylaw to vote in favor of the Proposed Citywide Rezoning Change. I had submitted a letter as well.



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First name [required]

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Last name [required]

Rezansoff

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Propozed Citywide Rezoning Change

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

In favour

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First name [required] Alexander

Last name [required] Rezansoff

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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]

Cory

Last name [required]

Charters

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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

Written Submission to Public Hearing Meeting of Council cc.pdf

ATTACHMENT\_02\_FILENAME

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

## Written Submission to Public Hearing Meeting of Council

Friday, March 12, 2026

To whom it may concern:

I am writing to express my support for the motion to repeal the BUZ bylaw.

Density alone does not create affordability. While BUZ enables increased redevelopment, it does not require that any of the new housing be affordable. As a result, the policy accelerates redevelopment without addressing the core issue of housing affordability.

Across many established neighbourhoods, lower-cost homes are being lost. Older, modest houses that once provided relatively attainable housing options are being demolished and replaced with high-priced infills or multi-unit developments that are financially out of reach for many residents. Increasing density in this way does not guarantee affordability and, in many cases, results in the opposite outcome.

Blanket up-zoning also risks eroding the established character of many neighbourhoods and reducing the green space that contributes to their livability. As lots are redeveloped to maximize building footprint and unit count, mature trees, gardens, and yard space are often lost. These features are not incidental—they are part of what makes communities healthy, attractive, and desirable places to live.


It is also important to recognize the value of the housing types that are being lost. Bungalows and split-level homes play an important role in the housing ecosystem. They allow many residents to age in place because they are more accessible for those with mobility challenges. They are also ideal starter homes for young people and families entering the housing market.

The BUZ bylaw also does not adequately consider second-order impacts of increased density, including reduced parking availability, additional strain on city infrastructure, and insufficient schools, hospitals, and community services to support higher-density living.

Finally, BUZ creates an uneven playing field for families trying to purchase homes, as developers often have access to financing advantages that allow them to outbid individual buyers.

For these reasons, I support the motion to repeal the Blanket Upzoning bylaw.

Respectfully,



Cory Charters

**Public Submission**

CC 968 (R2026-03)

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First name [required]

June

Last name [required]

Stafford

How do you wish to attend?

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

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

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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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] Simonetta

Last name [required] Acteson

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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]

Neither

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ATTACHMENT\_01\_FILENAME

CHCA Blanket Rezoning Repeal.pdf

ATTACHMENT\_02\_FILENAME

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



**Crescent Heights Community Association  
Planning Committee**

1101 – 2 St NW, Calgary, AB  
T2M 2V7  
planning@crescentheightsyyc.ca

Mayor Farkas and Calgary City Council  
800 Macleod Trail S.E.,  
Calgary, Alberta, T2P 2M5

March 4, 2026

Dear Mayor Farkas and Members of Calgary City Council,

**RE: Proposed Blanket Upzoning Repeal**

This submittal is intended to provide Calgary City Council with Crescent Heights Planning Committee's perspective and recommendations regarding blanket upzoning and supported by the Crescent Heights Community Association Board. Although we acknowledge that our views may not encompass the opinions of every resident within Crescent Heights, these comments are offered to inform council deliberations and decision-making.

We are advocating for context-sensitive redevelopment in established neighbourhoods. We support gentle density while emphasizing clear lot coverage limits, accurate density measurement (including basement suites), strong tree and landscape protection, and design controls for unit configuration, height, setbacks, amenity space, and livability. Overall, we seek to balance housing demand with neighbourhood character, environmental sustainability, and community certainty.

The Crescent Heights Planning Committee believes that the current townhouse and rowhouse development forms, as they are presently designed and implemented, do not support long-term livability, heritage retention, evolving needs of families, and environmental sustainability. These housing types (many of which are being offered as rentals), undermine qualities of livability, have not provided provable affordability, generate community uncertainty, and removed or curtailed invested public input.

The Committee strongly recommends that the city review and substantially revise its approach to townhouse and rowhouse developments, specifically within mature neighbourhoods. Improvements and significant changes to these development forms are necessary to ensure they are compatible with established community character while providing a high standard of livability and housing choice for all residents.

If a repeal is not supported, then changes to the forms must occur with all haste. If a full repeal is supported, the current forms will continue to exist, and City Council must move swiftly to direct Administration to alter the bylaws governing these forms to reflect a more nuanced and informed approach to redevelopment and densification. Local Area Plans and associated policies must also shift and align with these changes while administration must ensure policies are adhered to with redevelopment. We repeatedly see applications that do not align with existing 'should' policies, with no clear rationale as to why these are not being applied.

### **CHCA Goals for Redevelopment**

Redevelopment and increased densification should:

- Respect and reflect the scale and heritage character of our remaining low-density neighbourhoods.
- Provide sufficient space to preserve the urban tree canopy, preferably by retaining existing vegetation or alternatively through reasonable reintroduction efforts.
- Promote quality of life, adaptability, ageing in place, family-friendly design, and adequate usable amenity space.
- Not exceed 4 units total (including secondary suites) in midblock.
- Include regulations to require basement suites be designed to be absorbed into primary units to address changing needs and facilitate long term residency.

Our detailed recommendations for change in multi-unit designs (Townhouse/Rowhouse) are included in the attached document and are organized as follows:

### **Recommended Changes for Multi-Unit Residential (Established Areas)**

**Site Planning** includes

- a. Density and Lot Coverage
- b. Landscaping and Urban Forest
- c. Amenity Space
- d. Setbacks

**Unit Design** includes

- a. Unit Configuration
- b. Basement Suites
- c. Building Height
- d. Materials/Finishes
- e. Mechanicals

Sincerely,

By email only

Simonetta Acteson, Planning Director CHCA, on behalf of the CHCA Planning Committee

Marie Semenick-Evans, President CHCA, on behalf of the CHCA Board

Attachment Included: **Recommended Changes for Multi-Unit Residential (Established Areas)**

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## Recommended Changes for Multi-Unit Residential (Established Areas)

### SITE PLANNING

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#### a. Density and Lot Coverage

Reduced lot coverage is recommended as a baseline, with targeted allowances for lots that can accommodate additional units. This approach offers critical benefits for environmental sustainability and neighbourhood livability, supports gentle density while ensuring development intensity is accurately measured, appropriately scaled, and directed to suitable locations.

The following points outline the reasoning, determination, and advantages behind this approach:

- Helps preserve green space and urban tree canopy, vital for healthy communities.
- Targeted allowances are determined based on site-specific factors, such as alley access or location on a neighbourhood connector, enabling responsible densification where conditions are suitable.
- Maintains higher levels of permeable land, which reduces stormwater runoff and supports healthier urban ecosystems—supported by studies in Canadian cities like Toronto and Vancouver.
- Balances flexibility and community input with sustainable growth, ensuring development enhances environmental assets without compromise.
- Provide greater certainty for residents and applicants alike

We are recommending the following changes to the existing R-CG bylaw requirements:

#### **1. Density should not exceed 75 u/ha per lot in established areas, including secondary suites.**

- There is no consistent industry standard in North America for dwelling units per hectare (du/ha). Site-specific densities of approximately 75–80 u/ha (including all dwelling units) are generally recognized as **medium density**, rather than low density.
- Secondary Suites and Backyard Suites must be included and counted as dwelling units.
- Maintain 75 u/ha per lot **INCLUDING** suites.

#### **2. A maximum lot coverage of 60% should only be in defined areas.**

- Lot coverage exceeding **45%** should only be permitted through the **Local Area Plan (LAP)** process or through amendments to existing LAPs and ARP's

- All density and lot coverage revisions should be informed by community input through Community Associations (CAs) and/or targeted public engagement processes.

### 3. Parcel Coverage should be by Unit Form, Not Number of Units

The current Land Use Bylaw (LUB) (Section 534) permits lot coverage according to the number of units. In addition, the LUB does not count Secondary Suites or Backyard Suites as dwelling units. Therefore, a development of 4 units with 4 basement suites is counted as only 4 units at 75 u/ha (LUB 529) instead of the actual 150 u/ha). The CHCA Planning Committee recommends the following revision to determine Lot Coverage based on unit form, not number of units.

#### Maximum Lot Coverage Limits

- **45% maximum lot coverage** for:  
Contextual Semi-Detached Dwellings, Contextual Single Detached Dwellings, Semi-Detached Dwellings, and Single Detached Dwellings
- **50% maximum lot coverage (mid-block sites)** for:  
Rowhouse Buildings, and Townhouses
- **55% maximum lot coverage (corner lots)** for:  
Cottage Housing Clusters, Rowhouse Buildings, and Townhouses

#### Conditional Increases

Maximum lot coverage may increase to **55–60%** where a lot has alley access and meets **one or more** of the following criteria:

- a. Located on a designated neighbourhood connector
- b. Located within **one block** of an identified Transit-Oriented Development (TOD), excluding Main Streets
- c. Directly adjacent to a public greenspace, such as a park or school site
- d. Directly adjacent to major commercial services, such as a grocery store

---

## b. Landscaping and Urban Forest

Calgary's urban canopy coverage is among the lowest in Canada at 9.62% as measured by the City of Calgary Parks Department in 2024. The following are strategies for landscaping, tree protection, pavement reduction, and sustainable irrigation in redevelopment projects. The goal is to preserve Calgary's urban forest, reduce hard surfaces, support efficient irrigation, and maintain healthy environments. These measures would help urban planners support Calgary's tree canopy, reduce environmental impacts, and encourage sustainable landscaping for resilient, liveable communities.

**Connect: Calgary's Park Plan** adopted in May of 2025 includes the following:

#### "Urban Forest

*The urban forest is a critical component of healthy, beautiful and livable communities. It supports the wellness of residents, climate resilience, provides habitat for wildlife and helps to mitigate the effects of urban heat islands. The urban forest is made up of trees and shrubs on all public and private lands in the city. 30 per cent of the urban forest is located on public land, including boulevard trees, trees within parks and tree stands in natural areas. The remaining 70 per cent of the urban forest is on privately-owned land and relies upon landowners for its survival. The Municipal Development Plan calls for The City to grow the urban tree canopy to between 14 and 20 per cent by 2060." (pg 15)*

Of the 70%, much of the Urban Forest exists in the established areas, so it is imperative the city prioritize retention, (or at minimum replacement) or our urban canopy will be further reduced.

### **Urban Forest**

- Retain existing trees and bushes near property lines unless both owners consent to removal.
- Require landscape plans for all forms of redevelopment (including those currently exempted - ie. single detached dwellings) detailing retention and planting of native, long-lived species.
- Exclude public property trees from private lot requirements; boulevard plantings cannot substitute for on-site vegetation.
- Enforce post-construction checks for compliance, covering both tree/shrub planting and irrigation as approved in the DP.

### **Pavement Reduction**

- Limit impervious surfaces to 50% of landscape area; ban full-lot paving.
- Minimize access paths and paved areas to reduce runoff and icing, while reducing snow clearing needs
- Set standards to restrict paved areas and prioritize established vegetation.

### **Irrigation Practices**

- Require new developments install cisterns or rain barrels for irrigation; promote grey water use.
- Include ongoing maintenance checks for irrigation systems.

### **Other Sustainability Measures**

- Require at least 15% permeable land per lot for drainage and plant health.
- Recommend growing areas receive 6 hours of sunlight daily, March–September.

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## **c. Amenity Space**

Establishing clear, functional amenity space requirements ensures residents—especially families and multi-resident households—enjoy well-being, livability, and long-term occupancy. By aligning amenity space design with Local Area Plan policies, communities achieve context-sensitive and consistent development. Features such as porches, verandas, and decks enhance the residential

experience, strengthen streetscape quality, and support passive surveillance<sup>1</sup>, helping to maintain access to usable outdoor space even as density increases. Our goal is to implement the following:

- Outdoor amenity space should be provided for every primary dwelling unit. Secondary suites may have shared amenity space.
- Minimum outdoor amenity space requirements should be reinstated and designed to be functional and usable. Amenity spaces should support a range of activities, including outdoor seating, gardening, play areas, outdoor dining, and informal recreation.
- Amenity space design and composition should align with applicable **Local Area Plan (LAP)** policies, including any location-specific requirements.
- The provision of porches, verandas, decks, or similar features should be encouraged to provide residents with access to private outdoor space, particularly in multi-residential developments.

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## d. Setbacks

### **Contextual Front Setbacks:**

Align setbacks with neighbouring properties for continuity. Restoring contextual rules strengthens neighbourhood identity.

