



Public Submission

CC 968 (R2026-03)

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First name [required] Donna

Last name [required] COLDHAM

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

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)

The character and integrity of residential areas should be upheld.



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First name [required] **Nizam**

Last name [required] **Jiwa**

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Mayor and Council.

I am in favour of repealing blanket rezoning and changing back to the previous zoning immediately.

Please respect the vast majority of Calgarians (over 65%) who voted to repeal.

Blanket Rezoning was illegitimately approved. Make sure Administration actually follows the City's policies, namely the Transparency and Accountability, Engage and Engage Framework policies.

For any future zoning proposals make sure we are properly ENGAGED. And make sure you have an engagement process where both sides of the zoning proposal are fully and fairly able to present all of the facts not only to council but to all Calgarians. Administration has proven they cannot be relied on to do this.

Have a nice day



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First name [required]

Daniel

Last name [required]

Hosanee

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing in opposition to the proposed city-wide rezoning changes in Calgary. As a resident directly affected by the 2024 water outage in Bowness, I am deeply concerned about the impacts of these rezoning policies on established neighborhoods and critical infrastructure.
The city-wide blanket approach disregards the unique characteristics of each community and undermines resident input. Bowness, for example, has its own history, sense of place, and community dynamics. Broad changes threaten to erode that identity, replacing carefully considered local planning with generic solutions that may not fit specific neighborhood needs.
The 2024 water crisis laid bare the fragility of our infrastructure. Adding higher-density zoning without addressing underlying water, sewage, and road systems risks compounding future emergencies. Our entire community was left without water for days; increasing population and demands without sufficient upgrades or preparation could strain resources to the breaking point. It is unreasonable to push forward with sweeping development standards when recent events prove the city's infrastructure is not equipped for sudden increases in demand.
Blanket rezoning also has consequences for affordability and social cohesion. While proponents argue it increases housing options, evidence from other cities shows it can encourage speculative development and gentrification, pricing out current residents and reducing affordable housing stock. The lack of genuine, neighborhood-centered consultation suggests this policy prioritizes developer interests rather than long-term

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community sustainability.

A one-size-fits-all rezoning policy undermines the democratic process. Many community associations and residents, myself included, have invested significant time and energy to make our voices heard, yet we feel dismissed and overwhelmed by rapid, top-down changes. We ask for meaningful consultation—not lip service—before our neighborhoods are transformed.

In light of my recent experience with the Bowness water crisis, I urge you to reconsider city-wide rezoning and ensure robust infrastructure, local input, and community values are prioritized. Our city's planning should be based on real capacity, proven need, and respect for residents—not abstract targets or outside pressures.



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First name [required] Aaron

Last name [required] Smith

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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 to City Council on Blanket Rezoning.pdf

ATTACHMENT_02_FILENAME

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

City Council
Calgary City Hall
800 Macleod Trail SE
Calgary, AB T2P 2M5

March 13, 2026

Members of City Council,

I am writing in strong support of the motion to repeal the blanket rezoning bylaw currently before Council. While I understand the intent behind it — to streamline growth and expand housing supply — it has already left the fabric of many communities in tatters and resident trust in City Council frayed.

Calgary's beauty and character is tied directly to the diversity of its neighbourhoods. From the mature trees and bungalows of Lakeview to the character storefronts of Inglewood, each community has been shaped over decades by the people who live there. Imposing a single zoning framework across all of them disregards what makes each one worth preserving — stripping them of uniqueness, greenspace, light, accessibility, and balance.

Equally important is the matter of trust. Calgarians have a reasonable expectation that they will have a meaningful voice in decisions that reshape their streets and blocks. Blanket rezoning's approval disregarded a clear and overwhelming majority: of the 736 Calgarians who presented at the largest public hearing in the city's history, opponents outnumbered supporters by more than 2:1 and of the 6,101 written submissions received, approximately 88% were in opposition [1]. Those concerned voices were summarily dismissed by the previous Council. You now have an opportunity to signal to communities that engagement and input truly matter.

Responsible urban planning is thoughtful, deliberate, and bespoke to each neighbourhood. A targeted, community-by-community zoning process that truly incorporates resident feedback would allow the City to address housing needs, infrastructure capacity, and environmental considerations in a coordinated way. It is slower, yes — but it produces outcomes that are more durable, more equitable, and more reflective of what Calgarians want for their city.

Now is the time to rescind the bylaw and reflect on the impacts it has had on residents and the real estate market [2]. Mindlessly chasing Housing Supply Growth Policy targets from a bygone federal government and a fundamentally revised immigration policy [3] is pure folly.

I urge you to vote in favour of repeal and to recommit to a planning process that puts communities first and respects the will of your constituents.

Respectfully,

Aaron Smith
Calgarian for 20 years

...2

Notes

[1] CBC News — Calgary councillors hear summary of marathon rezoning hearings, May 10, 2024. Of the 736 speakers at the public hearings, 227 spoke in support of the proposed changes, 458 were opposed, and 51 were neutral. Of the 6,101 written submissions received, approximately 88% were in opposition.

<https://www.cbc.ca/news/canada/calgary/calgary-city-council-rezoning-hearings-summary-1.7199831>

[2] WOWA.ca — Calgary Housing Market Report, updated March 3, 2026. In February 2026, Calgary's benchmark home price stood at \$560,500 — down 4.4% year-over-year. Housing inventory rose 16% compared to the same month last year, sales declined 11.3% year-over-year, and the market sits at 3.2 months of supply, reflecting balanced conditions.

<https://wowa.ca/calgary-housing-market>

[3] Government of Canada — Supplementary Information for the 2025-2027 Immigration Levels Plan, released October 24, 2024. Canada's immigration framework targets a decline in permanent resident admissions from a peak of 500,000 in 2024 to 395,000 in 2025, 380,000 in 2026, and 365,000 in 2027. New temporary resident arrivals are set to drop from 673,650 in 2025 to 516,600 in 2026. The stated rationale is to reduce the share of temporary residents to 5% of the total population by end of 2026, easing pressure on housing, infrastructure, and public services.

<https://www.canada.ca/en/immigration-refugees-citizenship/news/notices/supplementary-immigration-levels-2025-2027.html>



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First name [required] laura

Last name [required] lawlis

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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

To the Office of the City Clerk,

I am writing to formally submit my concerns regarding the city-wide residential rezoning (R-CG) under Land Use Bylaw 1P2007. I respectfully request that this letter be entered into the public record for the upcoming Public Hearing of Council scheduled for March 23, 2026.

While I understand the need for housing solutions in Calgary, and in my area of Aspen Woods, I believe the current "blanket" rezoning approach presents significant material risks to established communities. My primary concerns are as follows:

- Infrastructure Strain: Many of our established neighborhoods rely on water, sewer, and electrical systems designed for lower population densities. A widespread increase in unit capacity risks overwhelming this aging infrastructure, leading to long-term reliability issues that have not been sufficiently addressed.
- Parking and Traffic Congestion: The transition to higher-density, grade-oriented infill significantly increases the number of vehicles per lot. In communities without back alleys or with narrow streets, this creates immediate pressure on existing street parking, creating congestion that impacts public safety and accessibility.
- Loss of Neighborhood Character and Tree Canopy: New developments often maximize the lot footprint, leading to the removal of mature trees and a reduction in

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



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characters)

permeable soft landscaping. This not only alters the aesthetic character of our streets but also negatively impacts local drainage and environmental health.

- Reduction of Public Oversight: The blanket nature of this rezoning removes the requirement for site-specific development permits that previously allowed for meaningful community engagement. By moving away from a process where neighbors can voice concerns regarding privacy, sunlight, and architectural compatibility, the city is effectively limiting the public's ability to participate in the evolution of their own neighborhoods.

I strongly urge Council to revisit these zoning amendments and consider a return to a more targeted approach. Planning decisions should prioritize site-specific accountability, ensuring that growth is supported by adequate infrastructure and reflects the unique needs of individual communities rather than a uniform, city-wide mandate.

Thank you for your time and for including my concerns in the public record for the upcoming hearing.



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First name [required] Daniel

Last name [required] Kenney

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0026-03-23

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[required] - max 75 characters

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

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We support (are in favour of) the reversal of the Rezoning for Housing. Please.

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First name [required]

Diane

Last name [required]

Vanderveer

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 13, 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)

When people have bought into a neighbourhood that was designed for single family dwellings, they expect it to stay that way. Considering the added cost and property taxes that are included in this investment. Also the added stress to our existing sewer , etc as well as parking to be considered in older neighbourhoods . Newer areas can be built to include multi family dwellings and to address the parking , the sewer system will be up to date to handle it.



Public Submission

CC 968 (R2026-03)

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First name [required] Don

Last name [required] Luft

How do you wish to attend?

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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

Dear Mayor and Council.

I am in favour of repealing blanket rezoning and changing back to the previous zoning immediately.

Please respect the vast majority of Calgarians (over 65%) who voted to repeal.

Blanket Rezoning was illegitimately approved. Make sure Administration actually follows the City's policies, namely the Transparency and Accountability, Engage and Engage Framework policies.

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

For any future zoning proposals make sure we are properly ENGAGED. And make sure you have an engagement process where both sides of the zoning proposal are fully and fairly able to present all of the facts not only to council but to all Calgarians. Administration has proven they cannot be relied on to do this.

I would also strongly suggest that the ideas proposed by the new Mayor and City Council of Calgary growing to a city of 2,000,000 citizens be scrutinized fully as regardless if the water infrastructure can be made reliable the pure fact that the source of clean drinking water is declining at a rate that will not support the City's over aggressive growth plans. Don't turn Calgary into the Las Vegas of the north using the model



Public Submission

CC 968 (R2026-03)

of taking water from other basins to support a city that should not have been located where it is and at the expense of others and the crucial need of water.

Regards,



Public Submission

CC 968 (R2026-03)

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First name [required] Kristin

Last name [required] Heisler

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

2023-03-26 Submission - City of Calgary.pdf

ATTACHMENT_02_FILENAME

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

To: City of Calgary Council

RE: March 23, 2026 - Public Hearing Meeting of Council on Planning Matters (Proposed Citywide Rezoning Change)

As a resident of Woodlands, I am submitting my comments with respect to the City of Calgary's Proposed Citywide Rezoning Change.

I was NOT in favour of the rezoning when it was implemented by our previous council and I am hoping that the current council will make the changes necessary to overturn that previous decision.

We have previously experienced living in a townhome, moving to a starter neighbourhood with closer proximity between houses and multiple vehicles, to a smaller town where the proximity between houses was still close, and despite having front driveways, the streets were always lined with additional vehicles.

In 2021, we decided to make the move back to Calgary, and specifically chose the neighbourhood we are in as it is older, filled with trees, and provides more space between the homes on either side of us. The street is a cul-de-sac, with a mixture of driveways and garages, but there are still vehicles on the street. We are one of the neighbourhoods to which rezoning applied.

I know many people might suggest that I suffer from NIMBYism but that would be far from it. Do I have an opportunity with the home that I have now that others don't, perhaps, but at the same time, I work just as hard as the next person to afford what I have and have done so for a number of years in order to reach an older neighbourhood such as this. To think then that after spending what we have could be entirely lost one day by allowing redevelopment of the property on either side of us to create a multi-unit home, with more cars added to the street, is unfathomable.

I know of one home in the area that is currently in the rezoning process and not only will the home directly beside the proposed redevelopment lose any sense of privacy it once had now with a structure towering over it, but the parking around the area becomes more congested moving from a single-family home to 6+units. On top of this, imagine learning that the home beside you has been given rezoning approval – what chance does the homeowner now have to sell their home at a reasonable amount with any potential buyer knowing that a multi-unit home will sit beside them? You could argue then that perhaps it could be sold as redevelopment but now you create a line of the same problem for the next home, and so on, and so on.

I look at areas like Seton and Legacy, where there is a mixture of single-family and multi-family homes along with commercial. It is a brutal place to be in even at the best of times and then to factor in vehicles, parking, etc. it is simply an area of congestion.

Let's also be completely honest, developers are not considering affordable housing when they are looking to build these multi-family units, they are looking to get a decent price on a piece of land where they can then maximize the amount of profit they are making and the unit is then sold to a landlord reaping the benefits of the rent to be collected – again, not at an affordable price.

I understand that the City, and Province, have seen increased numbers in growth but the City should be looking to restrict multi-family development to newer areas where the space is better suited and maybe areas that don't combine single-family units or commercial. That is not to say that it cannot exist together, just not on top of one another. We do have multi-family units across the street from our area (*see Woodridge Drive), but they are its own development, and there is no commercial around it. I have no problem with this set up, but to have a mixture within single-family homes, does not work.

I hope the City will see fairness for all and strongly reconsider the initial decisions made.

Kristin Heisler



Public Submission

CC 968 (R2026-03)

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First name [required] Robert

Last name [required] Mears

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My name is Robert Mears. I live in southwest Calgary. I am asking City Council to fully repeal the blanket rezoning and reinstate the Land Use Bylaw to what it was prior to the rezoning. I am concerned that blanket rezoning does not address the unique qualities of Calgary's neighborhoods and densification left in hands of developers will not equal affordability. I am seeing many modest well maintained homes along Elbow Drive being torn down to be replaced by overreaching developments that would not be more affordable. Families looking for entry level homes have to compete with developers, who have advantages in financing their land purchase, over the average family. Council must repeal the blanket rezoning in full to allow the City to properly plan development and densification in a systematic, thoughtful way that allows existing communities to continue to thrive and keeps single family homes as an option for entry level home buyers.



Public Submission

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First name [required] Theresa

Last name [required] Horan

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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

2026 Repeal Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

Please see attached my submission for the rationale for repealing the city-wide blanket rezoning bylaw without amendments. Thank you!

Dear Mayor Farkas and Members of City Council,

Re: Rationale for Repealing Blanket Rezoning Bylaw

I'm writing to share my personal concerns about Calgary's citywide blanket rezoning bylaw and why I believe repealing it – fully and without amendments - is the right step for our city.

To start, one of my biggest worries is how increased density affects the infrastructure in established communities. From what has been reported, this policy has added pressure to older systems such as water, sewer, and stormwater networks, which were never designed for sudden densification. Hearing that even councillors have raised similar concerns reinforces my view that the rollout lacked the level of planning needed to support such significant changes.

Another major concern for me is that the blanket rezoning does not actually address housing affordability. Increasing allowable density across the entire city does not guarantee that the new units built will be affordable or accessible to the people who need them most. In practice, much of the redevelopment triggered by this policy has resulted in higher-priced multi-unit projects on existing residential lots—not the kind of attainable housing the bylaw was supposed to encourage. Without targeted affordability measures, this approach risks driving up land values, accelerating redevelopment pressure, and producing more expensive market-rate units without delivering meaningful affordability outcomes it was meant to solve.

Another issue for me is the impact on the character and feel of our neighbourhoods. I appreciate the diversity of Calgary's communities, but I fear that applying the same zoning rules everywhere has already led to noticeable changes - whether in streetscapes or green spaces - that don't always reflect what residents value about their communities.

I'm also concerned about the practical, everyday effects of increased density, especially traffic and parking challenges. Without site-specific planning, it feels like communities are being asked to absorb more vehicles and congestion without the corresponding improvements in transportation planning. In my own neighbourhood, parking is already a significant issue, and adding more units without ensuring that parking capacity and traffic flow are properly addressed is irresponsible. It places an unfair burden on existing residents and creates avoidable safety and accessibility problems.