### **Minimum Side Yard Setbacks:**

Require 0.9 metres (3 feet) clear of window wells or side entrance landings for better access, light, and privacy.

It is important to note that lane widths in established areas are often narrower than in newer communities. Garage setbacks should be considered in relation to narrower alleys.

## **Rationale**

More front green space enhances biodiversity, curb appeal, and recreational opportunities—especially in dense neighbourhoods. This additional green space not only supports local flora and fauna but also provides residents with visually appealing surroundings and areas for outdoor activities, contributing to healthier and more vibrant communities. Where basement suite windows face the sidewalk, separation and plantings mean tenants privacy is more protected. Similar setbacks foster cohesion and pleasant streetscapes. By aligning setbacks across properties, neighborhoods achieve a consistent and harmonious appearance, which strengthens community identity and

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<sup>1</sup> In urban planning and design, **passive surveillance** (often referred to as "natural surveillance" or "eyes on the street") is a crime prevention strategy that utilizes the physical design of spaces to promote casual, informal observation by residents and users, rather than relying on active, dedicated security personnel or electronic monitoring. It is a core component of CPTED (Crime Prevention Through Environmental Design)

encourages the creation of private outdoor spaces for multi-residential units. These setbacks also improve access, light, and privacy, further enhancing the quality of life for residents.

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## Unit Design

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### a. Unit Configuration

#### Single Level Units

Promote flexible, single-level unit configurations to enhance accessibility and inclusivity in urban design.

- Calgary's densification typically prioritizes multi-storey units, limiting accessibility for seniors, families with young children, and people with mobility challenges. Nearly 22% of Canadians over 65 have mobility issues, yet accessible housing is scarce (Statistics Canada, 2023). Horizontal densification supports "aging in place" and broader inclusivity.

#### Side Entrances

Limit side entrances in midblock developments.

- Fewer side entrances would help reduce increased noise, light pollution, and disturbances from adjacent walkways while reducing the total area of hard surfaces.

---

### b. Basement Suites

All secondary suites should be counted as dwelling units for the purposes of density calculations.

#### Building Design

- Allow shared entrances for both primary and secondary units which will reduce the need for multiple exterior doors, paved paths, and limit site impacts; a vestibule serves as a suitable example.
- Buildings with secondary suites should be designed so that these suites can easily merge back into the main unit, supporting long-term occupancy and adapting to changing household needs.
- Basement suites should adhere to standardized requirements for natural light.
- Every basement suite should be required to have a window in the main living area, not just in bedrooms, to enhance livability.
- Where feasible, floor heights should permit above-grade windows, provided building height restrictions are maintained.

## **Rationale**

Counting basement suites as dwelling units ensures density is measured accurately and transparently, reflecting the true intensity of development and supporting appropriate infrastructure and service planning.

Allowing shared entrances and designing suites to be easily reabsorbed into the primary dwelling supports adaptable housing that can respond to changing household needs while minimizing permanent site impacts and preserving neighbourhood character.

Establishing minimum natural light standards improves livability, health, and safety in basement suites. Requiring windows in primary living areas of basement suites and enabling predominantly above-grade windows, where feasible, balances resident well-being with overall building height and scale.

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## **c. Building Height**

The current maximum building height for all housing forms is 11m which is significantly higher than existing homes in established neighbourhoods. In addition, we note that most of the images produced by the city for engagement or information portray redevelopment as "fitting in" at a storey higher than existing dwellings. The reality is different with 11 m buildings often looming over a single storey existing dwelling.

We request that new buildings should not be more than one storey taller than the highest neighbouring property, with a maximum height of 10 metres (flat roofs) or 10.5 metres (pitched roofs), measured from ground level to roof peak. This keeps structures proportional and ensures sunlight is preserved for all properties.

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## **d. Materials/Finishes**

Choose exterior colours and finishes with neighbours and thermal comfort in mind. Dark colours absorb heat and may affect cooling needs; lighter, neutral tones help minimize heat and visual disruption. Select finishes that discourage insects and complement neighbouring properties.

New developments in designated Heritage Areas should be encouraged to reflect a range of heritage colours.

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## **e. Mechanicals**

Place venting on side or rear facades, not street or side-yard pathway facing ones, to maintain safety and aesthetics. Use concealed or low-profile vents to reduce visual impact and manage moisture effectively.

Ensure that new developments do not have drainage directed to public sidewalks.

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### **Additional Resources:**

**Gentle Density Bylaw Guide (2025)**. In particular Section 5.5

**Connect: Calgary's Park Plan (2025)**

**City of Calgary Land Use Bylaw IP 2007**



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First name [required]

Laurie

Last name [required]

Hansen

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

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The double negative wording in the proposal is confusing .... to be clear I am against the previously passed citywide unrestricted zoning changes. I don't believe all parts of the city can accommodate the services required for increasing density. This is a poorly implemented policy.



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Last name [required]

Ferreria-Marthold

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Calgary

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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I have lived in Willow Park area for 30 years and was drawn to the beautiful and innovative design and development of its time. Along with all of the community members we are opposed to the zoning that was implemented in May 2024. Its scary to think our neighborhood and adjacent communities would be subject to change that would effect all of us poorly.  
We are in support of the reverse of the Rezoning for Housing in our area and other established similar neighborhoods because of the negative impact the May 2024 Zoning would create, issues like infrastructure not being able to hold up to the impact, the negative visual of congestion, the parking problems, the increase in traffic, the diminished charm and pleasant feel of the current positive approach to our developed area and beautiful green spaces. This is rare today in our city but in its day Keith Homes development responsible for the design approach was ahead of its time. And we are proud of that design and chose to live here because of the positive look and feel of our area.  
The zoning of May 2024 is better suited for new developed areas because new homeowners will then know what they have committed to, rather than in our case implementing negative change in established areas that originally had a certain positive and pleasant appeal which could be affected negatively with this type of zoning.



**Public Submission**

CC 968 (R2026-03)

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**Public Submission**

CC 968 (R2026-03)

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First name [required] Christina (Tina)

Last name [required] Cohoon

How do you wish to attend?

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[required] - max 75 characters

reverse rezoning for housing

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Upzoning impacts neighbourhoods that were not built for increased density. This affects our sewer lines, and other city services. Upzoning does not make it affordable for low-income families to purchase, they are targeting the more wealthy citizens. It also increases traffic and does not include parking with the infill housing. It makes streets crowded with cars parked on both sides of the streets. Revert back to the original rules in the R-CG as defined in land use bylaw 1P2007. The only people who reap the rewards of upcoming are the developers who are ruining our residential neighbourhoods.



## 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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CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

I strongly support 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)

I strongly support repealing blanket rezoning. The majority of people originally opposed it, but the city rammed it through regardless. Consequently, neighborhoods are being destroyed, low quality expensive housing has been built and only developers and the city are benefiting. You work for the citizens of Calgary. Do not ignore our concerns.



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First name [required] Trever

Last name [required] Liss

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 rRezoning change- Zoning for North Glenmore Park

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)

Has anyone ever made an effort to compare Calgary's Urban Sprawl to that of other Cities? Let's compare ourselves to Chicago, USA for example. Chicago has 2.7 million people covering an area of approximately 600 square kilometers...Calgary by comparison, has approximately 1.6 million people (over a million less) and yet covers a land mass of approximately 825 kms (over 30% more)...Think about that...Over a million people more in Chicago, with 25% less area. Calgary is bloated and inefficient! As a result, we require more infrastructure, which requires more taxes...Our road system is a disaster with interchanges designed by someone who seems to have watched "Harold and the Purple Crayon". We are a city that is under the snow 6 months out of the year, yet now have bike lanes that few use during the winter, while people fight traffic bottle-necked everywhere. (Perhaps a seasonal adjustment can be made) We need to take a step back a look at issues in a more practical than idealistic sense of our city...That said...heavy density housing in neighbourhoods that have significant lots and greenspace already "should" be scrutinized...but to have 48' ft+ wide lots, in the inner city, where infills already exist, should also be entitled to build infills, and zoned R-2 in an effort to densify our city rather than continue to expand it's foot print...Calgary needs to grow, but responsibly....R-2 lots are important as is having a streamlined development process...Let's move forward rather respectfully of established neighbourhood, but acknowledge the need to balance with greater density.



---

Thanks



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First name [required] Jennifer

Last name [required] Eaton

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 long time resident of Altadore where the densification is intense particularly along the 33rd and 34th Avenue corridors. The number of "townhouse" units built under the RC-G zoning (against the majority of people who took time to oppose) within 500 m of my house is at least 60 including the basement suites. To my knowledge they are all rental properties as that is how the developers were able to finance them. No parking for any of them except on street and 38th Ave SW b/w 19th Street and 14th Street is becoming dangerous due to no site lines around parked cars in front of units, on hills and opposite the kid's park. I support the Reversal of the Rezoning for Housing By-Laws passed in May 2024.



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First name [required] Jacqueline

Last name [required] Shaw

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

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The City cannot grow by adding large subdivisions on the outskirts of the City sustainably. Many are expensive, have a large footprint, remove farm land, increase runoff with pollutants, remove wetlands, require expensive services for few homes and do not help with the affordability crisis or lack of houses/rental units. All they do is make developers rich.

Either the blanket rezoning stays or it is replaced with something more elegant:

1. Identify neighbourhoods where increasing density is possible, likely possible, not possible.
2. Put restrictions on new developments with: required number of high-density and lower cost units; location of the high-density and lower cost units near transit hubs, shopping, schools, parks; limit percentage the footprint of a house can occupy the lot to allow for rainwater/runoff infiltration.



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First name [required]

Last name [required]

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

The City of Calgary Rezoning for Housing project.docx

ATTACHMENT\_02\_FILENAME

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

**Office of the City Clerk**

**March 12, 2026**

**Re: The City of Calgary Reversal of Rezoning for Housing**

**Date of Public Hearing in the Council Chamber: Monday, March 23<sup>rd</sup>, 2026**

**PLANNING MERITS**

We have always been firmly opposed to the blanket rezoning, that was approved by Council in May 2024, and we support the return to low density residential zones for the following reasons:

Increased density in the Varsity community is crippling our already overburdened and broken infrastructure.

Medium and high density development has increased density significantly in small areas which are straining the ability of City infrastructure to handle the load. This infrastructure includes roads and water/sewer systems. Increased traffic congestion is causing major issues.

Tall buildings overwhelm smaller buildings due to massing and overshadowing and reduced setbacks. These types of buildings have dramatically impacted next door neighbours due to reduced setbacks, overshadowing, and overlooking.

Medium and high density development has removed significant mature trees and landscaped areas resulting in damage to the urban tree canopy, creating heat islands, and creating more impervious surfaces which increase storm water runoff.

The green spaces in Varsity are widely utilized.

Another concern is the storage of garbage, compost, and recycling bins which totals 3 bins per unit or 24 bins for 8 units.

Random patchwork development is fragmenting low density residential areas and isolating some homes. It is destabilizing communities by making them less desirable.

Inadequate parking reduces the quality of life for residents. If street parking becomes less available, more conflict occurs between neighbours.

The blanket upzoning to R-CG eliminated the public hearing process which is a key part of the democratic process.

There were numerous serious issues created during the covid-19 pandemic. High density populations in the city areas proved to have the highest incidence of covid-19.

High and medium density living, in the long run, does not solve the housing shortage and affordability issues but rather it creates more long term medical, physical, psychological, emotional, social and deviant behavioral issues. In other words, it robs the citizens of Calgary of their quality of life that they have spent their lifetimes building.

Then, in turn, there exists an enormously increased drain on our medical, psychological, and judicial facilities and the accessibility to these services. The City of Calgary does not have adequate number of medical doctors, psychologists, and police to manage these additional issues created by increased density living.

Furthermore, when a population, like the citizens of Calgary, live in a cold climate, they spend more time indoors and, consequently, the high density exacerbates social, emotional, psychological, and deviant behavioral issues. It is a human need to have privacy and space in order to meet individual social, emotional, and psychological needs.

City-wide blanket rezoning is not appropriate for Calgary and has proven to have minimal impact on affordability.

Therefore, based on all the potential negative impacts of Rezoning for Housing Projects, our family continues to firmly oppose the blanket rezoning and we fully support the return to low density residential zones.