A major principle for me is the importance of public involvement in decisions that shape our communities. Under the blanket rezoning model, many residents lost the chance to participate in public hearings on land-use changes that directly affect their streets and neighbourhoods. I believe strongly that people should have a voice when such significant decisions are being made. In my own community, for example, homes sit on small lots, and some neighbours are now building suites above their garages. These additions reduce daylight, overlook adjacent yards, and compromise the privacy of nearby homes. These are real, tangible impacts on the people

who live here, and they highlight why public input is essential and why one-size-fits-all zoning does not reflect what many residents value in their neighbourhoods.

Lastly, I believe planning should reflect neighbourhood-specific needs, not be applied uniformly across the entire city. Reports have pointed out that the blanket approach overrides local plans and doesn't always consider infrastructure capacity or community priorities. That resonates with me—growth is important, but it should be thoughtful and responsive to the unique characteristics of each area.

For all these reasons, I support fully repealing the blanket rezoning bylaw and returning to the previous zoning framework without amendments. I want to see Calgary grow and evolve, but I believe that growth must be guided by careful planning, meaningful engagement, and respect for the communities that already exist.

Theresa Horan
4408 Amiens Road SW
Calgary T2T 6A7



**Public Submission**

CC 968 (R2026-03)

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First name [required]

Colin

Last name [required]

Flanagan

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 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)

My wife Claudia Flanagan and I are strongly in favor of reversing the city wide rezoning for housing. We believe that the blanket rezoning was done without proper thought to the effect on each individual community. I was ashamed that the formal council even considered this to be a good idea. Am very happy it is being reversed.



Public Submission

CC 968 (R2026-03)

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First name [required] J

Last name [required] Pick

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The blanket approach to rezoning has now created two classes of real estate. The inner city old bungalow is now selling for 1.5M, turned into 4 - 8 units being sold for 850 each. How is this helping residents enter the market? We now get to live in a shoe box with no yard or parking, instead of an older, true starter home. Developers are the only winners in this scenario! NOT citizens.
The "rezoning" of Richmond Green Park was another absolute fiasco. This should NEVER have been allowed and the fact that the city sold off well used park and rec space is unjustifiable. Inner city residents pay by far more tax (plus paying to park in front of our houses now), and yet council is removing every open green space in the interest of "affordable housing". Inner city loses parks, rec, pools and open space while developers profit building the poorest quality, highest density condos possible. Inner city will no longer be a place for families to live if you remove all our amenities to the suburbs.



Public Submission

CC 968 (R2026-03)

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First name [required] **Maureen**

Last name [required] **Duncan**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 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

Maureen Duncan_Letter_Firstname Lastname_2026-03-13.pdf

ATTACHMENT_02_FILENAME

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

Thank you for the opportunity to hear my voice.

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

March 13, 2026

sent via email and uploaded to the Registration link for the 2026 Public Hearing

Re: IN FAVOUR OF FULL REPEAL OF BLANKET REZONING

Dear Mayor Farkas and Members of City Council,

I am in **favour of the repeal**. I request a full repeal of blanket upzoning and the return to planned, community-based growth.

I ask that the City Council go back to communities to decide what our communities really want.

I am in FAVOUR of the REPEAL, because Fairview is one of the oldest single-family housing neighbourhoods with large green spaces. These green spaces are highly vulnerable to be overtaken by real estate developers. I want to preserve and protect our green spaces as they are. The one-size fits all bylaw does not meet our wants and needs as neighbours.

I support the REPEAL of the Blanket Upzoning and ask Council to fully repeal the Blanket Upzoning bylaw.

Sincerely,

Maureen Duncan
Member of the Fairview Citizens For Thoughtful Planning

7231 Fountain Road SE
Calgary, Alberta T2H 0W9

Email: [REDACTED]



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

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Public Submission

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

BUZ 23 March 2026.docx

ATTACHMENT_02_FILENAME

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

Comments attached.

Attention: City of Calgary Clerk

Mayor and Councillors

Public Hearing Meeting of Council, Blanket Upzoning By-law,

23 March 2006

As mayoral and ward candidates heard at length in the Calgary municipal elections of 2025, many residents object to Blanket R-CG Zoning, with legitimate concerns about process, the terms of R-CG and implications for follow-on effects on a range of priorities important to Calgarians.

Blanket Upzoning is too blunt an instrument of policy: Blanket Upzoning with R-CG is tantamount to using a hammer for watch repair.

Personally, opposition to Blanket R-CG Upzoning was top of mind, key to my voting choices. I wrote in about the patent implications of R-CG for other City policies and responsibilities, for the health of the urban forest, for climate resilience, watershed protection, and for infrastructure already under pressure. Thank you for initiating this repeal.

Please end Blanket Upzoning quickly and stop further applications.

I am writing to urge the Mayor and Council to move:

IN FAVOUR of the motion to repeal Blanket Upzoning immediately

Advance the deadline for applications under current rules, to grandfather only those approved by 23 March 2026 or as soon as legally possible.

Regarding R-CG by-law amendments, while the proposed changes are in the right direction, they do not address our concerns about drainage and canopy; even as-amended, the by-law still allows for almost complete coverage of absorptive ground with impermeable surfaces.

There is no shortage of re-development underway in Calgary. With respect, the City should address other issues, such as affordability and a failing canopy, with focussed policies and initiatives on City-owned land.

Please return to land use planning processes pursuant to the Municipal Development Plan in a manner sensitive to the character and context of our neighbourhoods, and honestly responsive to the interests of residents.

Jessie Sloan

340 Superior Avenue SW

**Public Submission**

CC 968 (R2026-03)

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First name [required] Alissa 2129

Last name [required] Poulin

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

Blanket Repeal Response - 2129 A.pdf

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

From
Part Owner
2129 50th Ave SW
Calgary, AB
T2T 2W5

March 13, 2026

Re: FULL REPEAL OF BLANKET REZONING IMPLEMENTED BY JUNE 1, 2026

Dear Mayor Farkas and Members of City Council,

I am writing in full support of a complete repeal of the blanket rezoning bylaw to be implemented by June 1, 2026. A full repeal requires restoring the exact wording of Bylaw 1P2007 as it existed prior to August 6, 2024. Council should reinstate the previous bylaw in its entirety to restore the established zoning framework—such as R-C1 and R-C2—and key provisions including contextual front setbacks and the 45% lot coverage limit. These standards provided clarity, predictability, and stability for communities across Calgary.

As a member of my community's planning committee, we are currently witnessing a substantial increase in last-minute Development Permit submissions. These applications are deeply concerning, as developers appear to be rushing proposals forward ahead of the Public Hearing deadline in hopes they will be grandfathered in under existing rules. This approach undermines the integrity of the planning process and erodes public confidence. I therefore respectfully ask Council to refrain from approving these Development Permits and to avoid introducing last-minute amendments that have not been transparently shared with, or meaningfully reviewed by, the public.

A full repeal should not be mistaken for a rejection of growth. Calgary absolutely needs housing solutions and thoughtful densification. The question before Council is not whether our city should grow, but how that growth is guided. Repeal offers an opportunity to reset Calgary's planning approach and rebuild public confidence. It allows the city to move forward with a more balanced and collaborative path—one grounded in authentic engagement, transparent decision-making, and a made-in-Calgary framework shaped with Calgarians and reflective of our local realities. Growth must balance housing needs with infrastructure capacity and neighbourhood character. Despite differing views on policy, Calgarians share a common goal: ensuring our city remains affordable, resilient, and livable as it grows.

Public interest in this issue has been unprecedented. During the 2024 Public Hearing, Council received 6,101 letters—88% in opposition—and heard from hundreds of residents. The recent municipal election further reinforced that concerns regarding blanket upzoning remain widespread. This level of engagement demands transparent and accountable decision-making.

I also respectfully ask Council to conduct a comprehensive review of the R-CG and H-GO land-use districts to ensure they are genuinely contextual and responsive to neighbourhood conditions. Key considerations should include lot coverage, building height, setbacks, shadowing, privacy,

tree canopy protection, infrastructure capacity, waste management, and parking. Administration should also be clearly directed that relaxations are intended for exceptional circumstances, not as routine tools to override reasonable and well-founded community concerns.

Thoughtless planning too often results in large developments driven primarily by profit rather than by a commitment to strengthening the communities in which they are built. Many residents are increasingly dissatisfied with both the planning process and the resulting outcomes. Since the introduction of the R-CG and H-GO land-use districts, the impacts of densification in Established Communities have been significant and deeply felt. Communities have experienced the loss of mature urban canopy, the demolition of older affordable housing, and rapid land-use change occurring without planning that is meaningfully grounded in local context.

In numerous cases, adjacent residents have experienced a clear erosion in their quality of life—including myself. As one small example out of hundreds, the neighbouring 8-plex development adjacent to my home is an investment property where basic neighbourly responsibilities appear to be routinely neglected, not to mention its design is drastically out of character with the surrounding neighbourhood. I want to emphasize that the residents themselves are kind and respectful. However, the property owner's approach to snow clearing has been to push snow directly onto my driveway. To be clear, this was not a minor amount of snow—it was the accumulation from clearing the entire property. The resulting pile is waist high. This is not simply an inconvenience; it is an avoidable situation that places the burden of poor development property management directly onto neighbouring homeowners.



Well-designed zoning bylaws and neighbourhood standards are essential to maintaining fairness and accountability in the development process. Residents should not be expected to absorb the impacts of development or property and its management that fail to meet those expectations. Calgarians deserve planning policies that respect existing communities, align with infrastructure capacity, and build trust through genuine public participation.

I urge Council to take this opportunity to reset the process and work collaboratively with citizens to develop a more balanced and thoughtful planning framework for Calgary's future growth.

Sincerely,
Alissa Poulin, CPA



Public Submission

CC 968 (R2026-03)

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First name [required] LAURA

Last name [required] OST

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

PROPOSED CITYWIDE REZONING CHANGE

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

City of Calgary changed the rezoning so any type of housing can be built beside our single family house, please note we purchased our current house based on the fact that we did not have or want multi unit buildings beside us, if we had wanted to live amongst the multi unit buildings we would have chosen a different neighborhood to live in, please remember we choose our current home based on the type of neighborhood we wanted to live in but The City of Calgary changed that rezoning and forced on ourselves and the citizens of Calgary to not have a choice in what type of building you get to live beside. Too bad the City of Calgary is not concerned about the citizens of this city. The argument that the rezoning was required to ensure enough low income housing is provided, please review the number of low income housing starts and finishes in the last 4 years, I believe the rezoning has made it worse for the number of low income housing available, rental units that lower income families could have afforded have been bought up and redeveloped into units that cost well over anything lower income person/family could afford to buy little alone rent, lets start thinking about Calgarians.



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First name [required] Gregory 2129

Last name [required] Ferguson

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Proposed Citywide Rezoning Change

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ATTACHMENT_01_FILENAME

Blanket Repeal Response - 2129 B.pdf

ATTACHMENT_02_FILENAME

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2129 50th Ave SW
Calgary, AB
T2T 2W5

March 13, 2026

Re: FULL REPEAL OF BLANKET REZONING IMPLEMENTED BY JUNE 1, 2026

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I urge Council to take this opportunity to reset the process and work collaboratively with citizens to develop a more balanced and thoughtful planning framework for Calgary's future growth.

Sincerely,
Gregory Ferguson



Public Submission

CC 968 (R2026-03)

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

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First name [required] Carol

Last name [required] Bloor

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of returning to the zoning regulations as they existed prior to "blanket rezoning."

Green space, trees, shrubs, grass and sunlight are precious gifts of nature and an integral part of our communities. Tall, tightly packed dwellings block the sunlight and kill the vegetation.

Children need accessible play areas. Adults should be able to enjoy the neighbourhoods they chose and paid to live in.

We have many areas of the city suitable for redevelopment in denser forms. In fact, construction of multi story condominium and apartment buildings is booming. It's not necessary to destroy our older, beautiful, even historic, environments.

Much of Calgary's downtown is a concrete jungle, cold, dark, uninviting, due to tall buildings and lack of open green space. What saves it? around the fringes, parks. Let's maintain our green space, and with it, quality of life, in our neighbourhoods.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Russell

Last name [required] Koehler

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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]

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Since the Citywide Rezoning Change, the communities of Montgomery and Bowness have had to deal with a disproportionate number of multi family housing redevelopment, negatively impacting residents. Whatever Council decides, it must be accompanied by a fair housing strategy that does not force redevelopment onto a couple of communities. Those Councillors most opposed to the Rezoning have had little to no redevelopment in their Wards and seem satisfied to allow residents of Montgomery and Bowness take an unfair share of redevelopment in Calgary. This must stop and redevelopment must be spread fairly across the city.



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First name [required] Richard

Last name [required] Cary

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in support of a full repeal of blanket upzoning and return to planned, community-based growth.



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CC 968 (R2026-03)

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First name [required]

William

Last name [required]

Dean

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support the all the changes to the R-CG bylaw, especially the height restrictions and the set back for R-C1 areas to be strictly enforced to match the existing community character.

As stated in the Calgary's City website at <https://www.calgary.ca/planning/projects/rezoning.html>, Proposed R-CG changes numbers to 4. Reduce building height from 11.0 meters to 10.0 meters and 5. Reintroduce a minimum front setback that is based on the front setback of neighbouring buildings.



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First name [required] Michèle

Last name [required] Hébert

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)
None needed. Thank you.

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

HÉBERT ML_ Letter_Firstname Lastname_2026-03-13.docx

ATTACHMENT_02_FILENAME

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

Thank you for the opportunity to be (authentically) heard!

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

March 13, 2026

sent via email and uploaded to the Registration link for the 2026 Public Hearing

Re: IN FAVOUR OF FULL REPEAL OF BLANKET REZONING

Dear Mayor Farkas and Members of City Council,

I, the undersigned, am writing this letter to support a full repeal of the blanket rezoning bylaw.

I ask that the City Council go back to communities to determine what our communities want and really need. I want a more balanced and shared decision-making approach, one we Calgarians want.

The one-size fits all bylaw counters our wants and needs as neighbours. Also, the multi-plex constructions disrupt our neighbourhoods. Namely, Fairview boasts large green spaces where our children play and neighbours gather. Protecting these spaces for single-family owners and their families is paramount. Last, the current blanketness of the upzoning bylaw undermines our trust in City development planning.

I respectfully urge Council to fully repeal the Blanket Upzoning bylaw.

Sincerely,

Michèle L. Hébert, OT, PhD
Representative for the **Fairview Citizens For Thoughtful Planning**
7415 Fountain Road SE
Calgary, Alberta T2H 0W9

Email: 



Public Submission

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First name [required]

Barb

Last name [required]

Soutar

How do you wish to attend?

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

No

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I fully support reverting residential zoning to what existed prior to the 2024 citywide Rezoning for Housing, changing from R-G back to R-1N.

Our street consists of 31 narrow-lot homes with no back alleys. The properties back onto a developer-built concrete privacy wall rather than an alley, which eliminates any possibility of rear parking. Even with only a few approved basement suites, street parking is already severely constrained.

Many residents rely on work trucks and larger vehicles for their livelihoods, and finding parking has become extremely difficult. The approval of secondary side basement suites has made an already limited situation far worse. Parking has become a daily challenge and, at times, a complete nightmare for residents.

If the proposed R-CG zoning changes move forward, the minimum parking requirements of 1.0 or 0.5 per unit or suite should be maintained at an absolute minimum. Given the realities on streets like ours that have no back-lane access, stronger parking requirements would be even more appropriate.



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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

I am writing in support of the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024. It is important to require public hearings before Council to rezone properties to R-CG in order to give citizens a voice in what impacts them.

I do not agree with the proposed amendments to change the rules for rowhouse development. This should be done at a separate public hearing after consultation with Calgarians. Most citizens are unaware of these proposed amendments and need the opportunity to review them and speak to them individually.

It is important that only approved development permits be grandfathered (not just applications) and this should be done at the time of First Reading of the Bylaw.

With respect to the proposed exceptions to restoring the previous zoning, I agree with the following wording recommended by the Varsity Community Association:

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

"Change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024, except for properties that:

- Received approval for a development permit for a rowhouse, townhouse, or cottage cluster under R-CG or R-G before first reading of the bylaw; or

Public Submission

CC 968 (R2026-03)

- Received an approval for a development permit before the first reading of the proposed bylaw; or
- Rezoned through an approved rezoning application applied for by the property owner after August 6, 2024.”

Therefore, I request a full repeal of blanket rezoning to restore the wording of the Land Use Bylaw 1P2007 prior to August 6, 2024 without any amendments. I also request approval of the recommended changes to the exceptions as noted above.



Public Submission

CC 968 (R2026-03)

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First name [required] Kimberly

Last name [required] Parzen

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Public Hearing March 23,2026 submission.docx

ATTACHMENT_02_FILENAME

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

City of Calgary council,

March 23,2026

I would like to express my support in favour of the motion to repeal blanket rezoning.

As for development being considered in the community of Glamorgan; I understand that designation has changed R-1 property's which allowed for 1 single unit home, 2 individual side by side homes or a twinned dwelling; now is city wide RC-G. I believe that densification is needed in Calgary, and each community will be expected to do their part.

In the last several years, Glamorgan has seen much redevelopment occurring at the parcel of land at 50th St and 50th Avenue. Approximately 500 units have been added to a site that was sparsely utilized over the last 50 years. We now have a mix of low income/below market housing, senior's luxury units and seniors independent and assisted living facilities. This is an amazing choice of location for seniors with direct access to a bus route right outside their complex. We also have 2 large apartment blocks owned by Boardwalk that supplies rental housing to approximately 100 families. We have a sizeable Housing Co-operative at the corner of 45th St and 45th Ave, both owned and below market value housing alternatives. At the corner of 45th St and Richmond Road, we have an expansive grouping of townhome complex of various different configurations. and behind London Drugs on 45th St down to 50th Avenue is yet another 2 Boardwalk apartment towers with 300 units.

Many people are under the impression that Glamorgan is all single family homes. Glamorgan is 35% single family houses and 65% multi-family housing according the City of Calgary census 2021.

I understand that Glamorgan was left out of any Local Area Development plan such as the one Westbrook went through over the last several years. As we do not have an official plan for redevelopment, the community has seen an increase in house-to-house delivery of flyers from people wanting to buy our houses, no realtor needed, cash no hassles...no wonder. Unlike most residents here, they know that once a Local Area development plan was developed, it would be harder for them to build in whatever manner they want to.

What I would like to see is a concentration on having the perimeter of Glamorgan zoned for RC-G. 37th Street, Richmond Road and Galbraith Drive, all available to densify. All these roads and streets have bus routes and are very busy corridors already. Let's start here, and after the 15 years it would take to accomplish this task, then we should have our Local Area Development plan in place.

Thank you for your time in reading our concerns and suggestions.
We appreciate the opportunity to voice our thoughts.

Sincerely,
Kim and Paul Parzen
28 Glenway Drive SW Calgary



Public Submission

CC 968 (R2026-03)

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First name [required]

Parker

Last name [required]

Williams

How do you wish to attend?

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

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

Council



Public Submission

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The roads in Glenbrook, Glendale, and probably everywhere else are a complete disaster because of all these new infills- its honestly dangerous because the patch jobs when they finish are atrocious. Not to mention one builder owns every house on the street behind me and everything looks the same, the construction is blocking the alley daily which isnt safe in it's own right (wife has baby appointments she's had to call an uber instead of driving because we were blocked in). Im all for the new good looking houses and revitalization if its revised. One builder slamming basement units into every house on the street is ridiculous. Maybe spread builders out? Dont know the exact solution, but thanks for your time!



Public Submission

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First name [required]

Rene

Last name [required]

Edwards

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)

Nothing required

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

Council



Public Submission

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[required] - max 75 characters

Proposed CitywideRezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Blanket Rezoning Presentation.pdf

ATTACHMENT_02_FILENAME

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

My name is Rene Edwards and I am a long time resident of the southwest community of Lakeview which has felt the effect of blanket rezoning. I am in favour of the motion to repeal blanket rezoning and would like to provide the following comments.

One size fits all zoning is poor planning:

- Blanket rezoning ignores real differences among neighbourhoods when considering lot patterns, heritage character, mature tree canopy, existing density, traffic patterns and infrastructure constraints
- Blanket rezoning cannot and should not replace area based planning that respects Local Area Plans and community input.
- City wide rezoning removed residents legitimate expectations that local planning processes would shape their communities growth
- Repealing blanket rezoning and returning communities to their previous zoning designation is not anti development or anti densification. It is pro-democracy, pro planning and pro targeted development where it fits and where services can support.

Infrastructure and transportation impacts were not properly assessed:

- Blanket rezoning was adopted without adequate neighbourhood scale assessment of infrastructure capacity (water, sewer, roads, schools, parks and transit). It also failed to meaningfully evaluate the increased traffic, parking pressure and safety impacts in established mature communities.

Loss of affordable housing stock:

- I have seen modest, relatively affordable homes and rental properties demolished to create new multi family units that are often unaffordable from a purchase or rental cost perspective to the “missing middle” or lower income individuals.
- Replacing older affordable homes with expensive infills and row houses does not solve the affordability problem.
- While adding more housing units was promoted as a way to improve affordability through increased supply, there is no guarantee that new developments will achieve that goal. The market will continue to produce housing units that are profitable for the developer a will remain out of reach for many, particularly in desirable inner city communities.

Environmental/Green space concerns:

- Higher density forms has lead to a marked reduction in green space, trees and permeable surfaces which can add to the urban heat island effect. Also, reduction of the urban tree canopy runs directly counter to the City's stated climate change goals.

Federal Housing Accelerator Funding:

- Federal Housing Accelerator funding should not be used as a veto. I understand the concern about the continuation of this funding. However, federal programs are tied to housing supply targets and outcomes **not to one specific zoning mechanism**. Calgary has already exceeded its Housing Accelerator Funding housing supply target and should be in a very strong position to continue to receive this funding based on our results not a zoning designation.

My requests are:

- For the Mayor and Council to repeal blanket rezoning and restore each affected community to its previous land use district zoning designation.
- Re-do or restore Local Area Plans and require all LAP's to have meaningful community engagement and to be reflective of community input.
- Parking - require reasonable off street parking that matches the scale of development (**Not the inadequate .5 parking spaces per unit that is currently permitted**).
- Contextual sensitivity - bring back contextual setback and height requirements that align with community development parameters.
- Respect restrictive covenants- include review and compliance with restrictive covenants as part of the planning process. Don't abuse Direct Control and prohibit the use of Direct Control to defeat restrictive covenants.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Ian

Last name [required] Wilson

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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

Calgary zoning change.docx

ATTACHMENT_02_FILENAME

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

I am opposed to changing the existing blanket zoning. See attached.

Ian Wilson
2711 63 Ave SW
Calgary
T3E 5J6

Proposed Citywide Rezoning Change

I am in favour of retaining the current “Blanket Rezoning” or something like it.

- I believe that greater diversity of housing within my neighbourhood is a positive thing.
- Greater density within my neighbourhood helps support local businesses within walking distance and supports their long-term viability.
- Increasing density within existing communities makes public transit more effective and cost-effective.
- Increased density within existing communities makes better use of existing schools and helps ensure that there are enough students to keep the schools open.
- Increased density within existing communities makes use of existing infrastructure and does not incur the same costs as building homes on the outer edges of the city. (roads, utilities, fire, ambulance, police, snow clearing)
- Calgary should provide more housing options that allow people to live closer to the centre of the city and not be pushed to the outer edges.
- The current debate emphasizes the wishes of current property owners over the needs of today’s young people and future generations. I don’t see this as being appropriate.
- If Calgary cancels the current zoning policy, then we risk losing federal funding for housing.

The first argument raised by people opposed to the current “Blanket Zoning” is that it leads to changing the “character” of their community. I don’t really know what they mean by “character” other than “I like it how it is and don’t want it to change”. However, no objections are raised with respect to the large number of giant homes that are replacing the existing modest bungalows. These huge homes certainly have an impact, which makes me wonder what it is that people are really objecting to.

It is also argued that the homes being constructed because of “blanket rezoning” are not “affordable”. This might be true, but it is also irrelevant; a 4-plex unit purchased in Lakeview is a home that is not purchased in a different community. All new housing helps.

The potential of aging infrastructure failing also gets raised. This does not stand up to scrutiny; the population of Lakeview is lower than it was decades ago. The Feeder Main is cited – this is utterly irrelevant to this debate. A sewer or water line may fail at some point, but that is not attributable to some 4-plexes being constructed in the community.

Marda Loop is cited as a nightmare scenario, but this is not applicable to most communities. Marda Loop has always been a busy commercial district.



Public Submission

CC 968 (R2026-03)

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First name [required] **Kerry**

Last name [required] **Margetts**

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 support the full repeal of the blanket rezoning by-law. It was an overreaction to a perceived crisis of a housing shortage, which now no longer exists; in fact, we are now dealing with a surplus of certain types of dwellings. It was also driven by the ill-conceived federal government's Housing Accelerator Program incentive. Cities will continue to grow, and densification is important to ensure sustainable, environmentally responsible and affordable growth. However, blanket rezoning was an abdication by the city council and the planning department, stepping away from densification done thoughtfully and strategically. Densification should occur in areas of transit, established areas of commercial business (shops/stores) and where densification has already been in progress for years. Eliminating all RC-1 single-family neighbourhoods reduces diversification of dwelling types. No thought was given to the impact of trees, parking, street congestion, loss of privacy, loss of sunlight and the loss of the heritage character of some of the older neighbourhoods. Keeping the diversification, including single-family dwelling neighbourhoods, adds to the beauty of the city and gives people the option to live in the type of neighbourhood that they want to live in. Blanket rezoning has not provided affordable housing, it heavily favours the large developers and pits neighbours against neighbours. It is time to return the role of city planning back to the city planning department and use the tools, such as the approved North Hill Communities Local Hill Area Plan, which provides guidelines for thoughtful and strategic growth and densification.
I support the repeal of the blanket rezoning by-law.



Public Submission

CC 968 (R2026-03)

Kerry Margetts 1601 6th Street NW



Public Submission

CC 968 (R2026-03)

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First name [required] Jacqueline

Last name [required] Holmes

How do you wish to attend?

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

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



Public Submission

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[required] - max 75 characters

reversal of the 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)

I support (in favour) of the reversal of the rezoning for housing



Public Submission

CC 968 (R2026-03)

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First name [required] susan

Last name [required] spooner

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

over reach by Govt. ignores local knowledge and requirements.



Public Submission

CC 968 (R2026-03)

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First name [required] Patrick

Last name [required] Berry

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[required] - max 75 characters

Proposed Citywide Rezoning Changes

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

In favour

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First name [required] Jane

Last name [required] Leslie

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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 would like to see the current land use bylaw repealed back to what it was prior to May 2024.
I live in an area that has been highly affected by the current bylaw. Within a block of my home 7 individual homes have been sold by private individuals and bought by developers. As of right now, 2 of those lots have been rebuilt with very large duplexes with basement suites, currently on the market for between \$919,000 and \$950,000 per side. One of the lots has a multi building development currently being built, 1 lot has had the house torn down, 2 homes are currently rented as the developer negotiates the new build and one house is currently unoccupied providing the unhoused with a place to live. There have been at least 2 fires in the house, the city had to clean up the lot from the last fire, the police are often called to the location and there has been an increase in vehicle and home break-ins and attempted break-ins in our area. The range that each lot on this block was purchased for ranges in the \$450,000 to 500,000 range. Several of these homes were affordable and livable for first time home buyers but all were bought by developers.
The scope of these builds will increase the use on all infrastructure in a much older community that is not equipped to handle this. There is no school in the area and the increased density of children will have a ripple effect on the school boards.
In my opinion, the upzoning of all areas has done very little to provide affordable housing and has turned our quiet family residential area into a mass of construction sounds and traffic and will have repercussions for years in accessibility to and from our area

Public Submission

CC 968 (R2026-03)



and the roads and infrastructure contained therein.
I implore council to repeal this current bylaw and start fresh with something that ensures the housing in an established neighborhood better fits the existing vibe and is affordable to all people. Home ownership should not be so far removed from everyone's grasp. Our small communities should not be destroyed. The safety of our neighborhoods should not be compromised.



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

ATTACHMENT_02_FILENAME

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

R-CG change from 11M(36'1") to 10M(32'9.7") in housing height maximums, should be changed back to the R-C1 maximum of 8.61M(28'3"). The current proposed change will still result in a decrease in sunshine in existing: yards, windows, plus less privacy for existing properties. Many homeowners chose lots or houses based on these factors.

Other proposed amendments are both welcomed and practical. "Blanket" rezoning must be repealed, and every development permit submitted by a developer must have City purview to determine suitability to the existing neighbourhood and specific lot(s) involved in the development.

Calgary Council's reversal of Blanket Rezoning is supported and appreciated by Calgarians. Thank you.



Public Submission

CC 968 (R2026-03)

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First name [required] Susan

Last name [required] Beauchamp

How do you wish to attend?

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



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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a resident of Bowness, one of the hardest hit communities in the city. I am 100% against blanket rezoning and in favor of a repeal as promised by our mayor and most of the councillors. I walk frequently in my neighborhood and I see firsthand and continuously the destruction these monster buildings are doing to our neighborhood. I talk to at least 50 people a week on my daily walks with my dog and everyone is just horrified, saddened and at a loss of what to do because another oversized build going in nextdoor to them or down the street. Obliteration of our beautiful Bowness established trees and landscaping, loss of parking in front of one's own home, living in the shade of a building that is over double the height of theirs is having a toll on everyone's well-being. I have the personal experience of appealing a proposed 8 Plex on a single lot home next door to me. Along with my neighbors on the other side we spent immeasurable number of hours documenting, gathering evidence, trying to write up what we wanted for the appeal at a great cost to our sanity, health and finances. We went in front of the appeal board and we actually won only to find out the next week that the developer was taking it to court to ask if they could appeal our win. The judge said yes and it went in front of three judges in court. It didn't matter though, because by this time the 6 month waiting period was over. So they have applied again, exact same design, same builder, nothing has changed, an 8 plex. We are in the process of waiting to see if the city approves or denies. We will be appealing again if approved. This is so stressful and unnecessary. We were willing to compromise but it doesn't seem like this is happening in any of these new builds. All of this at great monetary cost to taxpayers



Public Submission

CC 968 (R2026-03)

without enabling low cost housing.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Diane

Last name [required]

Boettcher

How do you wish to attend?