Margaret and Edward Heslop  
Residents of Varsity Village NW  
28 Varsville Pl. N.W.  
Calgary, AB T3A 0A8



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First name [required] Janet

Last name [required] Hatch

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support your proposed by law to bring back the low density residential zones that existed prior to the citywide rezoning for housing in 2024. We have already seen the negative effects of higher density housing forms in traditionally low density neighborhoods. This will radically alter the character of establish communities. The historical and cultural identity of neighbourhoods will be compromised affecting the quality of life for current residents. These residents purchased their properties knowing the existing by law at that time and the change that was made in 2024 was, in my view, a breach of trust. In my neighbourhood there is a proposal to replace a single home with eight units in a large structure. I wonder about our infrastructure handling of this. Our roads seem to be regularly dug up for repairs of underground services. Given our current experience with water mains can we have any confidence that our current city administration gives this matter any consideration?



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First name [required]

Keith

Last name [required]

Brereton

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

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

I am writing to express my strongest support regarding repealing the citywide blanket R-CG up-zoning that was implemented in August 2024.

I agree that the city should be putting in procedures to increase density, but only where increased density makes sense such as in the beltline, around LRT stations and along major roadways where public transit is readily available.

The introduction of the R-CG residential up-zoning bylaw city-wide had extraordinary implications for all single-family residential property owners in Calgary and particularly in many of the inner city communities where multi-family units have been randomly built in the existing communities. I remain concerned about the degradation and livability of our communities if proper planning isn't availed. Blanket up-zoning is NOT proper planning. Proper planning should consider many factors including the impact of increased traffic on roads, loss of Calgary's already threatened urban forest from greenspace reduction, loss of existing low rental accommodation when developers build new expensive multi-unit buildings on the site of an existing single family home, insufficient parking, inadequate sanitation, loads on power grids/sewage/drainage systems and community input.

I urge you to support the motion to repeal the city-wide RC-G blanket upzoning, and return to the previous zoning bylaw with no amendments at the vote following the



## Public Submission

CC 968 (R2026-03)

---

March 23rd Public Hearing.

Thank you for your attention to this matter.

Sincerely,

Keith Brereton  
804 Madison Avenue S.W.,  
Calgary, T2S 1K



## Public Submission

CC 968 (R2026-03)

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First name [required] Caren

Last name [required] Best

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

Comment on 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)

Letter received previously in office

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] Rejection of Blanket Rezoning  
**Date:** Thursday, March 12, 2026 11:31:14 AM

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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

[Report Suspicious](#)

CAREN BEST  
84 Gloucester Cres SW Calgary Alberta T3E4V2  
[REDACTED]

The cities blanket upzoning has not achieved positive results. In fact this policy has destroyed many factors that were positive attributes in Calgary.

1. Upzoning has not created more affordable housing.
  - land costs are higher
  - former entry level priced homes ( especially in older neighbourhoods) are being replaced by high cost multiplex homes ( on a former one family residential lot there are often 8 separate families ) are being replaced by high cost homes each of which is often more expensive than the single unit is priced.
  - developers have gained the most advantage by multiplying there profits on individual lots ( instead of one home , there are 8 to 10 homes.)
2. Infrastructure Capacity is being challenged
  - Many neighborhoods ( especially in older neighbourhoods that are being subjected to massive rebuilding) cannot support the increased density. The neighbourhood was not originally designed for congestion and crowding.
  - Water system stress - reduced water pressure in homes
  - Little parking availability - most streets allow for 2 car parking in front of home. (Where will 8 families on one lot find parking when most homes oten have 2 vehicles per residence?)
  - Sewer system is being stressed by over use from additional units, often whole lengths of sewer piping requires replacement.
  - Electrical grid over use
  - Road flow in established neighbourhoods has not met new increased traffic.

Congestion creates irritable drivers that do not have quick direct routes; school zones surrounded with increased traffic are creating unsafe school communities; pedestrian safety is challenged

3. Previous Local Planning
  - is being ignored
  - ruining the harmonious architectural character of the area
  - tall, wide multifamily units ( often upwards of 8 families) are being inserted into formerly single family bungalows, bi-level, duplex lots
  - overshadowing of neighbouring caused by high buildings. There is presently a disregard for the model of home next door. ( Often views from windows being blocked, site

lines and style of buliding)

- green landscaping for beautification and soil stability is being limited or ignored often creating a lack of visible pride in home
- trees are being torn out stripping natural Urban beauty
- former requirements of limiting square footage per lot of structural building on residential properties is being ignored.

#### 4. PLEASE

- Repeal Blanket Rezoning in Calgary
- Reset to previous bylaw with no amendments
- Restart local planning. Designate best sites for a reasonable density housing.

Regard wishes of established neighbourhoods.

Thank you for your attention to my concerns  
Caren Best



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First name [required] Derwyn

Last name [required] Hughes

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 city wide rezoning change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I live in Ward 1 and am NOT in favour of completely abandoning or "reversing" the "Rezoning for Housing"  
Serious efforts need to continue to create more high density and lower cost housing in the city.  
Scrapping the Rezoning looks like a "not in my backyard" reaction by more wealthy Calgarians who already own a house  
Council needs to keep the existing "Rezoning" rules but could look at ways to improve them without giving up on the original objectives.  
Derwyn Hughes (Silver Springs)

**Public Submission**

CC 968 (R2026-03)

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First name [required]	Stephen
Last name [required]	Carter-Edwards
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)	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

SBHCA Rezoning Repeal 2025.pdf

ATTACHMENT\_02\_FILENAME

LT City Council re blanket upzoning.pdf

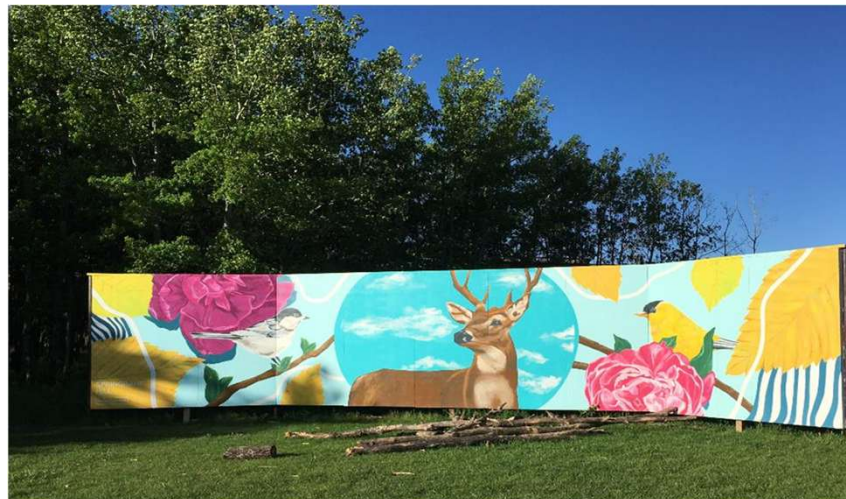
Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have attached the association's letter to council as well as the presentation for the hearing itself. Thanks



# Springbank Hill Community Association

Public hearing Meeting of Council regarding Notice of Motion Repeal of  
Blanket Rezoning – EC2025-0995 December 15, 2025



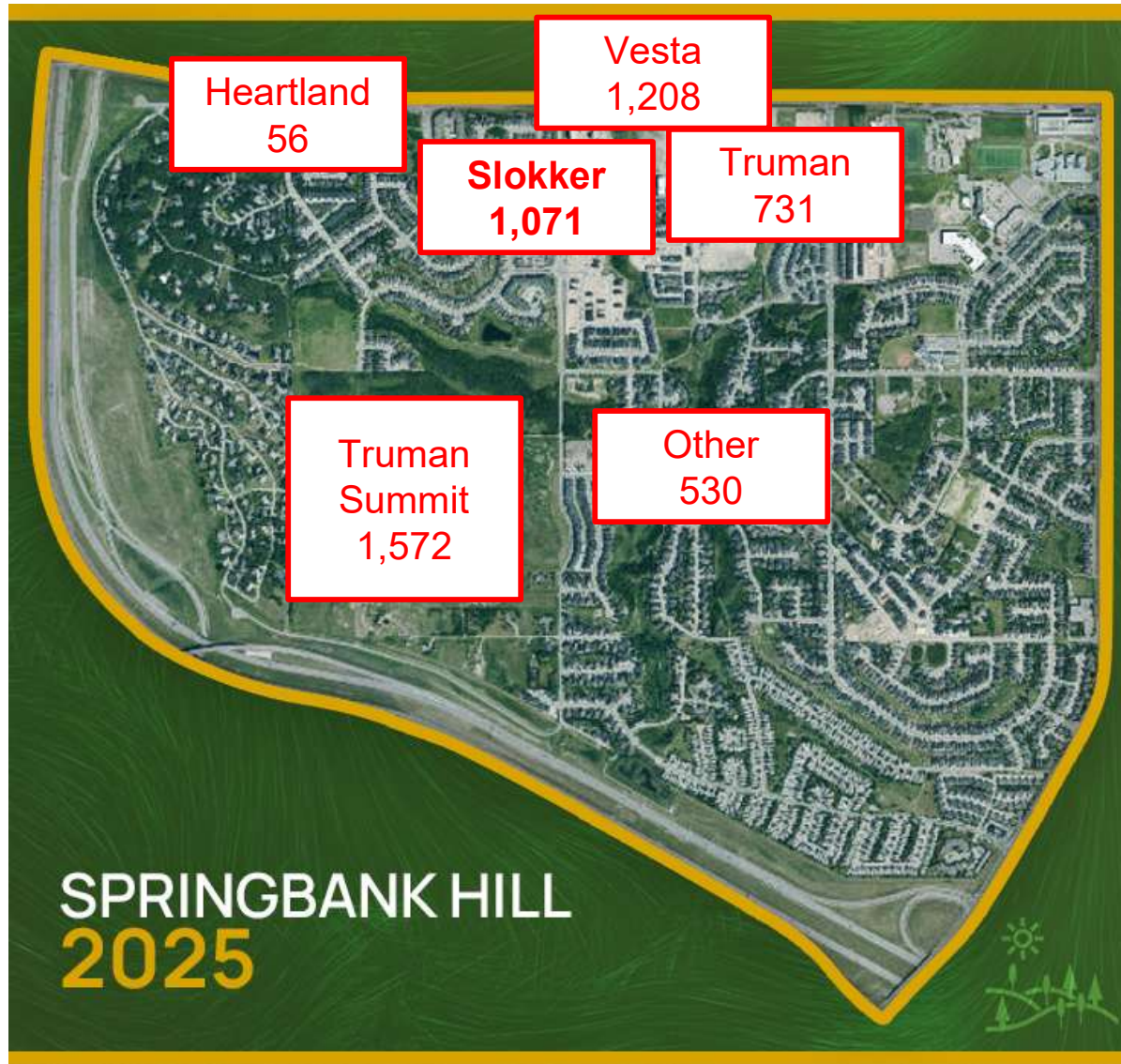
March 12, 2025

# Springbank Hill - 2010



- Slopes
- Posthill
- Montreux
- Fortress
- Spirit Ridge
- Springbluff
- Elveden
- Elkton
- Springborough

# Springbank Hill - 2025



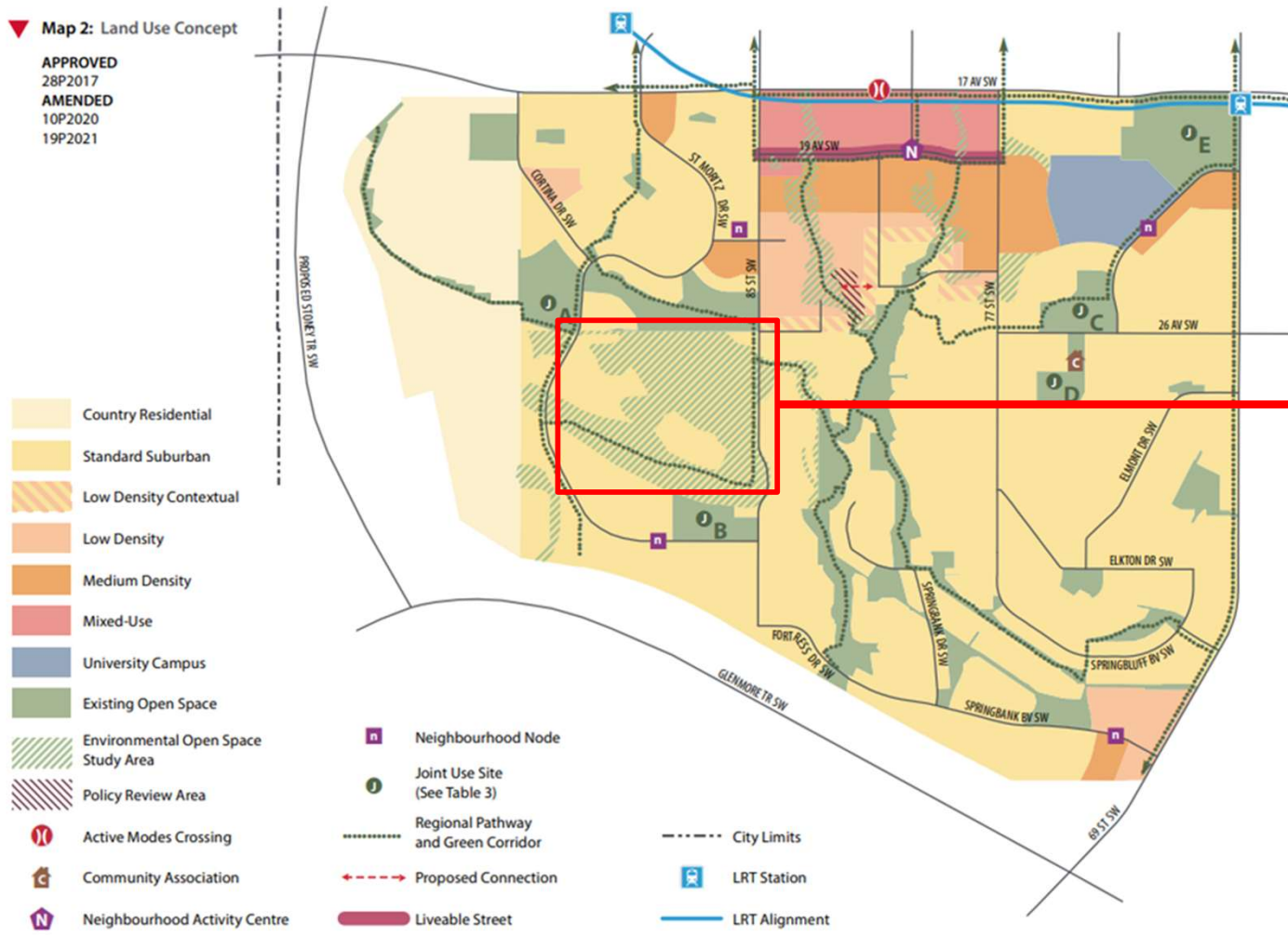
- Significant development continues on Springbank Hill.

# Springbank Hill growth

	Households	Homes per 554 Hectares
2012 municipal census	3,166	5.7
2021 (census)	3,280	5.9
2025 (est. Canada Post)	4,625	8.4
To be built (in the funnel)	<b>5,117</b>	<b>Total 9,742 =17.6</b>

With City of Calgary approved building currently in review, or approved, **Springbank Hill's population will grow by more than double!**

# Springbank Hill environmental open space is being rapidly eroded



Example: The Truman Summit Development (off of 85<sup>th</sup>), currently under review is 53.28 hectares in size and a proposed 1,572 homes.

This land was stripped without an environment review being completed by anyone.

# Traffic congestion and safety issues

- 5,000 new doors = approximately 10,000 +/- people added to the community.
- Creates even more congestion on 17<sup>th</sup> Avenue SW, 69<sup>th</sup> Street SW, 77<sup>th</sup> Street SW, Springbluff Blvd SW, 85<sup>th</sup> Street SW, Montreux, Fortress Dr and Springbank Blvd. **We already significant traffic issues on these roads.**



# We request a sequential approach to blanket rezoning



1. Approve the repeal of blanket rezoning;
2. Do not allow Residential – Grade Oriented (R-CG) district amendments, and rather direct a fulsome process to review and overhaul the R-CG after clear public engagement and consultation;
3. Review and update both Local Area Plans (LAPs) for those communities that have them as well as the Area Structure Plans (ASPs), Special Study and Neighbourhood Street Policies for those communities that do not have LAPs, to provide consistency; and
4. Plan for implementation of the repeal and updating the R-CG district to account for development permits that have been granted and those under consideration ahead of March 23, 2026.

# What are Springbank Hill residents saying?



Thank you  
Questions?



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

March 12, 2026

*sent via email*

Re: Public Hearing Meeting of Council regarding Notice of Motion Repeal of Blanket Rezoning – EC2025-0995 December 15, 2025

Dear Mayor Farkas and Members of City Council,

Residents in several established communities strongly support repealing blanket rezoning and restoring the exact wording of Bylaw 1P2007 prior to August 6, 2024, by June 1, 2026.

We the undersigned, community associations in Ward 6, write in support of a sequential approach to the blanket rezoning as follows:

1. Approve the repeal of blanket rezoning as the first step to restore proper planning oversight;
2. Do not allow Residential – Grade Oriented (R-CG) district amendments during the public hearing commencing March 23, 2026, and rather direct a fulsome process to review and overhaul the R-CG after clear public engagement and consultation;
3. Review and update both Local Area Plans (LAPs) for those communities that have them as well as the Area Structure Plans (ASPs), Special Study (Patterson) and Neighbourhood Street Policies for those communities that do not, to provide consistency; and
4. Plan for implementation of the repeal and updating the R-CG district to account for development permits that have been granted and those under consideration ahead of March 23, 2026.

There are great differences between:

1. Established communities, many in Ward 6, where increasing density for the sake of increased density causes detrimental impacts to community character from among

other things pedestrian safety impacts, traffic and parking congestion, shadowing, loss of privacy and loss of tree canopy; and

2. Greenfield communities where careful planning of single-family homes, duplexes, row townhomes and multi unit complexes happens before a shovel hits the ground.

The blanket rezoning treats both of these very distinct neighbourhoods without any regard to their differences. In established communities the built form that allows large inappropriate developments to replace smaller single-family dwellings destabilizes the community's character. The blanket rezoning does not guarantee increased affordable housing, in fact, the opposite is occurring with expensive multiplexes replacing a single unit with a suite. Ward 6 is not rejecting growth. There is a need for thoughtful densification, as contemplated by the LAPs and ASPs and housing solutions that are appropriate for each neighbourhood. Through thoughtful planning, densification targets and diverse housing options **can** be achieved and even exceeded in established communities without permitting out of context and overbuilt developments that compromise the character and quality of the community.

Further, R-CG has to be amended to reduce the high lot coverage, mid-block density and building large multiplexes adjacent to low-scale homes again with a view to reducing garbage collection issues, traffic and parking congestion, shadowing, loss of privacy and loss of tree canopy. The use of R-CG in established communities creates a piecemeal quilt of land uses and is not respectable thoughtful planning.

Lot coverage, when 60% or more is allowed is not appropriate. There is a need to change setbacks to get lot coverage to 45% or 50%. Anecdotally, in Westgate there is a new 3 story mid-block build, with solar panel installations on the neighbours' properties on both sides. This development will impact them, the applicant told the residents "Just move the solar panels" but at what cost and who should bear that cost – assuming moving the solar panels is even feasible?

The affordable is being replaced with the unaffordable and is not family housing. Limited amenity space is in the new builds.

All LAP's need to be reopened for true engagement and changes enacted.

Planning policies should respect existing communities, consider impacts on infrastructure and provide stable contextual change over time. In conclusion, we urge Council to repeal the upzoning bylaw and then undertake a detailed review of R-CG rules with public input and complete transparency. Proper consultation is not just listening, it requires

appropriate and meaningful engagement and, if necessary, accommodation. It is a collaborative and open process with a view to benefitting all of the stakeholders.

Sincerely,

Signatories:

Springbank Hill Community Association

Glendale/Glendale Meadows Community Association

Westgate Community Association



## Public Submission

CC 968 (R2026-03)

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First name [required]

Michele

Last name [required]

Thompson

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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'm a ward 8 constituent and would like to let my opinion be known on the Reverse Rezoning. Parking and traffic congestion on the street, with unprecedented building happening in the City of Calgary. By not having a strong steady controlled growth, we again, will have vacant homes that can't be sold or rented. I'm in favour of reverse rezoning (repealing the blanket rezoning) for the City of Calgary.



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First name [required]

Last name [required]

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Repeal city zoning bylaw.docx

ATTACHMENT\_02\_FILENAME

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

# City Council Meeting – March 23, 2026

## Repeal of the Upzoning Bylaw of 2024

### Attention:

- Mayor Farkas
- Nathaniel Schmidt, Ward 8

### Statement from a Ward 8 Resident

As a longstanding citizen and ratepayer in Ward 8, I wish to express my strong support for repealing the Upzoning Bylaw of 2024. I believe this bylaw was ill-conceived and fundamentally flawed for several reasons. Firstly, it has resulted in the replacement of entry-level homes with more expensive new builds, making housing less accessible. Secondly, our existing neighbourhoods were never designed to accommodate a sudden and significant increase in population density, which this bylaw has imposed. Lastly, the bylaw has contributed to the erosion of private property rights, undermining the interests of current homeowners.

I urge you, as members of the City Council, to seize this opportunity and fulfil your responsibility to correct this mistake. Let's work together to ensure Calgary remains the best city in Canada.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Lisa

Last name [required]

Tebbutt

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, Alberta

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)

I strongly support the proposal to reverse the May 2024 citywide rezoning and restore the low-density residential zones previously included in Calgary's land use bylaw. Decisions to increase housing density should be made through a thoughtful, location-specific planning process that considers infrastructure capacity and neighbourhood context.



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First name [required]

Dan

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 favour

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ATTACHMENT\_01\_FILENAME

support of repeal of blanket rezoning.docx

ATTACHMENT\_02\_FILENAME

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

**Re: Support for the FULL Repeal of Bylaw 21P2024 (Blanket Rezoning/up-zoning) – Public Hearing  
March 23, 2026**

**Submitted by:** Dan Janzen

**Address:** Havenhurst Crescent SW T2V3C7

**Date:** March 10, 2026

**To:** Mayor Jeromy Farkas and Members of City Council

Dear Mayor Farkas and Members of Council,

I am writing to express my strong support for the full repeal of the citywide blanket rezoning initiative under Bylaw 21P2024. As Council prepares for the Public Hearing on March 23, 2026, I urge you to restore the residential zoning districts that existed prior to these 2024 changes. While I would welcome a review of Local Area Plans, I believe it is preferable to proceed with repeal first rather than introduce amendments at this point.

The 2024 Calgary City Council public hearing on blanket rezoning (“Rezoning for Housing”) included over 6,000 written submissions and 736 in-person speakers during a 15-day, 100+ hour marathon session. These voices remain critical to this ongoing discussion and should be considered during this hearing.

The recent municipal election demonstrated that blanket rezoning was a defining issue for many Calgarians. Mr. Farkas and a majority of current Council members campaigned on revisiting or rescinding the policy, and voters responded accordingly. Upholding these commitments is essential not only for sound planning but for public confidence that election promises translate into action.

While I recognize the importance of addressing housing availability and affordability, I remain deeply concerned that a "one-size-fits-all" approach fundamentally bypassed meaningful local engagement and fails to account for the unique character, infrastructure capacity, does not reflect the diverse needs and identities of Calgary’s neighbourhoods nor address the concerns of affordability.

**Specific Concerns:**

- **Accessible Housing:** Bungalows provide essential layouts for seniors to age in place and those with mobility challenges, lost when replaced by multi-story builds.
- **Natural Affordability:** Older homes with functional yards serve young families and multi-generational households. Redevelopment often results in higher-priced units, limiting accessibility.
- **Infrastructure Strain:** Blanket rezoning ignores local realities—narrow streets, traffic flow, limited parking, drainage, schools, and utilities are stressed by sudden density. Larger footprints also reduce mature tree canopy.
- **Parking:** Redevelopment often eliminates informal parking, forcing residents to compete for on-street spots. H-GO intended for walkable, transit-friendly areas is not yet meeting these goals, causing practical challenges.

**Personal Impact:**

Our household has been directly affected by developments enabled through blanket rezoning. A nearby apartment has eliminated our southwest sky view, with balcony and rooftop lighting shining into our

windows and yard. An approved rowhouse development behind us will further overlook our yard while removing remaining open sky to the west.

Traffic and congestion have also increased substantially. Additional alley and on-street parking already creates challenges, and we are seriously concerned that the alley may soon become so crowded that we will be unable to move our small travel trailer from our yard without first locating a vehicle owner and asking them to move. Since the property behind us received HGO approval and became a rental while awaiting development, the number of vehicles associated with that single home has already increased from two to five. It is difficult to imagine that landlords will voluntarily limit vehicle numbers unless such measures are required.