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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

Rezoning letter revised.docx

ATTACHMENT_02_FILENAME

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

Please consider my request to reverse the current rezoning process.
Regards,
Diane Boettcher

Dear Mayor Farkas and Members of Council,

I am writing to express my strongest support for a repeal of the citywide RC-G blanket up-zoning bylaw that was passed by Council on May 14th, 2024. As a resident of Calgary, I believe it is important for Calgarians to have a voice in decisions that will significantly impact our city's urban growth and development.

The residential citywide rezoning bylaw has extraordinary implications for all single-family residential property owners in Calgary. Residents no longer have security with their greatest financial asset, their home. The majority of Calgarians were and are against blanket rezoning and given the significant consequences created by the zoning change, it is only fair that council repeals a by-law Calgarians never wanted in the first place.

Purposeful and thought-out planning is what Calgary needs for its future. Leaving the private sector to solely decide where density is placed in our communities is mindless. This change has many potential detrimental impacts on our communities including increased traffic on roads, loads on power grids, sewage, water and drainage systems that will need appropriate upgrading (which is currently not sufficient), community wellness, asset wealth, and where we raise our families.

Below are my primary concerns:

Infrastructure Capacity

Older communities were never designed to support large-scale densification. Increased traffic, reduced parking availability, and pressure on local amenities will affect quality of life for existing residents.

Utilities and Resource Strain

Last summer's water restrictions, our ongoing drought conditions, and power shortages during extreme cold in 2024 highlights the fragility of our current systems. Introducing a substantial number of new homes raises critical questions:

What measures will the city take to prevent further strain? How will future infrastructure upgrades be funded by the city given current budget constraints? What will be the cost to taxpayers given the current list of key issues, i.e. road repair and enhancements, sewer repairs, and expansion? Can expansion budgets be better managed by focusing new development in new communities or downtown where resources are, or can be developed with out negative repercussions on older areas of the city?

Affordable Housing Effectiveness

The city has stated that blanket rezoning will address affordability. Yet projections initially indicated that new rowhouses will sell for approximately \$580,000 — far beyond the reach of those most in need of affordable housing. The suggested "trickle-down" effect, which can take decades, does nothing to address the urgent needs facing Calgarians today. Blanket rezoning has not delivered promised affordability, instead, it has enabled developers to build high-priced "luxury" townhomes that do not serve low-income individuals. Neither does the current practice

of tearing down older, more affordable homes, adequately protect existing affordable housing. The City of Calgary should, working with developers, expand upon its efforts to develop affordable homes through its low-income development programs.

School Capacity

While the City has suggested that schools are under-utilized, many are already at or over capacity. Densifying established neighbourhoods without addressing school space will only exacerbate this issue regardless of proposed spending by the provincial government.

Protection of Natural Areas

Green spaces are essential to community well-being. They support physical and mental health, foster social connection, and provide irreplaceable environmental benefits. Once lost, they cannot be recovered. Although the development between greenspaces may have been paused, the possibility of redesignating these green spaces from RC-1 to R-CG remains concerning. Preserving schoolyards, parks, and community reserves through S-SPR (Special Purpose) zoning would demonstrate a genuine commitment to protecting natural areas.

Tree Canopy Loss

Calgary's tree canopy is already limited, and the City's 2026 target of 9% falls far behind other major Canadian cities. (Toronto's is currently 28% with a 2050 goal of 40% and in 2019 Ottawa had a 46% canopy.) Trees reduce temperatures, improve air quality, support biodiversity, and help manage stormwater. Over-development of lots and green spaces directly contradicts the City's own commitment to "preserving, restoring, and building natural infrastructure."

Watershed and Flood Risk

Increasing hard surfaces — roofs, pavement, asphalt — reduces the land's ability to absorb water, heightening flood risk. Natural ground cover is the most effective way to store and slow water movement naturally reducing demand on the cities water main. Thoughtful land use planning is essential to supporting the City's environmental emergency declaration.

Zoning practices have cultural and social considerations to preserve community character and enhance property values. These points cannot be ignored. I acknowledge the need to more affordable housing and believe that a targeted approach to zoning is the most responsible course of action. Please do not approve this or any rezoning proposal before having meaningful discussions with all stakeholders. I am sure that by engaging communities, environmental groups, urban developers, etc., we as a city can make sustainable decisions that meet the needs of all Calgary's citizens in the short term and for many years to come.

Sincerely,

Diane Boettcher



Public Submission

CC 968 (R2026-03)

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First name [required]

Annika

Last name [required]

Cheyne

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Members of Calgary City Council,
I am writing as a lifelong resident of Haysboro to express my concerns about the blanket rezoning policy currently in place in Calgary and its impact on established communities like ours.

I grew up in Haysboro and now have the privilege of raising my own family here as a homeowner. Because of this, I feel deeply connected to the future of this neighbourhood and the decisions that shape it.

Haysboro has long been defined by thoughtful planning, green spaces, and modest homes supported by infrastructure designed for the community that exists here. The blanket rezoning policy that has been implemented across Calgary is quickly altering that balance.

Increased density without careful planning is already creating visible challenges. New developments are being built on lots that do not provide adequate off-street parking, resulting in parking spillover impacts on surrounding streets. At the same time, higher density is being introduced without a clear discussion about infrastructure capacity or whether existing roads, utilities, and public spaces were designed to support these changes.

Comments - please refrain from



Public Submission

CC 968 (R2026-03)

providing personal information in this field (maximum 2500 characters)

Calgary's growth is important, but a one-size-fits-all rezoning approach removes the ability for neighbourhoods to participate in meaningful community planning processes. Established communities like Haysboro deserve public engagement that allows residents to contribute to decisions that affect the character, livability, and sustainability of their neighbourhoods.

Before blanket rezoning was implemented, rezoning proposals were evaluated individually and residents had the opportunity to provide input on developments that would significantly affect their neighbourhood. I believe this case-by-case approach allowed for more thoughtful planning and better consideration of each community's unique character and infrastructure capacity.

I want my children to experience the same sense of neighbourhood that I did growing up in Haysboro — streets where families know their neighbours, green spaces where kids can play, and homes where people are committed to living there long term. The character of Haysboro exists because generations of residents have worked hard to preserve it, and those efforts deserve to be respected.

For these reasons, I respectfully ask Council to reconsider the current blanket rezoning policy and return to the previous process where rezoning decisions were reviewed individually with meaningful community input.

Annika Cheyne



Public Submission

CC 968 (R2026-03)

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First name [required]

Brian

Last name [required]

Erhardt

How do you wish to attend?

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

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

Council



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed city wide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly in favour of repeal of the city wide rezoning bylaw. I would ask that the bylaw be reset to the previous bylaw to maintain the character of single family dwelling neighbourhoods with established tree canopy and green spaces. Local planning should be recommenced to designate the best sites for density without disrupting existing single family neighbourhoods.



Public Submission

CC 968 (R2026-03)

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First name [required] **Gail**

Last name [required] **Moro**

How do you wish to attend?

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[required] - max 75 characters

Proposed Citywide Rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

Our Rezoning Comments March 2026.docx

ATTACHMENT_02_FILENAME

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

I am against city wide rezoning. Please see attached letter

For: March 23, 2026 Public Hearing meeting of Council

Re: Support of the reversal of Rezoning for Housing that was approved by previous Council in May 2024; and my support to bring back the low-density residential zones that existed in land use bylaw prior

We support the reversal of the (Blanket) Rezoning for Housing that was approved by the previous Council and to bring back the low-density residential zones that existed before for the following reasons:

1. It doesn't solve the affordability Issue

The previous Council claimed that Blanket rezoning would make housing more affordable. One must realize the Builders/Developers are in business to maximize profits. Based on the housing prices in Calgary, I do not see Blanket rezoning policy achieve this goal at all. Meanwhile the unchecked rezoning is destroying the character of established neighbourhoods, one can go around the city to see the unconformity of houses, blocking of sunlight, casting of shadows to existing homes. Increase in housing density creates more traffic and more noise that diminish the quality of life of the residents. This makes the neighbourhood less desirable, subsequently reduces the value of the homes. As you may aware, most of the aging population in our society consider their home as their retirement safety net. It is clear to me the real winners in a Blanket rezoning housing market are the Builders and Developers.

Where I came from, the government played a vital and active role in creating affordable (social) housing due to the influx of refugees. The government providing land in new district/areas (some of the land was created by the reclamation of seashore); the government was also involved in the financing and construction of multi-unit high rises; and extended the public transit system. I understand the city/government is not in the business of building homes. But I believe Calgary can still adopt certain part of this model mentioned above by providing the land in a **new** sub-division and to facilitate a public/private model to finance the project. I recall the city of Calgary evicted residents of 2 trailer parks for the redevelopment of the land. It was a very emotional scene as many of the evictees were low-income seniors and lifelong residents of the trailer parks. Believe it or not, those lands are still sitting un-developed these days. Would it be a good idea for the city to donate the lands for affordable housing project!?

2. Experience of the citizens of the rezoning

The previous City Council explicitly stated that the blanket rezoning was not intended to contravene or fundamentally change the character of existing neighbourhoods, and this language was used repeatedly and deliberately in council debates, administration reports, and supporting policy documents. Personally, the above statement does not resonate with what I witnessed, there were multiple high profile appeals for city to re-consider or to amend certain rezoning approvals. The city steadfastly refused to make any amendments contrary to the above statement they made. Certain issues such as parking, snow removal are real, but the city opted to ignore it for the sake of??

3. Change the Character of our neighbourhood

We moved to Calgary for work decades ago, it took us some time to decide to settle into the Hawkwood community. This has been our home for 34 years. Hawkwood is a nice and quiet neighbourhood, any un-controlled changes to the zoning bylaw would destroy the charm and character of our neighbourhood and adversely impact the quality of our life.

4. Parking Problems is Real

Let's be totally honest here, with our population base, we do not have the luxury of an efficient public transit system like London, New York or Toronto... Have any of the council members use the Calgary transit system on a regular basis, or every? Have any of you commuted from one quadrant of the city to another quadrant using public transit for work or appointments? I have done it and it is more than one hour endeavour each way. As much some people don't like to admit it, owing a car is a necessity for living in the city. We need it for our work, taking our children to their lessons, hockey and soccer games, grocery shop and going to our health care appointments. The last council ignored the Parking issues because they knew high density housing would inadvertently create Parking issues that they declined to address. The math is quite simply, if you allowed an 8-plex in a re-zoned street, you would need to plan for at least 8 more parking space in the street. Parking is a serious issue. Some of you may recall a shooting incident in Maple Ridge, BC in July 2025 due to street parking dispute among neighbours. The inconvenient fact here, the street where the shooting occurred wasn't even a high-density area. I hope you can appreciate the importance addressing the parking issue in any rezoning application.

5. Waste Collection and Recycling Bin Problems

Carrying on from the above. For a new 8-plex building, with each unit having their own black, green and blue carts, then there would be 24 more bins to be store on the ground level, placement of the bin would be challenging for the resident and the collection crew.

If less bins were assigned to the residents, it could create the problem of not having enough space in the bins assigned to the residents. As a result, a great deal of garbage/recycling would end up thrown in the back alley or placed in an inappropriate bin. And neighbour conflicts will certainly arise.

6. Snow removal issues

The current rezoning bylaw allows reduced frontal setback and less distance between structures; this begs the question where do one shuffle the snow after a major snow fall. Especially in the older neighbourhood with narrower streets? This sounds like a small problem but in fact a big problem in snowy winter days.

7. City's Infra-structure Capacities

We have persistent water main issues in the city in the past couple years. Why? I can attribute this to our increased population and subsequently we are running our water main at a higher pressure to meet the increase in demand. Secondly, the aging infrastructures. I have also notice the inner city are more prone to water main breaks and sewage issues. This is no doubt caused by the increase in the density of the inner city; consider you increase the sewage disposal from one toilet to 4, 6, 12 or more toilets due to the increases in the 4, 6 plex's... or in the extreme case, 24-plex's. We need to fully understand the limitations of the existing infrastructure capacity before the approval of any increase in our housing density.

8. Property Value

We foresee that property values can only decrease with the current blanket rezoning bylaw. The bulk of my equity is in my house, and it is what I am going to have to rely on for our old age. We planned for decades to be able to retire comfortably. I view the current rezoning bylaw as potentially jeopardize my ability to live a comfortable life in retirement, undoing the decades of planning we did to achieve that goal.

Previously the city 'Frequently Asked Questions Section' mentioned the city 'monitor the situation' regarding property value affected by the rezoning, this doesn't instill any relieve to the homeowners who home equity are potentially decreased by the blanket rezoning. Is the city going to compensate the property owners for the equity loss?

9. Lifestyle Impacts

I can see no benefits to this rezoning plan to the current residents of an area. I see less privacy due to increased densification, I see neighbour conflicts over street parking and bins, I see an increase in garbage littering the streets and back alleys, I see inconveniences arising while trying to do everyday chores such as getting groceries, and I see increasing expenses such as paying for street parking.

I would have no problem with rezoning for secondary suites only on each property, which could easily double the population in the area. But beyond that, I totally disagree with the plan as it would result in too high densification.

I totally support what has been done at the Brentwood, Stadium and Northland malls, where high rises have been put in to accommodate more people in the area. Little to no green space was destroyed in the process, people living there have easily access to grocery stores and shopping, and the surrounding single family home dwellers were not impacted. I think this approach should be continued within the city, and more developments built on the outskirts of the city with extreme densification. That way the people moving into those neighbourhoods know what they are buying into, and old neighbourhoods and their charm are not destroyed.



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Thank you for considering this. I am strongly in favour of repealing all changes put into effect with the blanket rezoning, including changing setbacks, massing, etc. It has has net damaging impacts on many communities in Calgary and has created uncontrolled development in many areas of the city and has nearly eliminated the voice of residents in their own communities in regards to what they would like the future of their communities to look like.

Thank you for listening.



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First name [required] Kathryn

Last name [required] Gregory

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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)

The blanket rezoning should have been conducted at the outset by a plebiscite or an election - it is too large an issue to be merely informed by a little card. My family has spent 40 years in our house and paying the concomitant taxes. As an example of our anxiety we observed a house sale two doors away that, upon selling the home, remained vacant for 6 months thus creating fear that it could be rezoned: sparking density and parking concerns on our quiet street. The after-the-fact hearings seemed ludicrous given that many communities were forced to hire legal counsel to seek exemption and restraint. We believe the current bylaw should be reversed as it has not created affordable or subsidized housing and the optics are such that it is merely benefiting and enriching large property developers. Thank you.



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First name [required]

James

Last name [required]

Dunstan

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-

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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

Rescind Blanket Rezoning Letter.docx

ATTACHMENT_02_FILENAME

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

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

James B. Dunstan, Joan A. Dunstan
9612 Oakland Way, S.W.,
Calgary, Alberta T2V 4J1

**RE: REPEAL OF THE 2024 CITY OF CALGARY REZONING FOR
HOUSING TO THE FORMER POLICY**

To Whom It Concerns:

We are the homeowners at the above address and we whole-heartedly wish to have the City Council rescind the current blanket rezoning policy. While we understand the need for more housing and more affordable housing, we are certain that these things can be accomplished by more considered approaches.