These cumulative changes have fundamentally altered the character and livability of our property. We have invested significantly in our home with the intention of aging in place, but current developments may force us to move before retirement—a highly stressful and unanticipated prospect

### **Critique of Local Area Plans (LAPs)**

In addition to the repeal of 21P2024, I wish to comment on the **Local Area Plans** currently in place, in particular the Heritage Communities LAP. In many instances, these plans were implemented without **true consultation**. Residents often feel that engagement was a "checkbox" exercise, with community feedback treated as secondary to high-level planning theories. Expertise of residence was ignored resulting in LAPs that are fundamentally inappropriate for the communities they cover, failing to recognize appropriate areas for densification, respect the original design intent and character of our streets as well as the issues noted above concerning blanket rezoning.

### **Conclusion:**

Council has an opportunity to restore public confidence by acknowledging the concerns raised by thousands of residents and choosing a more deliberate path forward. Rescinding blanket rezoning and removing H-GO would be an important step toward restoring confidence that Council values both community-based planning and the democratic mandate expressed by voters. Homeowners deserve stability and a planning process that prioritizes context-sensitive growth over blanket up-zoning. I respectfully urge you to support rescinding blanket rezoning and to commit to a transparent, community-informed planning process going forward.

Thank you for your continued service to our city.

Sincerely,  
Dan Janzen



## 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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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)

Rezoning to assist with affordable housing can be thoughtfully done. A blanket, one size fits all policy is WRONG. I request that the blanket rezoning bylaw be fully repealed.as expressed by Calgarians in the recent City Council election. I agree with the thoughts of "Calgarians For Thoughtful Growth", who have already expressed their views on this issue. Thank you.



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First name [required]                      Rozanne

Last name [required]                      Lawn

How do you wish to attend?

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The City rezoning has ruined our beautiful city. Our population explosion has been detrimental and has impacted infrastructure, roads, parking etc. I would favor changing the zoning of residential properties back to what existed before the rezoning in 2024.  
This time, I would ask that you please listen to the people of your city.



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First name [required]                      Maureen

Last name [required]                      Marshall

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would very much like to see previous zoning reinstated and a pause on all current applications to verify if they fit, at all, within the original intended zoning for that area. Our little community already has enough density and traffic and our elementary school is full. This area was never intended to be high density and it will destroy the neighbourhood as we know it. Please repeal the blanket rezoning.



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First name [required] John

Last name [required] Bowron

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

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 not opposed to citywide zoning change, but would like to see more common sense approach to community zoning and housing developments.

- The previous land use zoning pushed things further toward "wide open," without enough guardrails.
- Existing landholders' rights and expectations were sidelined.
- The result feels like rapid, confusing, and poorly coordinated development, where almost any parcel becomes fair game for housing construction.
- I would like like to see reform, but it needs to be balanced, predictable, and respectful of existing communities.



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First name [required] MaryJane

Last name [required] Krahn

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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)

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 12, 2026

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

[required] - max 75 characters

I dont agree with the rezoning

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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



## 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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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Repeal of Blanket Upzoning.docx

ATTACHMENT\_02\_FILENAME

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

We are Leo B. And Mary Marcuk, 844 Willingdon Blvd SE, Calgary.

We request City Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land Use Bylaw to what existed immediately before blanket upzoning bylaw came to be, and re-engage with Calgarians to restart the planning and densification process.

The issue that matters most to us is one of trust. Our councillor campaigned on repealing this bylaw and we supported this campaign.

We have observed in our area that older homes are frequently replaced with huge, expensive homes that dwarf their neighbors, shadow their trees and landscaping and do not address the issue of density. In fact, they make housing less affordable and replace landscaping with 3 car garages and massive concrete driveways.

**Increased lot coverage affects stormwater absorption.**

We respectfully request full repeal and a return to community-based planning.



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First name [required] Charles

Last name [required] Pollhaus

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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)

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. Prior to the blanket rezoning, the City of Calgary had engaged communities for input in how the citizens of Calgary wanted to see their communities grow and redevelop. to a number of the open houses. I went and submitted my comments in opposition to the blanket rezoning. Yet all the work (time and taxpayer money) and an majority of the citizens of Calgary input was disregarded in favor of blanket rezoning. A number of the new councilors and mayor campaigned on this divisive, ill conceived rezoning bylaw.

I believe that there should be a better process that blanket rezoning for the redevelopment of existing neighborhoods that follow a process for development permits with the community and citizens for better out come and not just starting the redevelopment prior to input. I reside in one of the older neighborhoods in Calgary. Please remember that the older neighborhoods require more scrutiny for the existing aging infrastructure(water lines, sewer lines, gas, electrical distribution, roads alleyways and parking) designed and built to outdated building infrastructure. We have seen what happens to aging infrastructure with no maintenance and addi-



## Public Submission

CC 968 (R2026-03)

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tional requirements to additional City of Calgary growth



## Public Submission

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First name [required] REEM

Last name [required] MUDHEHER

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

Dr.docx

ATTACHMENT\_02\_FILENAME

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

Dr. Reem Mudheher  
DMD BDS  
Resident of 12 Timberline Gate SW  
[REDACTED]

Regarding the land use of the location of Lower Springbank RD SW with 85<sup>th</sup> ST / Truman building

I am strongly requesting the city of Calgary to bring back the low-density residential rule in my area. I strongly believe building multiunit buildings and/or townhouses is a disaster affecting me and my family directly.

Starting with the traffic, adding more population especially with no plan to expand 85th street will dramatically affect the commute time and eventually will wasting family precious time and adding stress in my professional work and daily life.

I am really worried about the safety of my kids. The roads are not designed for a significant increase in vehicle use which could lead to safety hazards for cyclists and pedestrians. Using our roads for driving and parking makes me concern about my 11 years old kid walking the dog and my 16 years old the newly driver drives in the area as well.

The environmental impact is another aspect to consider as well, proceeding with these rezoning changes will precisely affect the wildlife in the area. Gladly now in Timberline we have family of six dears, a mouse and some coyotes are occasionally visiting.

The lack of esthetic transition from my estate neighborhood to the proposed high density residential will reduce the value of my property and change the character of my neighborhood.

The rezoning affects our quality of life; this is not the quality of life I have chosen for my family. I have chosen to live in peaceful atmosphere, low traffic volume and with mountain views.

Appreciate giving me the opportunity to share my strong concerns, by opposing the rezoning in my well-established community of Springbank/ Timberline. I'm aware of the housing needs in Calgary. However, I believe this development poses serious risks to character, safety and environmental integrity of Springbank/Timberline. I have trust in the new leaders of Calgary represented by the new mayor and our award council.



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First name [required] Joshua

Last name [required] Shiek

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



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[required] - max 75 characters

Proposed citywide rezoning

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 do not like the idea of rezoning as we have housing in erinwoods and dont need more. I think its stupid for the city to be rezoning.



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First name [required] Janet

Last name [required] Ronsky

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

I support the proposed bylaw that would reverse Rezoning for Housing and restore the low-density residential zones that existed prior to the citywide Rezoning for Housing approved in May 2024.

As a longtime resident of Spruce Cliff community, I have witnessed and experienced the negative impacts of the change of zoning to an increased density that resulted from the 2024 citywide change. As a homeowner, I have selected my community carefully. We selected a home with a zoning of RC1 on a street with only RC1 zoning purposefully. Relative to lots and homes with many amenities available in new communities, our older neighbourhood homes are smaller, typically have smaller building coverage to lot size ratios, and enjoy mature trees. We made intentional and purposeful decisions to prioritize larger lots in an older neighbourhood. The 2024 citywide change in this zoning jeopardizes our investment and introduces unwarranted fundamental changes to our neighbourhood.

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

The citywide rezoning has put subjected us to a significant negative risk and impact on our quality of life and the ability to enjoy our home/yard. We have observed several examples of single-family homes being replaced with multi-family units (including secondary suites). These new buildings introduce several problems to existing adjacent and nearby homeowners including:  
- significant loss of privacy

characters)

- lack of parking in front of their homes due to insufficient parking sites available with the new buildings (assumptions of one car or less per unit are very unrealistic for Calgary climate and transportation system)
- compromised access for service, maintenance, and emergency vehicles due to lack of parking space on the streets
- permanent change in environment due to loss of mature trees and insufficient green space in re-built lot configurations to accommodate larger trees
- permanently change in look and feel of neighbourhood with new increased density buildings very dissimilar to other buildings
- increased stress on aging water and sewer systems in established neighbourhoods

For these reasons, I am in support of the proposed change to reverse the 2024 Rezoning for Housing.

Of note, I do not agree with the proposed exceptions to the proposed bylaw change that would exempt properties that submitted a development or building permit, or subdivision application prior to the first reading of the proposed bylaw.



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First name [required] JANET

Last name [required] TAEKEMA

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I request the repeal of blanket rezoning, because I am concerned that in the old inner city neighborhood that I live in (Thornccliffe), that increasing the density of housing will put too much strain on old sewer systems and electrical systems. I believe that these old sewer systems and electrical systems will not be able to keep up with capacity of great increases of people living in these neighborhoods. Residents in Bowness are already feeling the result of too much high density housing in their neighborhoods with sewer backup in their homes because the old sewer system is not able to handle the increased flow from a greater population.



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First name [required] Chantal

Last name [required] Bazinet

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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 opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

There has not been enough time to determine whether the original rezoning had the impact that it was supposed to. You are letting rich neighbourhoods impact the ability of people to live closer to the city centre. Continuous changing of bylaws like this is not good for overall development.



## Public Submission

CC 968 (R2026-03)

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First name [required] James

Last name [required] Bobye

How do you wish to attend?

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

I do not require language or translator services.

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

Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2023

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I fully support the proposed bylaw to reverse the blanket city wide rezoning that was approved in May 2024 and restore the low density residential zoning back to what it was.



## Public Submission

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First name [required] W. Todd

Last name [required] Wilson

How do you wish to attend?

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

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



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 opposing the Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favor of opposing Blanket Rezoning. Specifically, I live in Elbow Park, an area that has existed for over a century. The area is family oriented and consists of detached single-family homes. While some homes older homes have been replaced, it is clear that these homeowners, as future residents, have been mindful to retain a style of home that is consistent with the neighborhood. Enabling developers to tear down homes and build multiunit projects would destroy the unique charm that Elbow Park residents enjoy. Any developer's purpose would be business driven and would likely be done without regard of the neighborhood character. As more projects would unfold, the character would continue to erode to a point that the feel of the neighborhood would no longer be recognizable. Additionally, the tree canopy would be compromised as lots would be cleared for multiunit construction.



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First name [required] Leanna

Last name [required] Becker

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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First name [required]                      Tarina

Last name [required]                      Lyth

How do you wish to attend?

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

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

Letter of Support\_Reinstating Low-Density Residential Zones.pdf

ATTACHMENT\_02\_FILENAME

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

## Letter of Support: Reinstating Low-Density Residential Zones

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

**Date:** March 9, 2026

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

**To His Worship Mayor Farkas and Members of City Council,**

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

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

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

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

Sincerely,

Tarina Lyth



## Public Submission

CC 968 (R2026-03)

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First name [required] Linda

Last name [required] Lekic

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Strongly support my fellow Calgarians in changing the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024. This only puts pressure on our communities fighting for our rights and privileges to where we chose to live, raising our families with respect & pride of our city. It will affect our property values. Our infrastructure strain is now apparent. Believe we didn't get necessary facts for input from public feedback but was passed anyway. We vote to support our rights and wishes for better city values to be heard through council. High density buildings should be built in their own area with new infrastructure being built to support their needs and not relying on our existing ones at the expense of established neighborhoods. We built our homes with certain restrictions in our communities and followed the rules. Unfair and unjust to disrupt it all now with no support of what we are saying or want. All boils down to the symptoms now appearing for fixing a problem of housing crisis and affordability. Better planning and development should be looking further down the road what works instead of a quick solution which only creates disruption, mistrust and miscommunication. Beautiful residential areas and owners take pride in their property and appearances in which any high density structure being built in their community should not take away that joy of ownership.



**Public Submission**

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First name [required]	Randy
Last name [required]	Ferrara
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)	Randy Ferrara
What meeting do you wish to comment on? (If you are provid-	Council



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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like it to be known that I am strongly in favour of repealing the rezoning decisions that were put in place in 2024.

**Public Submission**

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First name [required]

Laura

Last name [required]

Mergen

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

Repeal Blanket Rezoning Mar 12.docx

ATTACHMENT\_02\_FILENAME

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

Laura Mergen  
Ward 11 resident

March 12, 2026

Dear all Councillors of the City of Calgary and Mr. Mayor Farkas,

I am against the blanket rezoning proposed for the whole of the City of Calgary. The blanket rezoning will not achieve the goal of affordable housing, will substantially negatively affect the context of many established communities.

We have already seen this happen in communities across the city. Huge 4 plex homes crammed in the middle of a block, they look out of place, and crowd the adjacent homes. The single home properties adjacent have no privacy, their yards are shaded from the monstrosity, and the 3 bins needed for every residence in the 4 plexes line the alley making the alleyway inaccessible for traffic.

Parking is a nightmare as the addition of cars for 8 homes pack the streets. (4 plexes have secondary suites for a total of 8 homes) This leaves no parking for the adjacent single home residents as well as there isn't adequate parking for the 8 plex residents. The garages for the 4 plexes are so small, most cars won't fit in them and as the 4 plexes have minimal storage, these garages are used primarily for home storage, not parking.

**This re-zoning experiment has been a disaster – to homeowners, to communities and to our city!**

**This blanket rezoning proposal removes the very important democratic voice of all citizens of Calgary, present and future, to have a say in what kind of community they wish to reside and to have input in how their community evolves.**

I am for a different proposal where communities, residents of the community, as well as the city, work collectively to determine how best for their community to evolve, how their community can increase density, while considering the context of the community and where best to add densification. A local, community grown plan where homeowners and potential buyers can have confidence in knowing what could be built next to them should they chose to remain or purchase a home.

The present blanket rezoning proposal takes none of these perspectives into account, nor does it allow for any voice into community development to their elected representatives. It does not allow for residents of the community to precisely predict what dwellings can be constructed around them – will it be a townhouse, single detached home, 4 plex, row house? Will it have windows and AC units encroaching on the yard space, have shadowing that will affect the ability to grow plants and effect solar panels? Every time a for-sale sign goes up in a community, the residents all cringe with what could happen if a developer buys the property!

Thoughtful and inclusive planning and development should be allowed to be determined by each community that benefits both the community and allows for contextual growth, hears the voices of those residing in the community and allows for the community to evolve over time. Voting **to remove blanket rezoning** will be to the benefit **FOR** the well-being of the people of Calgary now and in the future.

I urge this council to **remove** the present zoning as it removes democratic voice, will devolve the growth our communities, and that **will not** achieve the goal of affordable housing. Why implement a policy to NOT solve a problem??

Thank you,

Laura Mergen



## Public Submission

CC 968 (R2026-03)

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First name [required] Daniel

Last name [required] Grandan

How do you wish to attend? In-person

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

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



## Public Submission

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 supporting the rezoning change with suggestions that should address property owners' concerns, while still achieving the benefits of the Citywide Rezoning Bylaw.



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First name [required] Jennifer

Last name [required] Johnson

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 opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I oppose the City of Calgary's proposed blanket rezoning because I believe such a sweeping change should not be applied uniformly across all neighbourhoods without more careful planning and consultation.

Calgary's communities are diverse, with different infrastructure capacities, traffic patterns, parking availability, and neighbourhood character. Applying the same zoning changes everywhere risks creating unintended consequences in areas that may not be equipped to support increased density. Issues such as street parking, strain on utilities, school capacity, and traffic congestion should be evaluated at a neighbourhood level rather than through a blanket policy.

I also believe that residents deserve meaningful input when significant changes are proposed for their communities. Many homeowners chose their neighbourhoods based on the existing zoning and planning framework, and major changes should involve thorough engagement and consideration of local concerns.

While I understand the importance of addressing housing availability and affordability, I believe the City should pursue more targeted solutions—such as focusing density along transit corridors, major roadways, and established growth areas—rather than applying a one-size-fits-all approach.



## Public Submission

CC 968 (R2026-03)

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For these reasons, I urge City Council to reconsider the blanket rezoning proposal and instead pursue a more balanced, community-focused planning strategy.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Neil

Last name [required]

Thompson

How do you wish to attend?

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

Not needed

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

Council



## Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Better definition where, parking and size of multi mdwellings.

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

Neither

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ATTACHMENT\_01\_FILENAME

Letter\_to\_the\_Planning.docx

ATTACHMENT\_02\_FILENAME

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

Neil Thompson

7327 Keewatin Street SW

[REDACTED]

[REDACTED]

To Whom it may Concern

I am not totally against re zoning however there needs to be a much better definition of number of units, height, parking, utility infrastructure and where it can occur.

An example would better show what I mean. There is a proposal presently in planning to build a multi dwelling next door. It is a 10x10 dwelling with up to 20 families and 10 parking stalls exiting in an alley (on to a playground). The proposal is on 2 city lots across from a playground, school, community hall and day care center. There will be more than 10 cars and will result in parking on the street across from the school and community center. The street is meant for entry into single dwelling houses. The alley exit is dangerous and is near impossible to see oncoming traffic when cars are parked on the street and cars exiting the playground. The infrastructure in this community was built in the 60's for single dwellings.

This Multi dwelling would be more acceptable and far less dangerous if it was for example 2 duplexes.

In summary the multi dwelling proposals need a much stricter definition of where, number of units, parking and the effect it has on the immediate surroundings.

Thank you for considering this.



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First name [required] Zak

Last name [required] Karbalai

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'm writing in support of the repeal of blanket rezoning. I believe these zoning decisions should be made on a case by case basis. The current policy does not take into account major issues that arise from increased zoning density, including traffic, parking, sewage, waste removal, and utilities and water use.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Wanita & Otto

Last name [required]

Schmid

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 - only submitting a comment - document

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 rezoning letter for March 23 2026 City of Calgary council meeting.docx

ATTACHMENT\_02\_FILENAME

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

**To:** Office of the City Clerk

**Re:** Public Hearing on Planning Matters – Proposed Repeal of Rezoning for Housing (Bylaw 9P2026)

**Submitted via:** Calgary.ca/PublicSubmissions

**Date:** March 11, 2026

---

Dear Mayor Farkas and Members of Calgary City Council,

We are writing in advance of the March 23, 2026 Public Hearing to express our strong support for the full repeal of the citywide blanket rezoning policy (Rezoning for Housing) enacted in May 2024. As long-time residents of Rosedale—nearly 30 years—we urge Council to restore the pre-2024 residential zoning districts and return planning decisions to the community-based process that Calgarians expect and deserve.

## 1. The Rezoning Was Passed Over Clear Public Opposition

On May 14, 2024, the previous Council voted 9–6 to approve blanket rezoning after a 15-day public hearing—the longest in Calgary’s history—during which over 730 Calgarians spoke. Approximately 70 per cent of participants opposed the change. Despite this unprecedented level of opposition, the bylaw was passed, effectively eliminating the requirement for individual public hearings on higher-density developments in established neighbourhoods. The democratic message from residents was clear, and it was overridden.

The 2025 municipal election confirmed the strength of this sentiment. Voters elected a council that subsequently voted 13–2 on December 15, 2025 to initiate the repeal process. The mandate to reverse this policy is unambiguous.

## 2. Housing Supply Goals Have Already Been Met

The original rationale for blanket rezoning was to increase housing supply. That objective has been achieved—and exceeded—without the ongoing need for this policy:

**Record construction:** In 2025, nearly 28,000 new homes were granted occupancy in Calgary—more than double the 10-year annual average of approximately 13,000.

**HAF targets surpassed:** Calgary exceeded its Housing Accelerator Fund target of 41,858 new units more than a year ahead of schedule, with 44,276 units built by mid-2025.

**Supply surge in higher density:** According to CREB®, 2025 saw over 40,000 new listings come onto the resale market, driven largely by gains in condominiums and row homes. Inventory rose significantly above long-term averages.

**Affordability not delivered:** Despite this record supply, CREB® reports the average total residential benchmark price in 2025 was \$577,492. While apartment and row home prices declined modestly (2–3 per cent), these adjustments have not offset the steep increases of prior years. The rezoning produced more housing but has not delivered meaningful affordability for Calgarians seeking homeownership.

### **3. The Federal Funding Concern Is Manageable**

We understand that Calgary was awarded \$251.3 million through the federal Housing Accelerator Fund, of which approximately \$122.9 million has been disbursed. We acknowledge the city administration's report that up to \$861 million in broader federal funding could theoretically be at risk. However, we note the following:

Mayor Farkas has stated that federal officials, including the Prime Minister, confirmed that HAF compliance is assessed based on housing outcomes—not on any single zoning tool. Blanket rezoning was not identified as a legal requirement of the contribution agreement.

Calgary has already exceeded its HAF housing supply targets ahead of schedule. The city's record of achievement should speak for itself.

The original HAF agreement was, in effect, a condition imposed by the prior federal government that pressured the city into a specific planning approach. Local planning decisions should be made for local planning reasons—not dictated by federal funding conditions.

### **4. Neighbourhoods and Property Rights Matter**

We chose to purchase our home in Rosedale nearly 30 years ago. We could have bought elsewhere for less, but we valued the neighbourhood's character—including the privacy of large backyards and the single-family residential zoning that defined it. Under blanket rezoning, townhouses and row homes can now be built adjacent to and behind our property without any community-level public hearing. This fundamentally changes what we invested in and planned our lives around.

Zoning is a covenant between a city and its residents. When people purchase homes, they do so with reasonable expectations about the character of their neighbourhood. Blanket rezoning broke that covenant without meaningful consent from the homeowners most affected.

### **5. Our Request**

We respectfully ask Council to vote in favour of repealing citywide blanket rezoning and restoring the pre-2024 residential zoning districts. Calgary can continue to build the housing it needs through targeted, community-engaged planning processes—as it has successfully done for decades—without sacrificing the democratic input of residents or the character of established neighbourhoods.

Thank you for your time and consideration. We trust that this Council will honour the voices of Calgarians who have made their position clear—both at the public hearings and at the ballot box.

Respectfully submitted,  
Wanita & Otto Schmid  
1611 – 7A Street N.W.  
Rosedale, Calgary, Alberta

**Public Submission**

CC 968 (R2026-03)

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First name [required]

MARY

Last name [required]

GRAHAM

How do you wish to attend?

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

I do not need them.

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

Mayor and Council,

Calgary is a beautiful city, built through excellent planning. It was voted number 18 in the world for stability, lifestyle and affordability in 2025. It is full of many vibrant neighbourhoods with unique character. Some, like mine, have existed for more than a hundred years.

I write on Alberta film history. In my research, Rideau Roxboro, Britannia, Elbow Park and Elboya are the most popular for housing directors, actors and producers while they are here. Because of their beauty, heritage, neighbourhood schools and the privacy and safety to be able to get out and walk to places.

I have a Master Degree in Marine Law jointly offered by Dalhousie Law School, Harvard Law School and the International Ocean Institute in Malta. Most of my course work focussed on sustainable development.

There is one simple underlying principle in sustainable development: Build on what is there without destroying it.

The Blanket Up Zoning is not sustainable development. It does not present viable options for increased density and affordability.

It was sold to Council with old 70s cliches such as schools in established communities

## Public Submission

CC 968 (R2026-03)



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

dying and populations aging out. Rideau Roxboro is thriving, our streets, playgrounds and hockey rinks are full of children. Our 95-year-old Elementary/Junior High school serves Cliff Bungalow, Erlton, Mission, Mount Elbow Park and Rideau Roxboro. Attendance overflows.

It is based on fads such as 15 Minute City and Missing Middle Housing. It's been only two years, and we've already seen shoddy construction, rents decreasing, unaffordable rebuilds that squeeze out long time residents with nowhere to go, and a glut of condos and apartments similar to Toronto and Vancouver. Many students decried their living accommodations as a rationale for blanket rezoning. Blanket rezoning won't fix bad landlords, in fact it has opened the door to more.

It was presented to Council as solving a crisis that no longer exists. We need a few tweaks to accommodate more affordable housing but we do not need to raze and rebuild an entire city.

It is an unclear, uneven, uninformed, and impractical vision of what some think Calgary should be. It does not recognize and value what is here. It does not build on our strengths to make us even greater. It is not sustainable.

Please repeal BUZ. Amend the horrible, unfair Local Area Plans.  
Work with us in an honest and respectful way to make Calgary shine even brighter as it grows.  
Thank you.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Beverly**

Last name [required] **Shaw**

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

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First name [required] **Catherine**

Last name [required] **Trenouth**

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I feel that the blanket rezoning on my street would create huge parking issues and possible accidents. The proximity of a high school makes our road with the through traffic, a danger zone at certain times of the day. There would also be a huge strain on the infrastructure in this older neighbourhood. It would also irreversibly change the character of our area. Blanket rezoning disregards the significant long term investment I have made in my home.