Subsequent to the changes in 2024 we see terrible results of the blanket rezoning when driving around the city. An example is on Fairmount Dr. SE just south of 90th Avenue, SE. Two neighbouring bungalows have a two-storey, multi-unit housing structure looming over them. You cannot convince me that those two bungalows property values are not alarmingly lowered by its presence. Similarly, there is a multilevel housing structure, immediately across Elbow Drive, SW from Henry Wise Wood High School, wedged between two bungalows. Again, those property values of the adjacent houses have to be lowered. While property values alone are not the deciding factor, we have yet to really experience the interpersonal and social impacts which will inevitably result in friction over parking, noise, etc.

These are just surface, knee-jerk observations. The actual problems are a lot more numerous and onerous to detail here. The city must rescind the 2024 rezoning policy to the former policy and then we can address our housing issues in a more targeted and directed manner.

Thank you, James B. Dunstan and Joan A. Dunstan



Public Submission

CC 968 (R2026-03)

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First name [required] **Sigrid**

Last name [required] **Wili**

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

Submission of Sigrid Wili -- the Repeal of the Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

My attached submission emphasizes the need to fully REPEAL Blanket Re/Upzoning.

Submission of Sigrid Wili regarding the Repeal of the Rezoning/Upzoning Issue

This issue affects everyone in Calgary so is important to my opposition to blanket upzoning: The Bearspaw pipeline has required extensive upgrading and won't be completed until at least autumn 2026. The water pressure and strain on the pipeline will further be exacerbated by further density throughout the city. Indiscriminate (and non-affordable development and redevelopment) building will not help the system. There has been little to no planning done with a number of developments. Garrison Green, for example, looks unplanned.

With blanket upzoning, parking becomes a real problem. Already there are multi-family buildings that have been constructed and others in the process of being constructed, but where is the available parking for guests and those with two or more vehicles? When, for example, a four-plex replaces a single home, trees that existed on the land get destroyed, and the stormwater and sewage systems are overworked. There have already been problems in my community with the city's sewage system, not just once but twice in the twenty years I have lived in Woodlands. And this is without new high-density, new development or re-development. The old, existing systems cannot take any more pressure.

Blanket upzoning should not be allowed to continue. The public already indicated a strong opposition to blanket upzoning once. I believe the majority of Council were elected on a repeal commitment. Why do we have to go through this again?

I strongly emphasize that full repeal of the blanket upzoning is required. Do not simply make an amendment.



Public Submission

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First name [required]

Last name [required]

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support full immediate repeal of the Rezoning for Housing Bylaw and restoration of the low-density residential zones that existed before the bylaw came into effect. The overwhelming majority of citizens who provided submissions and presentations at the 2024 public hearing opposed this bylaw and in 2025 elected a majority of councillors who expressed their support for its repeal. Councillors are now morally and ethically obligated to fulfill the commitments they made to voters during their election campaigns to repeal this regressive bylaw that threatens the integrity and treasured character of many established neighbourhoods.
A rationale advanced in support of blanket upzoning was that Calgarians wanted greater diversity of housing choices. I contend that many also seek and deserve a variety of community types from which to choose. While some may prefer higher density, vertically oriented neighbourhoods, with smaller yards requiring less maintenance, others seek communities with more spacious lots where they can enjoy gardening and use of their outdoor space without the attendant shading, overlooking and loss of privacy that accompanies higher density infill housing with its greater building heights and lot coverage. Blanket upzoning works to erase these community distinctions with a one size fits all approach that intentionally or unintentionally strives to achieve neighbourhood uniformity.
There is no evidence to support the claim that blanket upzoning improves housing affordability. It is apparent that multiplex developers with access to low-cost, density-linked financing are outbidding families seeking older homes that they can update and

Public Submission

CC 968 (R2026-03)



live in. The redeveloped rowhouses replacing these homes lack the outdoor space many families prefer and are no more affordable than the original property that would have better met their needs.

I do not oppose thoughtful, contextually appropriate, higher density transit and corridor-oriented land use redesignations that are compliant with Local Area Plans prepared with and respectful of meaningful community consultation and input. However, I vehemently oppose Planning and Development Services relinquishing the responsibility to developers to reshape our communities in an unplanned, ad hoc, property-by-property basis in whatever manner they find is most expedient and profitable. If it is incapable or unwilling to provide this fundamental urban planning function, then a change in its leadership is essential.



Public Submission

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First name [required] Madison

Last name [required] Kennedy

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to urge City Council NOT to repeal the Rezoning for Housing policy. Calgary is at a critical juncture – we are undeniably in a housing crisis and the decisions made by City Council now will dictate whether this city continues to thrive and grow in the years to come. Addressing the housing crisis requires a multi-pronged approach. The R-CG policy is not a one-size-fits-all solution; and yet, it is a critical step that will allow more diverse types of housing to be built throughout the city. Policy is meant to enact sustainable, long-term change, the likes of which cannot be assessed yet. Labeling this policy as a failure suggests that 1) there is a quick-fix solution to this problem (which if there was, we wouldn't be in this situation) and 2) there is only one way to address our housing crisis. Although it is not the only solution to improve housing affordability, the R-CG bylaw is an important tool – without it, we are significantly limiting our ability to engage other tools alongside it. The people speaking the loudest in opposition to this policy are the ones who will comfortably never have to understand what it means to be precariously housed. I was born and raised in Calgary, left for school and ultimately came back because I love the community being built here. I love being close to my family and friends and I'm proud to say our city has diversified and evolved in ways that make it highly desirable to live here. That said, even as a resident renting in a dual-income household, I frequently worry about whether my partner and I will be able to afford living here in the next decade, as the majority of our income is already spent on housing. We simply cannot increase the affordability of housing without increasing its availability and accessibility. Further restricting zoning is an impru-



Public Submission

CC 968 (R2026-03)

dent choice at a time when we need to explore ALL available options. I'm asking City Council to reconsider repealing the Rezoning for Housing policy – a seed has been planted, please do not dig it up before it has a chance to grow.



Public Submission

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First name [required] Leianne

Last name [required] Vye-Rogers

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

Coucil Submission Reverse Rezoning for Housing.pdf

ATTACHMENT_02_FILENAME

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

Submission to Calgary City Council Meeting March 23, 2026
Subject: Proposed City Upzoning Repeal
Submitted by Leianne Vye-Rogers, Calgary Resident, Ward 8

Thank you for the opportunity to comment on this matter.

I strongly support the Proposal to Reverse Citywide Rezoning for Housing approved by Council in May 2024 and in effect August 2024. I am against Blanket Upzoning.

My support for this reversal stems from my belief that the zoning issue is not simply a “planning matter” but is one of “planning MATTERS” if as a city we are to achieve four goals; to increase housing supply, city density, housing affordability, and City ability to fund necessary infrastructure and services. I think “one size fits all” planning is lazy planning, and fails to draw on purposeful, creative solutions to solve the housing problem.

Affordability and density are two distinct concepts, and they appear to compete in the absence of active city planning oversight. I note that my inner city 50’ lot has increased significantly in value since the adoption of blanket upzoning. I also note that I spend several hundred dollars annually to have my extremely old inner city sewer lines scoped and routed, only to be consistently advised the worst of the issues are on city property. Infrastructure must be adequate to support housing.

I am concerned by three more issues. I am disturbed by the concept of tearing down “end of life” affordable homes, by the environmental impact of not carefully utilizing/upgrading existing housing and building sites, and of not keeping the needs of lower- and middle-income families firmly in mind. I note that 2025 was a record-breaking year for housing construction in Calgary, the majority being apartment rental starts. I question if this trend is the right fit for our city’s housing needs.

Respectfully submitted,

Leianne Vye Rogers



Public Submission

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First name [required] Elizabeth

Last name [required] Meidert

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Written Submission to Public Hearing Meeting of Council em.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 Elizabeth Meidert.

Elizabeth Meidert



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Submission in Support of the Proposed Repeal of the Rezoning for Housing Bylaw.pdf

ATTACHMENT_02_FILENAME

City Housing Strategy & CREB stats.pdf

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

please see comments in attachments



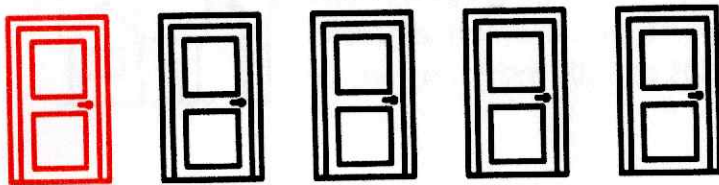
Housing Need in Calgary

According to The City of Calgary's definition, a household is in need of affordable housing when it earns less than 65 per cent of Calgary's median income and spends more than 30 per cent of that income on shelter.

The 2023 Housing Needs Assessment used data from the 2021 Federal Census to estimate housing need in Calgary. According to this data, and in line with The City's definition, **84,600 households are in need of affordable housing options.**

The percentage of households in need of affordable housing has remained constant at 17-18 per cent over the past three decades. However, the absolute number of households in need has doubled.

Based on Calgary's forecasted population growth and the historical rate of housing need, **the number of households in need of affordable housing is expected to reach close to 100,000 by 2026.**



Nearly **one in five** households in Calgary cannot afford their housing.

Of Calgary's **84,600 households** in housing need:

81% are single and two-persons.

56% experience difficulties or long-term challenges.

63% are non-Racialized.

32% are Racialized.

4.5% are Indigenous.

70% are of working age.

23% are seniors.

7% are youth.

10% are recent immigrants and non-permanent residents.



Housing Need in Calgary

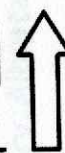
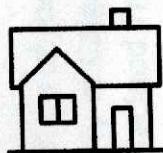
Market housing conditions have changed drastically.



Rental vacancy rate was **three per cent in 2022**, down from six per cent in 2020.

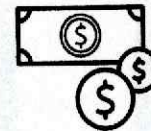


Average rent increased by approximately **40 per cent** from 2020 to 2023.



The average price for a single detached home **increased by 37 per cent** from 2020 to 2023.

2023 income needed to afford housing



An annual income of **\$84,000** is needed to adequately afford average market rent in 2023.



A household income of **\$156,000** is needed to adequately afford the median cost of a detached home (\$645,000) for first-time home buyers in 2023.

For more details, see *The City of Calgary's Housing Needs Assessment 2023*.

CALGARY HOUSING STATISTICS FEBRUARY 2026



Calgary Housing Stats February

March 02, 2026 | CREB

Detached market tightens while apartments remain oversupplied

Calgary continued to see market conditions vary by property type in February. The tightest conditions occurred in detached and semi-detached properties, reporting less than three months of supply. Row homes reported slightly higher supply levels relative to demand but remained relatively balanced. Meanwhile, apartment-style properties are dealing with excess supply, as conditions continue to favour the buyer.

"Slowing migration levels are coming at a time when supply for apartment-style homes is rising. Calgary reported record high starts last year, mostly due to gains in apartment starts where there are nearly 18,000 units currently under construction. While a large share of the units is targeted for rental, this also impacts condo ownership markets," said Ann-Marie Lurie, CREB's Chief Economist. "Meanwhile, on the opposite end of the spectrum, the detached market remains relatively balanced in the higher price ranges and continues to struggle with limited supply for homes priced below \$700,000."

Tighter conditions for detached homes offset the higher supply levels in the apartment condominium sector, leaving citywide conditions relatively balanced at three months of supply and a sales-to-new-listings ratio of 55 per cent. Inventory levels reached 4,822 units in February, with condominiums and row homes representing more than half of all the inventory. At the same time, there were 1,526 sales in February, an 11 per cent decline over last February, mostly due to a sharp pullback in row and apartment sales.

Typical seasonal patterns tend to drive monthly gains in prices early in the year following the monthly slides reported at the end of the previous year. While February did report monthly benchmark price gains for most property types, prices continued to slide for apartment-style homes. However, monthly gains for lower-density homes offset the pullbacks for apartment units, leaving the total residential benchmark price of \$560,500 one per cent higher than January, but still four per cent lower than last year's levels.

Detached

Both sales and new listings in February were similar to levels reported last year. With 736 sales and 1,269 new listings, the sales-to-new-listings ratio was 58 per cent. While this did not prevent further inventory gains, months of supply remained relatively balanced at just under three months. Conditions did vary across the city as the North East district struggled with excess supply, preventing any improvement in monthly prices. Meanwhile, the West

district reported the tightest conditions with less than two months of supply.

In February, the unadjusted benchmark price for a detached home was \$734,300, over one per cent higher than January, but still three per cent lower than last year's levels. The only districts to report both month-over-month and year-over-year gains were the City Centre and the West district.

Semi-detached

Sales improved in February, reaching 175 units. At the same time, new listings rose to 253 units, causing the sales-to-new-listings ratio to rise to 69 per cent and preventing any improvement in inventory levels compared to January. This caused the months of supply to drop to 2.4 months, the lowest out of the four property types.

While this is a smaller segment of the market, the tighter conditions did result in slightly higher monthly price gains. As of February, the unadjusted benchmark price was \$682,200, over two per cent higher than January and comparable to levels reported last year. Year-over-year price changes varied by district, with gains in the City Centre, North West and West offsetting declines in the North East, North, South, South East and East. In addition to typical seasonal factors, tighter conditions at the start of the year are helping support monthly price gains in most districts.

Row

Sales picked up in February compared to January, reaching 270 units. Meanwhile, after January's surge in new listings, levels slowed to 491 units, helping bring the sales-to-new-listings ratio into more balanced territory at 55 per cent. While inventories did rise, the monthly gains in sales helped reduce the months of supply from over four months in January to just over three months in February.

The unadjusted benchmark price rose to \$423,600 in February, in line with typical seasonal expectations. While prices are still five per cent lower than last February, there is significant variation between districts. The steepest year-over-year declines have occurred in the North East and East districts at over 10 per cent. Meanwhile, prices in both the West and City Centre are only slightly lower than levels reported last February.

Apartment condominium

Despite a pullback in new listings in February, with 753 new listings and 345 sales, the sales-to-new-listings ratio remained low at 46 per cent, contributing to further inventory gains. February reported 1,580 units in inventory, high enough to keep the months of supply well over four months. The persistently higher supply levels continued to weigh on prices in February, as the monthly benchmark price dropped to \$298,600, nearly one per cent below January and over nine per cent lower than prices reported last February.

Conditions do vary across the city. After the first two months of the year, the months of supply have ranged from over 11 months in the North East to below four months in the South district. The higher supply levels are weighing on prices across all districts. The largest year-over-year price adjustments have occurred in the North East, East and South East districts, which have seen declines surpassing 10 per cent.

REGIONAL MARKET FACTS

Airdrie

Sales and new listings totalled 122 and 236 units, respectively, in February, causing the sales-to-new-listings ratio to rise to 52 per cent. At the same time, inventories increased slightly over the previous month and last year, pushing above long-term trends. However, with just over three months' supply, conditions are considered relatively balanced. The unadjusted benchmark price was \$512,200 in February, similar to the previous month, but still five per cent lower than last year's levels. Increased competition from the new home sector, along with increased supply choice in both Calgary and other surrounding areas, has contributed to some of the price adjustments that have occurred in Airdrie.