**Public Submission**

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First name [required] **Brenda**

Last name [required] **Domeij**

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)

Yes I fully support the proposed bylaw that would bring back low density residential zones in the land use bylaw prior to the citywide Rezoning for Housing that was approved by Council in May 2024 and came into effect August 6, 2024. Ideally some of the already approved development where there has been no development started could also be repealed. Some of these approved developments severely impact the entire aesthetics of the surrounding residences.

I also fully support my community members who have worked with the city on Local Area Plans, to make informed decisions that the community would support in any future changes to zoning requirements.

Further I also support true engagement with communities where community recommendations are recognized, respected and supported by being incorporated into the planning. To date, I have rarely seen this. What I have seen is an exercise of going through the motions of soliciting input. The end result seems more to represent the predetermined City direction. This has totally created a lack of trust with the City Planning group and the City Council. I look forward to City Planning and City Council actions that reestablish trust.

## Public Submission

CC 968 (R2026-03)



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I have written numerous letters to Council in the past urging the following:  
Development/Developers must uphold the contextual sensitivity of the neighbourhood.  
In other words it fits in with the neighbourhood.  
Development/Developers must ensure the characteristics of the communities are maintained while facilitating environmental/climate consideration (green space, tree canopy), proper transportation corridors, fire/emergency consideration etc.

I greatly appreciate this effort to repeal the blanket rezoning approved by Council in May of 2024. I welcome the opportunity to reestablish thoughtful community supported go forward development.



## Public Submission

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First name [required]

Monica

Last name [required]

Campagne

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

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I spoke at the previous council meeting that allowed the blanket rezoning to take effect. I, as well as many others took our time and energy to submit thought out objections to the plan. I totally felt like there were councillors who didn't listen at all. Many issues were brought forward, including whether infrastructure could handle it, parking issues, loss of the tree canopy among other issues. All still exist today. Based on this, I am in total agreement with repelling the blanket rezoning. I thank our current council for bringing this forward.



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First name [required] Deborah

Last name [required] Russ

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: Reverse Rezoning for Housing

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

In favour

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

ATTACHMENT\_01\_FILENAME

Reverse Rezoning.docx

ATTACHMENT\_02\_FILENAME

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

I strongly AGREE to the REVERSAL of blanket rezoning that was approved by Calgary City Council in May 2024 and came into effect on August 6, 2024. Please see attached letter.

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

March 12, 2026

Re: City of Calgary **Reversal** of Rezoning for Housing  
Public Hearing on Planning Matters, March 23, 2026

Attention: Mayor and City Council

I **strongly AGREE to the REVERSAL** of blanket rezoning that was approved by Calgary City Council in May 2024. I AGREE with the proposal to:

- Bring back the low density residential zones that existed in the land use bylaw prior to the citywide Rezoning for Housing that came into effect on August 6, 2024.
- Change the zoning of residential properties back to what existed before the citywide Rezoning for Housing that came into effect in 2024, with the exceptions stated in the reversal proposal.
- Make changes to the rules in the Residential—Grade Oriented district.

I AGREE to repealing the rezoning for housing effected in August 2024 for the same reasons that I objected to the rezoning for housing in the first place. I have not seen any results that change my position. Here are my reasons for repealing rezoning for housing:

- It does NOT effectively address our housing affordability crisis. Imposing a mix of high-density and single-family housing on the same street isn't an affordability solution.
- It does NOT focus on building high-density housing where it makes sense, as well as affordable and non-market housing.
- It does NOT work for all communities. The current situation results in: Increased demand on infrastructure, including water, sewer, storm sewer, electricity, roads; negative impacts on environment (e.g., fewer yards to absorb run-off from rain and snow, less shade from fewer trees resulting in increased use of air conditioning/electricity); less natural light from increased shadowing on neighbouring homes and yards; increased traffic and parking issues; increased noise.

I AGREE to the proposed amendments to RG-C Land Use District: Reducing the maximum number of units and suites to three, reducing the maximum lot coverage to 55 per cent, decreasing the maximum unit height to 10 metres, reintroducing setbacks and prohibiting zero lot line development, limiting these units to the lot on the end of each block, and having either a secondary or backyard suite instead of both, etc. These changes will: limit impacts on existing infrastructure, including water, sewer, storm sewer, electricity, roads; limit impacts on the environment (e.g., it will increase land area to absorb run-off from rain and snow); allow for more natural light for neighbouring homes and yards; limit increased traffic and parking issues; limit noise.

Blanket rezoning to R-CG has not resulted in affordable housing to address the housing shortage. I have observed that R-CG housing decreased affordability in formerly R-C1 and R-C2 communities. Property developers purchased old homes at inflated prices that resulted in increased property assessment values for the remaining homes and significantly increased property taxes for homeowners. My property tax assessment has increased by 22 per cent since 2023, but my house is in the same condition. My property tax has increased by almost 20 per cent, but the city is struggling to maintain existing infrastructure and services. Developers build housing to maximize their profits by constructing the maximum number of units to the largest size possible, while destroying any contextuality and leaving the community to deal with the fallout: negative impacts on existing infrastructure, fewer trees, smaller yards, increased traffic and parking issues, increased noise, increased crime and community conflict. It's already happened in some communities (e.g., Capitol Hill). It has resulted in less affordability for homeowners without improving the community.

Furthermore, the former city council and development department made a rushed decision and the rest of us are dealing with the fallout, much like what happened when the city introduced bylaws for charging fees for single-use bags, which they quickly reversed based on backlash. In preparing the 2024 rezoning for housing bylaw changes, the housing and affordability task force had no representation from residents or community association development committees affected by these changes. The so-called engagement process was flawed and rushed. The city development department completely ignored The City of Calgary's official engagement booklet for local area planning, entitled, *Community redevelopment. It's complex. Let's chat*. There was no discussion in my community. I encourage the city to genuinely engage affected communities before any proposed changes in the future.

Housing is a basic need that everyone deserves and the city has taken steps to help address affordable housing. However, there are more thoughtful approaches to long-term planning that take into account existing communities. Suggestions for community planning to be incorporated into the city's long-term housing strategy include:

- Effectively implement Transportation Oriented Development plans. The city and community spent considerable time and funds to develop a TOD plan for my community (Brentwood) that was partially implemented. Incentivize developers to continue to develop higher density housing as part of TODs.
- Continue the development of affordable and non-market housing where possible. A good example is the Varsity Fire Station redevelopment to the Varsity Multi-Service Centre.
- Develop Local Area Plans with input from reinstated R-C1 and R-C2 communities BEFORE implementing any future rezoning.

I reiterate, I strongly AGREE to the REVERSAL of blanket rezoning that was approved by Calgary City Council in May 2024. I commend the new mayor and city councillors for considering repealing the rezoning for housing bylaws that had no meaningful input from residents. I'm hopeful that the current mayor and city council will direct the development department to effectively and genuinely engage citizens when making major land use bylaw decisions in the future.

Thank you for the opportunity to provide comments with respect to the public hearing City Council will hold on March 23, 2026.

Regards,

Deborah Russ  
2712 Cannon Road NW  
Calgary, AB T2L 1C6  
(Charleswood/Brentwood)

Copy: Brentwood Community Association



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

City of Calgary Rezoning.docx

ATTACHMENT\_02\_FILENAME

City of Calgary  
Mayor and Members of Council

March 12, 2026

Subject: Request to Reinstate Previous Low-Density Residential Zoning in Calgary.

Dear Mayor and Members of Council,

I am writing to express my strong opposition to the citywide rezoning that come into effect on August 6, 2024. I respectfully request that Council reconsider the decision and restore the low-density residential zones that existed in the Land Use Bylaw prior to this change.

Like many Calgary residents, I purchased my home with the understanding that the surrounding neighbourhood was zoned for low-density residential development. That zoning provided a reasonable expectation of stability, predictability, and neighbourhood character. The citywide rezoning fundamentally changed those expectations overnight.

This change raises several concerns:



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

First, the decision undermines the principle of predictable land-use planning. Stable zoning regulations allow residents to understand how surrounding properties may develop over time. When zoning changes occur on a city-wide basis without case-by-case evaluation of neighbourhood context, residents lose confidence in the planning process and the reliability of municipal policy.

Second, the rezoning diminishes the property rights and planning expectations of homeowners. While municipalities must adapt to growth, property owners should be able to rely on long-standing zoning designations when making significant financial decisions such as purchasing a home.

Third, infrastructure capacity and community amenities must be carefully considered before increasing density. Many established neighbourhoods were designed with infrastructure – such as parking availability, road capacity, schools, parks and utilities based on lower-density assumptions. Broad rezoning without corresponding infrastructure planning risks placing additional strain on these systems.

Fourth, planning decisions that significantly affect neighbourhood character should involve meaningful local consultation. Historically, rezoning proposals were evaluated on a site-by-site basis through public engagement and community review. The citywide rezoning approach removes an important opportunity for residents to participate in decisions that directly affect their communities, property value and lives.

Finally, while addressing housing affordability and supply is an important objective, a one-size-fits-all zoning change may not be the most effective solution. Housing

City of Calgary  
Mayor and Members of Council

March 12, 2026

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First, the decision undermines the principle of predictable land-use planning. Stable zoning regulations allow residents to understand how surrounding properties may develop over time. When zoning changes occur on a city-wide basis without case-by-case evaluation of neighbourhood context, residents lose confidence in the planning process and the reliability of municipal policy.

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Finally, while addressing housing affordability and supply is an important objective, a one-size-fits-all zoning change may not be the most effective solution. Housing policy should balance affordability goals with neighbourhood stability, infrastructure readiness, and community input.

For these reasons, I respectfully request that Council revisit the August 2024 citywide rezoning decision and reinstate the previous low-density residential zones for established neighbourhoods.

Doing so would restore predictability in land-use planning, respect homeowner expectations, and allow for more thoughtful, context-sensitive approaches to addressing Calgary's housing needs.

Thank you for your consideration.

Geraldine Alton  
84 Woodhaven Road SW  
Calgary, Alberta

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Lance

Last name [required]

MacDonald

How do you wish to attend?

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

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

Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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First name [required]

Last name [required]

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I am writing to respectfully request that Council repeal the recently adopted blanket upzoning bylaw and reset residential zoning to the previous zoning bylaws (no amendments), while undertaking a more thoughtful planning process to guide future density.

While increasing housing supply is an important and shared goal, the current approach applies uniform zoning changes across the entire city without sufficient consideration for local context, infrastructure capacity, or community planning processes.

1. Blanket Upzoning Lacks Contextual Planning

Cities function best when growth is carefully integrated into existing neighbourhoods. A blanket city-wide approach removes the ability to tailor density to the unique characteristics of each community, including:

infrastructure capacity

transit accessibility

school and park availability

existing built form and streetscape



## Public Submission

CC 968 (R2026-03)

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

Planning decisions that affect every neighbourhood should reflect these differences rather than applying a single solution across the entire city.

### 2. Community Planning Processes Should Guide Growth

Calgary already has a well-established planning framework through Local Area Plans. These plans allow for thoughtful engagement with residents, planners, and stakeholders to determine where additional density is most appropriate.

Using Local Area Plans to guide density would allow the city to:

target growth near transit corridors and major amenities

ensure infrastructure capacity aligns with development

maintain community character where appropriate

build public trust in the planning process

### 3. A Constructive Path Forward

I respectfully request that Council:

Repeal the blanket upzoning bylaw.

Reinstate the previous RC-1 and RC-2 residential districts as the baseline zoning.

Direct Administration to work through Local Area Plans to identify appropriate locations for increased density.

This approach would still support additional housing supply, but in a way that is context-sensitive, transparent, and collaborative. Blanket upzoning does NOT solve the affordability challenges in housing.

Calgary is a growing and dynamic city. Managing that growth thoughtfully requires planning that reflects both city-wide objectives and neighbourhood-level realities.

Repealing the blanket upzoning bylaw and returning to a Local Area Plan-driven approach would allow Calgary to pursue increased housing while maintaining the careful planning that residents expect and deserve.

**Public Submission**

CC 968 (R2026-03)

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First name [required] **Barbara**

Last name [required] **Strike**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

See attached document. I am in favor of amending the blanket rezoning.

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

In favour

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ATTACHMENT\_01\_FILENAME

Letter March 10, 2026 re Amending Blanket Rezoning.docx

ATTACHMENT\_02\_FILENAME

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

See attached March 10, 2026 letter

March 10, 2026

The Honorable Jeromy Farkas  
And City of Calgary Council

Re: Amendments to the Blanket Rezoning in Calgary

I hereby respectfully submit to the City of Calgary the many reasons why I believe Blanket Rezoning requires amendments.