Cochrane

The gains in sales in February helped offset the new listings in the market. With 91 sales and 154 new listings, the sales-to-new-listings ratio rose to 59 per cent, preventing any significant shift in inventory levels. This caused the market to shift toward more balanced conditions with three months of supply. As of February, the total residential benchmark price was \$553,500, slightly higher than January, but due to pullbacks mostly in the third quarter of 2025, prices remain three per cent lower than last February.

Submission in Support of the Proposed Repeal of the Rezoning for Housing Bylaw

To:

The Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
Calgary, Alberta

From:

Craig Goodall
339 Silver Valley Blvd NW
Calgary, Alberta

Date: March 12, 2026

Re: Public Hearing – Proposed Bylaw to Reverse the Rezoning for Housing Bylaw

Attention: Calgary City Council

Introduction and Purpose

This submission is filed in support of the proposed bylaw to repeal the 2024 Rezoning for Housing Bylaw. Approval of the proposed bylaw would restore low-density residential zoning to the form that existed prior to May 2024 and amend the current R-CG district rules as outlined in the Public Hearing Notice.

This submission examines current housing market conditions in Calgary, evaluates whether the blanket rezoning approach remains justified, and considers the impacts the policy has had on established residential communities.

Thesis Summary

Calgary's current housing challenge is primarily an issue of **affordability rather than overall housing supply**, and the 2024 Rezoning for Housing Bylaw does not effectively address the needs identified in the City's own Housing Strategy. The Strategy estimates that **84,600 households** are currently in housing need, projected to reach **nearly 100,000 by 2026**, with **81%** of those households being single- or two-person households. The income required to afford average market rent is approximately **\$84,000**, while ownership of a median detached home requires household income of approximately **\$156,000**, placing ownership beyond reach for most households identified as needing affordable housing.

Recent market data indicates that the multi-unit rental and condominium sectors—most directly enabled by blanket rezoning—are now adequately supplied and, in some cases, oversupplied. As a result, the continued application of blanket rezoning in established low-density neighbourhoods has imposed significant and unintended community impacts without delivering meaningful affordability benefits. A more targeted, data-driven approach to housing policy is therefore warranted.

Key Data Snapshot

Housing Need (City of Calgary Housing Strategy):

- Households in housing need: **84,600**, projected to reach **~100,000 by 2026**
- Household profile: **81%** single- or two-person households
- Market pressures (2020–2023):
 - Average rent increased approximately **40%**
 - Average detached home prices increased approximately **37%**
- Income required (2023):
 - **~\$84,000** to afford average market rent
 - **~\$156,000** to afford ownership of a median detached home

Market Conditions (CREB / City Statistics – February 2026):

- Active listings: **4,822** (inventory up **16.3% year-over-year**)
- Sales: **1,526** (approximately **11%** lower year-over-year)
- Citywide conditions: **Balanced** (~3 months of supply)
- Apartment segment:
 - **~1,580 units** in inventory
 - Over **4.5 months of supply**
 - Benchmark prices down approximately **9% year-over-year**
- Supply pipeline: **~18,000 units under construction**, largely apartment-style housing

Impacts on Established Communities

The 2024 Rezoning for Housing Bylaw enables low-rise, multi-unit redevelopment to proceed broadly across established low-density neighbourhoods with limited site-specific review. In areas previously zoned for single- or semi-detached housing, this has accelerated the construction of four-plexes and secondary suites that are often incompatible with existing neighbourhood form and infrastructure capacity.

Residents in these communities have reported consistent impacts, including increased strain on infrastructure and utilities, on-street parking shortages, reduced privacy and access to sunlight, and diminished neighbourhood compatibility. These impacts are most pronounced where multiple multi-unit developments occur in close proximity, resulting in rapid and concentrated density increases not anticipated when these neighbourhoods were originally planned.

A central concern is the loss of meaningful neighbourhood input in redevelopment decisions that materially alter community character. Under blanket rezoning, adjacent property owners may experience significant changes to their living environment without consultation, despite long-standing expectations established under previous land-use designations.

Review of Current Calgary Housing Market Data

Recent housing market data indicates that Calgary's supply conditions have shifted materially since the 2024 rezoning was adopted. Citywide conditions are now broadly **balanced**, with significant variation by housing type.

Detached and semi-detached homes remain the tightest market segments, reflecting continued demand for low-density housing where it is affordable. In contrast, apartment-style properties are experiencing excess supply, with elevated inventory levels, declining sales volumes, and declining benchmark prices.

The multi-unit supply pipeline remains substantial. CREB reports record-high housing starts in 2025, largely driven by apartment construction, with nearly **18,000 units currently under construction**, many intended for rental use. Slowing migration levels are now coinciding with rising supply, reinforcing buyer- and renter-favourable conditions in the apartment segment.

This evidence demonstrates that Calgary is not experiencing a generalized housing supply shortage—particularly in the segments most enabled by blanket rezoning—and that affordability, rather than zoning permissiveness, remains the dominant constraint.

Conclusion and Recommendation

The evidence shows that the conditions used to justify the 2024 Rezoning for Housing Bylaw no longer exist in the manner originally asserted. Multi-unit rental and condominium housing is adequately supplied—and in some cases oversupplied—while affordability remains the primary challenge for households identified as being in housing need.

At the same time, blanket rezoning has imposed significant and unintended impacts on established low-density communities, including infrastructure strain, parking pressures, neighbourhood incompatibility, and the removal of meaningful local input. These impacts are not proportional to any demonstrated public benefit under current market conditions.

Re-establishing R-C1 and R-C2 zoning does not prevent appropriate densification. Existing Land Use Bylaws already provide mechanisms for higher-density redevelopment in locations that are planned, serviced, and suitable for such growth, including areas near transit corridors and employment centres where affordability-focused housing can be delivered more effectively.

For these reasons, Council is respectfully urged to approve the proposed bylaw to repeal the 2024 Rezoning for Housing Bylaw, restore low-density zoning to districts previously designated as such, and adopt the proposed amendments to the R-CG district rules. This approach better aligns housing policy with current market conditions, protects established communities, and supports a more targeted and evidence-based response to Calgary's housing affordability challenges.

Respectfully submitted,

Craig Goodall, P.Eng.



Public Submission

CC 968 (R2026-03)

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First name [required]

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Last name [required]

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How do you wish to attend?

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

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

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Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I respectfully request that Council:

- Repeal the blanket rezoning policy; and
- Adopt significantly stronger amendments to the R-CG district than those currently proposed, in order to better reflect contextual fit, livability, and infrastructure impacts within all established residential communities.

In particular, I request that Council consider the following amendments to the R-CG district:

- Require a minimum parking provision of at least 1.0 stall per dwelling unit across all R-CG lots citywide, including secondary suites.
- Ensure that higher density allowances intended for corner lots apply only to the actual corner lot, and do not extend across additional neighbouring lots.
- Establish a lower maximum density cap on mid-block lots, limiting development to duplexes plus suites (2 principal units + 2 secondary suites).



Public Submission

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First name [required] Sushma

Last name [required] Mahajan

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

Repeal of BUZ.pdf

ATTACHMENT_02_FILENAME

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

March 13, 2026
The City of Calgary

Dear Councilors and Mayor

My name is Sushma Mahajan, a long-time resident of Ward 11 and a Palliser–Bayview–Pumphill Community Association Board Member. I am writing in support of repealing Blanket Upzoning (BUZ) for the following reasons:

1. Affordability and Supply

Increasing housing units is often presented as a path to affordability. However, in practice, older modest homes are being replaced with multiple higher-priced units that remain out of reach for lower-income households. This creates greater value for developers, not affordable housing.

Neither the City nor the Federal Government has provided evidence that blanket upzoning improves affordability. Canada’s most densely populated cities—Vancouver and Toronto—are also the least affordable, demonstrating that density alone is not a solution.

Furthermore, blanket R-CG rezoning will not deliver timely housing supply. A building permit does not guarantee construction, and with current immigration levels and long-standing shortages, affordability challenges will persist for years.

2. Infrastructure Capacity

Most of our neighborhoods were not designed for high-density development. Undersized sewer and water mains, narrow streets, and aging utilities cannot support multifamily developments of up to eight units on a single lot.

Upgrading this infrastructure will inevitably lead to higher taxes for residents.

3. Traffic and Parking

Higher density brings increased traffic, parking shortages, and winter safety concerns. Calgary is a winter city where most residents rely on at least one vehicle.

Cars parked on both sides of narrow residential streets impede emergency vehicles—especially fire trucks—and create hazardous driving conditions.

The proposed 0.5 parking stalls per unit is not realistic for our climate or lifestyle.

4. Loss of Green Space and Tree Canopy

Increased lot coverage reduces permeable surfaces, worsening stormwater management. Mature trees will be removed to accommodate larger buildings, harming our urban canopy and watershed.

Tree replacement takes decades to restore what is lost.

5. Sunlight, Privacy, and Livability

Taller, bulkier buildings reduce sunlight and privacy for neighboring homes.

The practical realities of accommodating multiple households—and potentially multiple pets—on a 50-foot lot further strain neighborhood livability.

6. Loss of Neighborhood Character

Blanket Upzoning risks replacing Calgary’s unique, established neighborhoods with uniform rowhouses that disregard local context.

Neighborhood character reflects land use, design, density, traffic patterns, safety, green space, and

community identity—all of which matter deeply to residents when choosing where to live.

7. Market Realities

High interest rates, labor shortages, soaring construction costs, and land hoarding by developers are the true constraints on housing supply. Upzoning does not address these barriers.

Respect for Homeowners

Homeownership has always been challenging. Many of us have endured economic cycles, high interest rates, and personal sacrifices to build stability.

In 1981, I paid 21% interest on my mortgage. My home is my primary asset in old age, and it is understandable that I want to protect the character and livability of my neighborhood.

Detached homeowners should not be dismissed as “NIMBYs.” They are taxpayers and long-standing contributors to this city.

A Better Path Forward

Densification should begin with:

- Designate best sites for density
- City-owned lands
- Vacant or underutilized parcels
- Areas near the Ring Road, major transportation routes, LRT stations, and commercial centres
- Communities with an existing Area Redevelopment Plan (ARP) or Local Area Plan (LAP)

A neighborhood-level planning framework ensures that growth is deliberate, context-sensitive, and supported by residents.

Densification should occur incrementally, not through sweeping citywide changes that disregard local conditions.

Conclusion

I urge City officials to consider the unintended consequences experienced by other cities that adopted broad Upzoning policies. One size does not fit all.

Let planners do their job.

Repeal, Reset, and Restart.

I support a full repeal of blanket upzoning, reinstatement of the previous Land Use Bylaw – no amendments and renewed engagement with Calgarians through the Local Area Planning and corridor planning processes. This approach will ensure that growth is thoughtful, orderly, and aligned with community needs.



Public Submission

CC 968 (R2026-03)

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First name [required] Wendy

Last name [required] Schur

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



Public Submission

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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 would like to express my support of the proposed return to low density residential zones in Calgary that existed prior to August 2024.

The citywide Rezoning for Housing that was approved by the previous Council in May 2024 and came into effect on August 6, 2024 has destroyed many communities (Capitol Hill, Banff Trail, Mount Pleasant and others) in Calgary. Resulting lifestyle changes (lack of sun light & noise), stresses on infrastructure (water, sewer, electrical), parking demands on residential streets have all negatively impacted previously existing homes.

The current Council was largely elected with the understanding that citywide rezoning for housing would be eliminated and low density housing zones would be returned. Please make that happen.

**Public Submission**

CC 968 (R2026-03)

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First name [required] John & Brenda

Last name [required] Sears

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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)

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 3, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We are absolutely in favor of rescinding the current rezoning of areas in Ward 1 .



Public Submission

CC 968 (R2026-03)

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First name [required] **ALAN**

Last name [required] **MAITLAND**

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) **Eng**

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 zoning chnge

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] Michele

Last name [required] Jolley

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I wish for blanket rezoning to be repealed and zoning revert back to what existed before the citywide Rezoning for Housing in 2024. My neighbourhood, Renfrew, is undergoing significant proposed and already completed changes that has and will reduce tree canopy, cause parking issues, shading and density that disrespects neighbours property. I think more consideration needs to be made towards appropriate development in areas that can support it - for example there are plenty of empty lots along 16 Ave for high rises and other extreme density projects - where parking and transit are plentiful.



Public Submission

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First name [required] Gordon

Last name [required] Cook

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

I'm in support of the proposed reversal of the blanket rezoning

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live on 34a St in Parkdale. A single family across the alley from us was removed and now 6 buildings and 12 rental units are on that lot with only 4 possibly 6 parking spaces. This project was approved without any consideration to responses from the neighbourhood. I strongly support a rezoning change back to the way it was.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Paul

Last name [required]

Diedrich

How do you wish to attend?

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No translation required

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

Council



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support the proposed citywide rezoning change.



Public Submission

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First name [required]

Rhonda

Last name [required]

Hutchings

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not required

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

Council



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of the motion to repeal the blanket rezoning and would like to have it reset to the previous zoning bylaw with no amendments. The previous council made a huge blunder in allowing blanket rezoning, even though the majority of people were in opposition. Since then I have been receiving several cash offers from so called developers to buy my house, site unseen and no inspections. I know all they want to do is tear my house down and build a monstrosity of a housing unit with 6 - 8 units plus secondary units. These multi-unit houses are typically fast tracked, cheaply built, don't have enough parking stalls and are extremely invasive to their neighbours. In the not to distant future these units will be run down and will become urban blight. I believe that we need to repeal the blanket rezoning before it is too late in destroying established neighbourhoods and have thoughtful planning going forward.



Public Submission

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First name [required] Patrick

Last name [required] Saunders

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Feb 3, 2026

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[required] - max 75 characters

Propose 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 23, 2026 Public Hearing Submission To Repeal Blanket Rezoning .pdf

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

March 13, 2026

Notice of Motion EC2025-0995

Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments Implementing City-Wide Residential Rezoning)

I am "IN FAVOUR" of the motion to Repealing Blanket Rezoning

I am of the opinion City-Wide Residential Rezoning (R-CG District) has not supported housing affordability or enabled non-market housing. City-Wide Rezoning has provided more market housing, increased average housing costs, increased density. There is a significant rupture in our neighbourhood context, character, structure and stability.

More housing options are required, however, I am concerned about the state anxiety and apprehension we find ourselves in with polarization, division, and residents are feeling completely left out of the process. City-Wide Rezoning has eroded trust with residents. The engagement model between the city, residents and communities is fundamentally broken.

I respectfully request that the Mayor and Council to vote for a full repeal of blanket rezoning with no amendments restore the exact wording of Bylaw 1P2007 prior to August 6, 2024 and start the re-engagement process with Local Area Plans.

Thank You

Patrick Saunders
6323 Travois Crescent NW



Public Submission

CC 968 (R2026-03)

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First name [required] Arlene

Last name [required] White

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Apr 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

Dear Mayor Farkas and Members of Council,

I am writing to express strong support for the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024. It is imperative to require public hearings before Council to rezone properties to R-CG in order to give citizens a voice in what impacts them.

I do not agree with the proposed amendments to change the rules for rowhouse development. This should be done at a separate public hearing after consultation with Calgarians. Most citizens are unaware of these proposed amendments and need the opportunity to review them and speak to them individually.

It is imperative that only approved development permits be grandfathered (not just applications) and this should be done at the time of First Reading of the Bylaw.

With respect to the proposed exceptions to restoring the previous zoning, I agree with the following wording recommended by the Varsity Community Association:

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

"Change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024, except for properties that:



Public Submission

CC 968 (R2026-03)

characters)

- Received approval for a development permit for a rowhouse, townhouse, or cottage cluster under R-CG or R-G before first reading of the bylaw; or
- Received an approval for a development permit before the first reading of the proposed bylaw; or
- Rezoned through an approved rezoning application applied for by the property owner after August 6, 2024.”

Therefore, I request a full repeal of blanket rezoning to restore the wording of the Land Use Bylaw 1P2007 prior to August 6, 2024 without any amendments. I also request approval of the recommended changes to the exceptions as noted above.

Yours truly,

Arlene White
116 Varsity Eststes PI NW, Calgary

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Kristen

Last name [required]

Odegard

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Repeal of Upzoning - City of Calgary March 13-26.pdf

ATTACHMENT_02_FILENAME

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

Thank you for your time.

Kristen M. Odegard
43 Hollyburn Road SW
Calgary, AB
T2V 3H2
March 13, 2023

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

Dear Calgary City Council Members,

RE: Repeal of Blanket Rezoning and Return to Planned, Community-Based Growth

I have had the joy of living in the community of Haysboro since 1986. I grew up and attended the public schools in the area, went away for college and then moved back. My Dad, three of my sisters and their families also live in Haysboro. Growing up here and having access to the various services, recreational areas, parks and schools made me happy until the City of Calgary Council made the decision to increase population density in the neighbourhood. With that, the neighbourhood started to change, and not for the better. This community is not built for increased population as it does not have the required infrastructure to support the increased demands. I am in support of repealing the blanket rezoning.

The blanket rezoning did not consider the different contexts of each individual neighborhood. There is inconsistency between what the proposed blanket rezoning was and how it was executed. For example, there are single lots that have 9 unit buildings being built on them. Electrical, water, sewer, roads, and streetlights have not been properly developed, therefore, causing long term strain and issues on the overall system. All while affecting members of the community.

In Haysboro, there are several concerns regarding parking and accessibility. I am aware that one of the goals of Calgary City Council is for people to use public transportation. However, that is not consistent with the actual behavior of Calgarians as people tend to work and live in different parts of the city (or work out of town). Increasing densification does not mean that citizens will use public transportation more regularly.

For the sake of the current and future citizens of Calgary, I respectfully request that the City Council fully repeal blanket upzoning and return to planned, community-based growth.

Yours truly,

Kristen Odegard



Public Submission

CC 968 (R2026-03)

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First name [required] Pat

Last name [required] Gale

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 opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We purchased in our neighbourhood and paid extra to live in a quiet area with single family homes, low traffic, with walking distance to schools that have vacancies. Many multifamily dwellings in our community would change all of this. I believe that in newer build areas, people know beforehand what housing is designated for those areas and can choose accordingly, often paying less.



Public Submission

CC 968 (R2026-03)

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First name [required]	Ross
Last name [required]	Hayes
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)	not required
What meeting do you wish to comment on? (If you are provid-	Council



Public Submission

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[required] - max 75 characters

Importanece of the IIMMEDIATE rezoning change (opinion, 49 year resident)

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Our neighbourhood was planned by the Olmsted Brothers, preeminent planners retained by the CPR in 1904. The residents have continually improved this neighbourhood. We were horrified that Blanket Zoning encouraged developers to chip away and try to destroy our area..But this is is exactly what is happening at 1911 11st SW, 2 houses to the north of us. They do not collaborate with the neighbours (we have lived there since 1977) and ignore the heritage character of the area. We are in favour of REPEALING THE BLANKET ZONING, IMMEDIATELY!



Public Submission

CC 968 (R2026-03)

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First name [required] Jeanne

Last name [required] Kimber

How do you wish to attend? Remotely

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT_01_FILENAME

Letter to Council re Repeal of Blanket Rezoning.pdf

ATTACHMENT_02_FILENAME

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

March 12, 2026

City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5
Attn: Mayor Farkas and Members of City Council

Re: Repeal of Rezoning for Housing bylaw

As an active member of the Highland Park Community Association's Planning and Development Committee, I am fully cognizant of the stresses and strains imposed on community members by the increased development activity which was precipitated by the passing of the Rezoning for Housing Bylaw in 2024. I wish to make it clear that I do not speak for the Community Association, since I am not a member of the HPCA Board. The opinions expressed are my own but have been developed through my past 13 years involvement with community planning.

Much of the new development in the community consists of rowhouses and 4-plexes, mostly with basement suites. While the rowhouses are situated on corner parcels, the majority of the 4-plexes are located on mid-block 50 ft properties. In one proposed large project there would be 4 rowhouses / townhouse buildings situated on 4 contiguous mid-block, laneless parcels. The pace of this type of redevelopment has raised concerns about issues such as setbacks, on-street parking of excess vehicles, traffic on residential streets, shadowing by taller buildings or the loss of mature trees. Concerns have also been raised regarding the capacities of the local infrastructure (stormwater, sanitary sewer, water mains) as well as roads and sidewalks for handling the increased demands placed on that infrastructure.

My suggested approach to addressing the issues that have arisen is to Reform R-CG and H-GO rather than Repeal the Rezoning for Housing bylaw for the following reasons:

- Amendments to R-CG and to H-GO can be done expeditiously. Returning to the previous R-1 or R-2 type land use designations will take a while to accomplish, although that work has been started. However, when I reviewed the Proposed Citywide Rezoning Change Map it was apparent that there were still a number of parcels in Highland Park that should be marked as Excluded but were not marked. This is understandable if a DP application is currently pending, but there are several properties where the rowhouse buildings have already been built. [Source: <https://thecityofcalgary.maps.arcgis.com/apps/instant/lookup/index.html?appid=356547836fa6409dbec74a1dc8d6bd7c>]

- Amendments to R-CG in particular can be done such that the most aggravating and contentious aspects of this land use designation can be eliminated. For example, disallowing back and front building site layouts or 4-plexes on mid-block or laneless parcels. Other changes apparently being considered include reducing building heights back to 10m, reintroducing contextual front setbacks, or reducing the allowed parcel coverage. These aspects of the current R-CG rules are what seem to be the most contentious. Certainly I have heard residents comment that they are OK with a semi-detached with suites next door or a semi-detached and garage suites but draw the line at a 4-plex with suites – the difference being 4 dwelling units in total versus 8 dwelling units in total.
- Reversing the Rezoning for Housing Bylaw will, inevitably, lead to considerably more Land Use Change Applications that require public hearings at Council. These inevitably lengthen the time and costs for developers to bring forward redevelopment plans.

Amending the R-CG land use rules would significantly reduce the need to repeal the Rezoning for Housing bylaw. R-CG still allows for single-detached and semi-detached housing, as well as rowhouses and townhouses. But with the latter constrained by conditions imposed within R-CG, most of the irritants caused by the Rezoning for Housing bylaw would be eliminated.

It must be noted that the Rezoning for Housing bylaw also dealt with the imposition of H-GO land use on properties situated along corridors defined in Local Area Plans as Neighbourhood Flex or Neighbourhood Connector. This change has also seen a flurry of rowhouse and townhouse projects proposed and approved along roads such as 40 Ave NW between Centre and 4 Streets, or along 4th Street north of 16th Avenue NW. Reforms to H-GO land use therefore also need to be considered, however it is the application of current R-CG rules within the Neighbourhood Local areas that is proving to be the most contentious and requires the more urgent attention.

It is still very important to continue densification of the established areas of the City. Councillor Maclean's expressed opinion that there is still lots of land to expand outward (as heard on a recent CBC radio interview) or Councillor Chabot's comment (also heard on CBC Radio) that developers pay levies to construct the infrastructure in the new greenfield communities denies the reality that urban sprawl has perpetual costs built in. Once a new community is built, the City is obligated to maintain that infrastructure – the roads, sewers, water mains, stormwater facilities, and provide services like schools, police, fire, snow removal, parks or transit. The residents of these far-flung communities are burdened with

extra commuting costs in both time and money. A compact city is a more cost-effective and cost-efficient city. A question the Councillors should ask themselves is “Do we really want Calgary to end up like the GTA?”

The question becomes what kind of density do we need? Council members speak about densifying in transit corridors and high activity centres. This would suit many people and seems to have general public agreement, but it is in the interior of a community away from busy and noisy streets that families with children are more safely housed. Therefore, there needs to be an accommodation for modestly priced family housing within the older established communities where commuting costs are less. Apartment type accommodation is less conducive to housing families unless there are large multi-bedroom units available, green space nearby for play, schools and safe road crossings. Rowhouses and 4-plexes, which are less expensive to purchase or rent, do help satisfy that market need but need to be judiciously placed.

Regardless of Council’s decision, reforms to R-CG need to be implemented first and foremost. It should also be noted that there are similar reforms required for other land use designations - such as H-GO and M-C1 - which likewise allow for front and rear rowhouse buildings on laneless and/or mid-block parcels. I urge Council to direct the Development Authority to thoroughly review these once the issue of Repeal or Reform “Blanket Rezoning” has been resolved.

Thank you for your thoughtful consideration of the points I have raised.

D. Jeanne Kimber
Resident, Highland Park, Ward 4



Public Submission

CC 968 (R2026-03)

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First name [required]	Kevan
Last name [required]	Lillace
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)	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

Kevan Lillace_Letter_Firstname Lastname_2026-03-13.docx.pdf

ATTACHMENT_02_FILENAME

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

Hopefully you will hear us this time and moving forward.

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

March 13, 2026

sent via email and uploaded to the Registration link for the 2026 Public Hearing

Re: IN FAVOUR OF FULL REPEAL OF BLANKET REZONING

Dear Mayor Farkas and Members of City Council,

I am in **favour of the repeal**. I request a full repeal of blanket upzoning and the return to planned, community-based growth.

I ask that the City Council go back to communities to facilitate shared decision-making moving forward and to determine what we, community members, really want and need.

The infrastructural capacity is not respected in this bylaw. Density is favoured over neighbourhood-scale capacity in single-family communities like ours, in Fairview. Also, this one-size fits all bylaw does not align with traffic and parking design. Plus our children play outside in our green spaces with mature trees; important features to our family and community. I want a more balanced and shared decision-making approach, one we Calgarians want.

I respectfully urge Council to fully repeal the Blanket Upzoning bylaw.

Sincerely,

Kevan Lillace
Member of the **Fairview Citizens For Thoughtful Planning**

7415 Fountain Road SE
Calgary, Alberta T2H 0W9

Email: [REDACTED]

**Public Submission**

CC 968 (R2026-03)

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First name [required]	Lael
Last name [required]	Peters
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

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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

image0-228.jpeg

ATTACHMENT_02_FILENAME

image1-75.jpeg

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



PROPOSED DEVELOPMENT



This application requests approval of a development permit at 6823 BOWNESS RD NW for:

- Four (4) new townhome units
- 5 new (100 sqm) detached units
- 50 parking units
- A new (100 sqm) detached unit - is required to meet the development

This application is subject to the Local Use Bylaw.



Tell Us What You Think

Submit comments to The City by November 14, 2024 at calgary.ca/developmentmap and refer to DP2024-07137. Comments received after this date may or may not be considered. When submitting comments please include your full name, address and the reasons for your position.



calgary.ca/developmentmap

Reference Number: DP2024-07137

Phone: 403-268-5311

Application Contact Information:
Project: 6823 BOWNESS
Phone: 403-268-5311



Public Submission

CC 968 (R2026-03)

Collection Notice:

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

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First name [required] Christopher

Last name [required] Davis

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) Translation not required.

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

2026 March 14 - Davis_Rullo let to YYCCC - Response to BUZ repeal ver 2.pdf

ATTACHMENT_02_FILENAME

2025 Dec 15 - Regular Council mtg - Summary of video - Council motions.pdf

THREE ASKS OF COUNCIL

1. Please repeal the 2024 Bylaw endorsing "blanket" re-zoning (Bylaw 21P2024). This appears to be most of sections 1, 2, 3 and 5 of proposed Bylaw 9P2026.
2. Please do not endorse "motions arising" which tinker with or otherwise presume outcomes for changes to the R-CG district, without first conducting meaningful public engagement. This would appear to be section 4 of proposed Bylaw 9P2026.
3. Please consider amendments to the "exclusion provisions" which exempt some parcels from reverting to their pre-August 6, 2024 land use status, where such exemptions may be unintended and not in accordance with Council's intent in considering "repeal" (e.g. where development permits have been revoked or cancelled by SDAB decisions subsequent to August 6, 2024).

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

Thankyou.

Sincerely,

Chris Davis & Mirella Rullo
Ward 6 Residents and Residential Property Owners / Ward 8 Residential Property



Owners

REGULAR MEETING of COUNCIL (December 15, 2025)

Introduced by Councillor Wyness shortly after the commencement of Item 9.4.1 of the Regular Council meeting December 15, 2025.

NOTE: neither the Motion or reference to it are noted in the approved Minutes of the Meeting.

BE IT RESOLVED that Council direct Administration to

1. Prepare amendments to Bylaw 1P2007 by the March, 2026 Public Hearing to repeal in substance the elimination of single-detached zoning (Bylaw 21P2024) as follows:

a. Include the previous R-1 and R-C1 land use districts with the following changes:

- i. Allow for permitted single-detached dwelling with Secondary Suites;
- ii. Allow for discretionary Backyard Suites.

b. Revise the R-CG Land Use Bylaw District to include the following changes:

- i. Reduce lot coverage from 60% to 55%;
- ii. Where a rowhouse is allowed:
 - 1. Limit parcels to 1 primary building;
 - 2. Prohibit mid-block rowhouses and townhouses (where mid-block excludes the first 3 parcels at each block end and areas as defined in policies);
- iii. Limit building height to 10 meters;
- iv. Require contextual setbacks;
- v. Eliminate zero lot lines.

2. Develop a simple, opt-in process to allow R-G and R-CG property owners to redesignate their properties to the R-1 or R-C1 zone that will run for a period of 24 months from the effective date of the amending bylaw:

- a. that Administration be directed not to charge a Land Use Amendment fee to applicants to opt-in to R-1 or R-C1 zoning;
- b. Administration follow a consolidated redesignation process on a monthly schedule for Council approval of R-G to R-1 and R-CG to R-C1 Land Use Amendment applications at future Public Hearings of Council.

3. Prepare any amendments required to 1P2007 to retain bylaws:
 - a. Housekeeping Amendments to the Land Use Bylaw - Bylaw 78P2024
 - b. Appeal Period and Notification of Decisions - Bylaw 58P2025
 - c. Low Density Residential Amendments – Bylaw 59P2025
 - d. Child Care Service - Bylaw 60P2025
 - e. Mobility Storage Lockers and Bike Parking – Bylaw 61P2025
 - f. Updates to Use Definitions – Bylaw 62P2025
 - g. Expired Text and Text Error Removal – Bylaw 63P2025
 - h. Exempting Rowhouses from Development Permits in Developing Communities - Bylaw 48P2025

Point of Order raised by Cllr Chabot

Mayor Farkas ruled the proposed Wyness amendment NOT to be out of order (it was both germane and relevant to primary motion; fell squarely within the scope of the initial Motion; not contrary)

Challenged by Cllr Chabot given his view that this Amendment is “contrary” (i.e. did not repeal the 2024 Bylaw 21P2024).