1. There will be parking issues on many of the streets in established older areas as the streets roads were not built to accommodate too many vehicles. Nowadays many families have two vehicles. A half parking spot per vehicle for multiplex building residents and their guests will cause congestion on every street. Once electric vehicles become the norm, there will not be sufficient power and possibly cause brownouts. Plus, there is not adequate space to plug in and charge numerous automobiles simultaneously.
2. The sewer and water systems, due to age, cannot accommodate more than the single-family homes currently in these older communities. The systems were built in the 1950s and 1960s and adding multi-unit buildings will add to the stress these systems are already under. As an example, in Thorncliffe NW water main breaks occur almost annually flooding properties and causing damage.
3. The footprints of many of the proposed buildings are too large and ruin the continuity and aesthetics of the communities. Proposed multi-units also disturbs the privacy and quiet enjoyment of neighbors, many of whom are young families and seniors, some in their 90s who are relying on their property values to cover the costs of assisted-living facilities in the future. The Alberta Government is working to keep seniors in their homes as they age in their retirement years, rather than have them live in assisted living facilities and nursing homes. Those dreams of living in peace and quiet in their homes may now be in jeopardy.
4. Our community of Thorncliffe NW has always been a quiet family-oriented neighborhood of single-family homes, where everyone knows each other and helps each other out. These homes and properties are mostly well cared for with beautiful mature trees planted and growing since the 1950's and 1960's. Unfortunately, most of the trees will have to be taken down to accommodate these multi-unit buildings. Building large multiplex buildings next to single family residences will create shade in those yards where normally there would have been sunshine causing issues for flowerbeds and vegetable gardens, decks and patios which have been in place for years.

5. We do not trust that the developers or any future owner of properties in will make 'affordable housing". We have been informed that the owner of the one of the properties will be charging approx. \$2600.00 per small 600 sq. ft. unit, which is in no way affordable.
6. We believe as well there will be privacy concerns for those single-family residences beside a two-story or more multiplex. People living on second+ floors will be able to look into yards next door thereby causing the residents of those yards to have a lack of further enjoyment of their own yards as they have been accustomed to for years.

In summation, the quality of life, parking and property values are severely jeopardized. Such projects would not have been contemplated prior to the sweeping zoning changes imposed on us.

Many residents in various neighborhoods throughout the city have worked many years to be able to raise our now grown family and retire in our own home and be able enjoy our yard and enjoy our neighbours and where we live in the City of Calgary. The Alberta Government is, I am told, working to keep seniors in their homes as they age in their retirement years rather than have them live in assisted living facilities and nursing homes. We now believe those dreams of living in peace and quiet in our home may now be in jeopardy.

We appreciate your taking the time to read this letter and hope that you give it due consideration as we believe our points are very valid concerns. Should you have any questions with respect our concerns, please do not hesitate to telephone me at [REDACTED] [REDACTED] (landline) or via email at [REDACTED]

Respectfully yours,

Barbara Strike



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First name [required] Louise

Last name [required] Marsh

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 - IN FAVOUR OF THE REPEAL

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] Rhondda

Last name [required] Siebens

How do you wish to attend?

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

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



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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT\_01\_FILENAME

Letter to repeal Blanket Upzoning.rtf

ATTACHMENT\_02\_FILENAME

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

To whom it may concern,

I'm writing to advocate for the repeal of Blanket Upzoning that is currently before City Council.

The one size fits all approach would be a disaster as we do not have the infrastructure to sustain it. Water mains, sewer lines, etc are already feeling the pinch of higher use. My personal passion of public education will especially be a nightmare. ... all new school funding is for builds in the outlying areas. There are no new public schools scheduled to be built in the inner city and we are already stressed every year with the threat of lotteries for our children. Time and time again Calgarians have voiced their opposition to Blanket Upzoning; people are exhausted by it and are counting on you to do the right thing. Repeal Blanket Upzoning and let's come back with a more thoughtful and controlled way to add density to the city that we all love and call home.

Sincere regards,  
Rhonda Siebens

To whom it may concern,

I'm writing to advocate for the repeal of Blanket Upzoning that is currently before City Council.

The one size fits all approach would be a disaster as we do not have the infrastructure to sustain it. Water mains, sewer lines, etc are already feeling the pinch of higher use. My personal passion of public education will especially be a nightmare. ... all new school funding is for builds in the outlying areas. There are no new public schools scheduled to be built in the inner city and we are already stressed every year with the threat of lotteries for our children. Time and time again Calgarians have voiced their opposition to Blanket Upzoning; people are exhausted by it and are counting on you to do the right thing. Repeal Blanket Upzoning and let's come back with a more thoughtful and controlled way to add density to the city that we all love and call home.

Sincere regards,  
Rhondda Siebens



## Public Submission

CC 968 (R2026-03)

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First name [required] Georgia

Last name [required] Lee

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I understand the need for more housing in Calgary. I certainly support multi unit complexes (rowhouses, townhouses, apartments) that have been built on the perimeter of our Glendale SW community (17 Avenue, 26 Avenue and 37 Street) but NOT in the heart of our community that was developed in the early 1950's. These large structures overshadow the bungalows beside them taking away the sunshine. I am very concerned about adding all these new units to old infrastructure. My block has 2 permit applications pending at each end. If they are approved, they will add a minimum of 10 units replacing 2. The narrow lanes will not allow space for an additional 30 bins. Calgary has already surpassed the HAF requirement for federal funding. These new builds are taking away housing that is more affordable than what is currently being built. Please repeal this very controversial issue.



## Public Submission

CC 968 (R2026-03)

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First name [required] Jeannette

Last name [required] Bremault

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

There should be no multi-family dwellings built on R1 zoned parcels of land.



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CC 968 (R2026-03)

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First name [required]

Kelly

Last name [required]

Mackay

How do you wish to attend?

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Kelly Mackay

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

RESET TO PREVIOUS 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)

Kelly Mackay



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CC 968 (R2026-03)

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First name [required] **Sherri**

Last name [required] **Gillis**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

March 12, 2026

Re: In Favour of the motion to repeal Blanket Upzoning – March 23, 2026 Public Hearing

My name is Sherri Gillis and I live in Chinook Park. I am asking Council to fully repeal the blanket upzoning bylaw without any amendments.

The City has spent a lot of time and expense on consulting with communities and developing Local Area Plans (LAP). This Blanket Upzoning overrides this work and creates a shotgun approach to developing higher density. A one-size-fits-all approach to zoning ignores neighbourhood differences, infrastructure capacity, transit access and design character.

This issue matters to me because older, existing neighbourhoods were not built for a drastic increase in density with demands on water, sewer, electrical, roads and schools within the community. My house backs onto an alleyway that is located just a few houses away from a bungalow a developer wants to demolish and then develop 18 units on a single residential lot (8039 Elbow Dr. SW). There will be at least 18+ toilets, 18+ sinks and 18+ bathtub/showers, let alone 18 dishwashers and 18 washers/dryers demanding an increase of water supply and drastically affecting the local infrastructure capacity. The developer originally submitted a proposal for 12 units. Following the first appeal by the community, the developer rescinded his application and then reapplied with a building permit for 18 units. The neighbours are so distraught, they have filed a

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



## Public Submission

CC 968 (R2026-03)

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second appeal to this proposed development. This site is not feasible for such increased density in this small cul-de-sac within the Chinook Park Community. Common sense, and not developer greed, should prevail.

Higher density does not equal affordability. Older, modest and less costly homes are now being replaced with higher-priced development. Families and seniors cannot compete with commercial developers as blanket upzoning increases the redevelopment value of residential lots. A repeal would help reduce speculative pressure on existing neighbourhood housing stock and provide affordability housing.

I respectfully request a full repeal with no amendments and a return to community-based planning. I request the Land Use Bylaw to be reinstated to what existed immediately prior to blanket upzoning. In doing so, the City can re-engage with Calgarians and return to a thoughtfully planned, community-based growth through transparent and inclusive Local Area Plans.

Thank you.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Cheryl

Last name [required]

Melosky

How do you wish to attend?

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

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

Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

CM letter rezoning.pdf

ATTACHMENT\_02\_FILENAME

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

Dear Mayor Farkas. We voted for you because you said you would appeal city-wide blanket rezoning. Please hold up to your end of our deal.  
Best regards, Cheryl Melosky & Carl Brown, Roxboro

Cheryl Melosky & Carl Brown  
3053 3 Street SW  
Calgary, Alberta  
T2S 1V2

Dear Mayor and Members of City Council,

I am writing to express our family's opinion in favour of the Proposed Citywide Zoning Change.

While I understand and support the need to address housing affordability and accommodate Calgary's growth, I believe that a city-wide rezoning approach is not the most effective or responsible way to achieve these goals. Blanket rezoning removes the ability for neighbourhoods and residents to have meaningful input into how their communities evolve over time.

Many established communities were designed with specific infrastructure capacities, including roads, schools, parking availability, parks, and utilities. Allowing broad increases in density without careful, localized planning risks placing significant strain on these systems. Residents are concerned about increased traffic congestion, limited street parking, pressure on schools and services, and the gradual loss of green space and neighbourhood character.

**Furthermore, blanket rezoning does not guarantee that the housing created will be affordable for those who need it most.** Market-driven redevelopment often results in higher-priced infill housing rather than attainable options for working families, seniors, and first-time buyers. A targeted approach that focuses on transit corridors, underused commercial areas, and appropriate redevelopment zones would be more effective in increasing housing supply while respecting existing communities.

Planning decisions that reshape every neighbourhood in Calgary should involve extensive consultation and transparent evaluation of long-term impacts. Many residents feel that their voices have not been sufficiently considered in this process.

I respectfully urge City Council to reconsider the blanket rezoning policy and pursue a more balanced, community-focused strategy for growth, and one that addresses housing needs while protecting the character, livability, and infrastructure capacity of Calgary's neighbourhoods.

Thank you for taking the time to consider our concerns.

Best regards,  
Cheryl Melosky & Carl Brown



## Public Submission

CC 968 (R2026-03)

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First name [required]

Terry

Last name [required]

Gudzowsky

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)

The proposed citywide rezoning change would adversely affect the character of many Calgary neighbourhoods. Rezoning for increased density should occur in stages as the need arises.



## Public Submission

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First name [required] **Shona**

Last name [required] **Gillis**

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)

Chinook Park is a longstanding community built in the late fifties, primarily for single detached homes. I grew up in Chinook Park and I recently moved back in 2015, as a second-generation resident, like many other people within the community.

I am in favour of a full repeal of blanket upzoning, with no amendments, and a return to a planned, community-based growth, based on the following:

- **Planning & Local Context:** The proposed one-size-fits-all zoning ignores neighbourhood differences and does not take into consideration varying lot sizes, streets and services. Residents in Chinook Park, for example, are currently appealing an 18-unit development that is being proposed on a single lot (8039 Elbow Drive), which is currently offset by single-family bungalows in all directions.
- **Infrastructure Capacity:** Why is density being permitted before neighbourhood-scale capacity has been assessed, particularly as it relates to infrastructure? Most of the pre-1970 communities do not have sustainable infrastructure, including Chinook Park, which was established in 1959. Who is going to pay for the upgraded infrastructure, including water, sewage, electrical grids, etc., to address this increased density? Why is it that developers within greenfield developments are required to install underground services for new developments, yet developers within the inner city, have little to no additional infrastructure costs, other than initial tie-in costs.

## Public Submission

CC 968 (R2026-03)

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- **Lack of Freedom of Choice:** Why is the City trying to eliminate the freedom of choice, including the ability for families to continue to live in single family home districts, through this blanket upzoning? Families paid a premium to purchase a home in single family districts, together with additional taxes each year. Why should their quality of life, privacy, loss of sunlight, setback, height restrictions, parking issues, etc. be impacted to accommodate for this increased density? Furthermore, in my opinion, this blanket upzoning is essentially expropriation without compensation.
- **Other Alternative Housing Locations Available:** The City should be looking to maximize the building of properties on excess City lands that are currently underutilized as opposed to encouraging the tear down of existing homes. The old YMCA site on Heritage Drive near Haddon Road, for example, has sat empty since 2010, immediately offsetting the Heritage LRT Station, and has only just recently started construction.



## Public Submission

CC 968 (R2026-03)

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

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

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

First name [required]                      Anthony

Last name [required]                      Tonkinson

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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.

Comments - please refrain from providing personal information in

Developers understandably have different priorities than the residents who live here long term. Redevelopment that creates more housing units doesn't automatically mean

## Public Submission

CC 968 (R2026-03)



this field (maximum 2500 characters)

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, 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