Mayor Farkas said that he would not be supporting the substance of Cllr Wyness’ amending motion, but he supported her right to bring it.

Cllr Chabot closed by again stating that Cllr Wyness’ is contrary to the Original Motion.

Mayor Farkas said that the question was this: if you do want to accept and debate Cllr Wyness’ motion, VOTE YES (in favour of the Chair’s ruling), if not, VOTE NO (no supportive of the Chair’s ruling).

The motion was defeated 8-7.

Not supporting the Chair: Ward, Pantazopoulos, Jamieson, Dhaliwal, Tyers, Chabot, Johnston and McLean.

In Support of the Chair: Yule, Clark, Atkinson, Kelly, Schmidt, Wyness and Mayor Farkas.

Farkas: The defeat of this means that Cllr Wyness is not able to place the amendment. so the amendment is not to be further debated or discussed.”

At this point, the approved Minutes appear to be accurate.

[NOTE: Cllr Wyness’ amending Motion was not accepted, but seems to have remained under consideration, certainly by Cllr Wyness.]

Following lunch, the Original Motion (by Cllr Chabot) was further debated. Cllr Chabot, in closing prior to the vote said that “this is a good first step ... we will need to do a lot more ... this is Step 1.”

Chabot’s motion to “repeal blanket rezoning” was approved (13-2), with some minor changes (additional requirements to Administration to report by Q1 2026).

Immediately thereafter, Mayor Farkas requested “Motions Arising”.

Cllr Wyness again put her Amending Motion (previously defeated) back before Council.

[Note: this “reconsideration” does not appear to be noted in the confirmed Minutes].

Cllr Pantazopoulos questioned whether this “last minute introduction” met his “build it back better” approach”. He challenged Cllr Wyness on why the items she has brought forward without first speaking with Calgarians.

Cllr McLean jumped on the Wyness bandwagon and spoke in support.

Cllr Kelly queried that Council will have the ability to debate the details following a public hearing (so that other voices will be heard).

Cllr Chabot said “this is not doing anything ... this is preparing the public for what they need to address at Council ...”. This gives the public advance notice.

Cllr Atkinson raised two items referencing Councillor Wyness’ Amendment. The first he withdrew. The second proposed the following amendment to Cllr Wyness’ amendment:

“That Council add a new Section 1. Vi., as follows:

1. Iv. Modify Section 529 of the Land Use Bylaw, from 75 units per hectare to 60 units per hectare.”

This Motion carried (8-7).

Councillor Wyness explained that this would apply to R-CG properties so that they won’t be “worse off”. She advocated for an outcome for R-CG after the repeal that would not be worse. She intentionally wanted these amendments to be advertised.

She then requested that a Motion Arising be adopted, as amended:

BE IT RESOLVED that Council direct Administration to prepare proposed wording recommendation to include amendments to Bylaw 1P2007 as follows prior to second reading:

1. Include in the R-CG Land Use Bylaw District the following changes:
 - i. Reduce lot coverage from 60% to 55%;
 - ii. Limit building height to 10 meters;
 - iii. Require contextual setbacks;
 - iv. Eliminate zero lot lines;
 - v. Where a rowhouse is allowed:
 - i. Limit parcels to 1 primary building;
 - ii. Prohibit mid-block rowhouses and townhouses (where mid-block excludes the first 3 parcels at each block end and areas as defined in policies)
 - vi. Retain Section 546 (section 2 and 3) that requires 1:1 parking minimum in post-1960's neighborhoods and 0.5 to 1 parking minimum in pre-1960's neighborhoods;
 - vii. **Modify Section 529 of the Land Use Bylaw, from 75 units per hectare to 60 units per hectare**
2. Prepare any amendments required to 1P2007 to retain bylaws:
 1. Housekeeping Amendments to the Land Use Bylaw - Bylaw 78P2024
 2. Appeal Period and Notification of Decisions - Bylaw 58P2025
 3. Low Density Residential Amendments – Bylaw 59P2025
 4. Child Care Service - Bylaw 60P2025

 5. Mobility Storage Lockers and Bike Parking – Bylaw 61P2025
 6. Updates to Use Definitions – Bylaw 62P2025
 7. Expired Text and Text Error Removal – Bylaw 63P2025
 8. Exempting Rowhouses from Development Permits in Developing Communities - Bylaw 48P2025.

For: (10): Councillor Yule, Councillor Pantazopoulos, Councillor Clark, Councillor Dhaliwal, Councillor Atkinson, Councillor Kelly, Councillor Chabot, Councillor Schmidt, Councillor Wyness, and Mayor Farkas

Against: (5): Councillor Ward, Councillor Jamieson, Councillor Tyers, Councillor Johnston, and Councillor McLean

MOTION CARRIED

While the consideration of this Amending Motion seems to have been contrary to Mayor Farkas' observation, this effective "reconsideration" was not only considered but upheld.

Council's *Procedure Bylaw 42M2025* was adopted on September 16, 2025 to take effect for the next term of Council on 2025 October 29.

Appendix H (Bring Back Motions) to the Procedure Bylaw has the following provisions regarding a "Motion to Reconsider":

- A motion to reconsider is used in the same meeting where an issued was voted on earlier in the meeting.
- A motion to reconsider can only be employed once during the same meeting.
- A member from the prevailing side of the original vote must move for the motion to be reconsidered
- In this case, there was NO explicit motion to reconsider.
- The mover of the "reconsidered" motion was NOT a member of the "prevailing side of the original vote"

The Conclusion is that Council approved a reconsideration despite the Amending Motion having previously been addressed in the same meeting. No explicit motion for reconsideration was made. It was effectively "reconsidered" as a "motion arising". Despite the requirement regarding the Motion being from one of those who prevailed in the original motion was not met.

No member of Council challenged the procedure (as is their right – s. 29). Council considered and approved an amended and slightly altered Amending Motion.

What is the recourse? There is a motion to "rescind or amend something previously adopted". Would its deployment prior to the public hearing be viewed unfavourably by the public at large?

The approved Amending Motion asked for language prior to second reading (presumably referring to the second reading that typically follows a public hearing). Administration has incorporated the amending language into proposed Bylaw 9P2026.

My recommendation is that we make a submission to the Public Hearing that Council clearly wanted to limit the public hearing to just what was approved in 2024. A motion to amend was defeated. A motion to reconsider was not properly brought or debated. And now we are left to debate and review the efficacy of changes to the Land Use Bylaw that are not directly relevant to the original motion.

We should recommend that the elements proposed by Cllr Wyness' motion be considered but to be defeated and appropriately deferred to be incorporated within any motions arising to revisit, reengage and bring forward more fulsome and substantive amendments to the Land Use Bylaw 1P2007.

CHRISTOPHER S. DAVIS / MIRELLA RULLO
26 Discovery Ridge View S.W.
Calgary, Alberta T3H 4P9

March 14, 2026

Office of the City Clerk
The City of Calgary
700 Macleod Trail
Calgary, AB T2P 2M5

Delivered via the City Clerks' submission portal

Dear Mayor Jeromy Farkas and Members of Calgary City Council,

**Re: Support for – Repeal of Blanket Re-zoning (Bylaw 9P2026) – Parts 1, 2, 3 & 5
Council Public Hearing – Commencing Monday March 23, 2026**

We are writing to **register our SUPPORT** (2 person household) for much of the “repealing Bylaw” (9P2026), being those portions directly related to the initiating Notice of Motion (Item EC2025-0995) which was brought through Council’s Executive Committee on November 17, 2025 and which was approved by a 13-2 majority at Council’s Regular Meeting of December 15, 2025. **I believe this to be limited to Parts 1, 2, 3 & 5 of Bylaw 9P2026.**

We CANNOT SUPPORT Councillor Wyness’ “Motion Arising” that was approved 10 – 5 on December 15, 2025 (which appears to be Part 4 of the proposed “repealing Bylaw” (9P2026). We encourage Council to sever the proposed repealing Bylaw and first vote on the portions that were part of “EC2025-0995” (the original Councillor Chabot motion), leaving the Motion Arising (and any other relevant and subordinate motions directly related to the proposed Bylaw 9P2026 which meet the requirements of MGA section 216.4(5) (i.e. Council’s consideration of appropriate matters following a public hearing) to follow.

The reason we cannot support Councillor Wyness’ “Motion Arising”¹ is that it presupposes an outcome without having gone through the very necessary consultation process that was missing from the “Blanket Up-Zoning Bylaw” (21P2024) in the first place.

Many members of Council have been heard to say that “we need to repeal AND replace”, but typically the time required between the two action items is not mentioned. It could and should take some time. It certainly should not happen at the same public hearing where the repeal of blanket re-zoning is being considered.

¹ Councillor Wyness’ “Motion Arising” was originally brought to Council in advance of the approval of the “repealing motion”. It was defeated as a result of a challenge to the Chair. It was later brought back following approval of the “repealing motion”, as a “motion arising”. Unfortunately, it appears to have been passed without the application of the “reconsideration at same meeting” provisions in Council’s *Procedure Bylaw*. See attachment to this letter.

Respectfully, we ask that Council please focus on the repeal of the substantive portions of Bylaw 21P2024. Please avoid the distraction and attraction of trying to “fix” the R-CG district rules at the same hearing. As at least one member of Council has been heard to say – “let’s build back better”! We could not agree more. We need to continue to meet the very real housing needs of all Calgarians, but we also need to respect the housing choices made by everyone – from those that have only recently arrived in Calgary to those who have lived long and led prosperous lives here (and everyone in between).

When we sometimes in planning circles refer to the “missing middle” it refers to a particular form of housing that lies somewhere between single-detached housing and apartment buildings. We also like to think of the “missing middle” as the many Calgarians who have not really participated in our community’s conversations about our housing options. The election result in October 2025 is the closest we have come to capturing that “missing middle” voice, and the result was resoundingly in support of the “repeal” of the 2024 blanket rezoning.

We hope that, following a possible repeal, that we will “build back better”, by **REPEALING, RE-SETTING and RE-ENGAGING** with all Calgarians. Put residents, developers, planners, community groups and all factions together – so they can be heard and can hear each other – and come up with better engagement outcomes than we’ve experienced with the 8 Local Area Plans that have been recently approved. As we do this re-engagement, let’s do so collaboratively, respectfully, meaningfully, broadly and not hurriedly.

Thankyou to all members of Council for your attentiveness during the public hearing and your thoughtful consideration of everything you will hear and read regarding Bylaw 9P2026.

Respectfully, we ask that City Council support the repealing portions of Bylaw 9P2026 (which we believe is limited to Parts 1, 2, 3 & 5 only).

Sincerely,

Christopher Davis

Chris Davis
Ward 6 Residents

Mirella Rullo

Mirella Rullo

ENC

1. Letter to the December 15th Regular Meeting of Council (dated December 5)
2. Review of video (Summary) of Regular Council Meeting (Dec. 15, 2025)

Attachment 1 to Davis / Rullo Letter (March 14, 2026)

CHRISTOPHER S. DAVIS
26 Discovery Ridge View S.W.
Calgary, Alberta T3H 4P9

December 5, 2025

Office of the City Clerk
The City of Calgary
700 Macleod Trail
Calgary, AB T2P 2M5

Delivered via the City Clerks' submission portal

Dear Mayor Jeromy Farkas and Members of Calgary City Council,

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Council Regular Meeting – Monday December 15, 2025

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities**. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social license

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**

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

4. **Infrastructure and transportation impacts were not properly assessed**

Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**

We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**

Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means **better growth, in the right places, for the right reasons**.

7. **Transition must protect approvals — not create an amnesty window**

It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.

But merely **applying**, or “including” land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction.

9. **Federal housing funding should not be used as a veto**

I understand concerns about federal housing funding. However, federal programs are tied to

housing supply targets and outcomes, **not to one specific zoning mechanism**. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

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

Respectfully, I ask that City Council support this Notice of Motion given the above considerations.

Sincerely,

Christopher Davis

Chris Davis
Ward 6 Resident



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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)

Parking : We live on Valiant Dr. NW to the east side of Shaganappi Trail. This is a heavily used street with two speed bumps due to the Elementary School at the corner with 40th Street. Due to the condominiums and apartments on the north side of Valiant Dr, with couples owning two cars, Valiant is lined with parked cars the full length of the street, both sides, day and night Like Marda Loop. If row housing was to be added to the street/ neighbourhood, with 1.0 parking spaces per unit, where would these cars be parked? Valiant Drive and neighbourhood are close to the University. Students live 4 to a suite, and have 4 cars. Where are these additional cars to be parked? Therefore the minimum requirement must be 1.0 parking spaces per unit.
Due to overshadowing and massing the devastating effect on the elementary school and playground must be question. Children should be able to play in sunlight, not under the shadow of tall housing. Also with row house units there will be many more single your adults, with potential danger to school children. This is a family oriented residential area. The zoning needs to change.
For environmental, aesthetic, field of view and safety reasons all buildings should be set back to match the existing buildings. Differing frontages allows muggers and other unsavoury characters to lurk behind corners. Matching setback is very important to Calgary's safety.
Barbara Laprade



Public Submission

CC 968 (R2026-03)

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First name [required]	Litma
Last name [required]	Leung
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)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Council,

I am Litma living in Ward 3.
I want to see more businesses and services within walking distance of my neighbourhood of Livingston. Our community is an hour by foot to the nearest library and the closest restaraunts takes at least 15-30mins by foot. I can't afford to buy a car, nor the insurance, gas, or even the driving school to get a Class 5!

I want the new citywide default to not revert to the old bylaws because we are already needing to pay more for groceries, rent, and utilities. We need enough housing to accomodate the many new Calgarians. Reverting back to the existing bylaws would add more red tape to prevent Calgarians from building and moving into homes they want.

The old bylaws was not what anyone voted for. We voted for a better plan. I want council to vote No because there is no proper replacement plan.

Thank you for your time

**Public Submission**

CC 968 (R2026-03)

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First name [required]	Dorin
Last name [required]	Ciorogariu-Ivan
How do you wish to attend?	In-person

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

What meeting do you wish to comment on? (If you are provid-	Council
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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

There are too many issues concerning the forced rezoning, some examples would be: destroying existing neighborhoods, housing prices in decline, immigration in decline, ugly small uncomfortable starter row-homes I personally visited, no upgraded infrastructure (existing infrastructure already crumbling due to previous disastrous mayors and councils, etc



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First name [required]	Daniela
Last name [required]	Ciorogariu-Ivan
How do you wish to attend?	In-person

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

What meeting do you wish to comment on? (If you are provid-	Council
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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Lacking proper infrastructure. Existing infrastructure already crumbling, existing neighborhoods were not designed for drastic increase in density, destroying existing character of communities, etc



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First name [required]	Calista
Last name [required]	Wintrip
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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Good morning Mayor and Council. My name is Calista Wintrip, and I live in Riverbend. I'm speaking in support of repealing blanket rezoning and going back to engaging residents about growth happening in their communities. However, growth must be done methodically to fit in the existing neighbourhood, and gain community input and support. It's clear that blanket rezoning did not achieve these outcomes. I will refer to the development that is happening in Riverbend. It will not fit with the neighbourhood because the 456 units being built are classified as mixed use. As well, my neighbours and family did give our input to the city saying that we did not support the plan as proposed. This project also forced the removal of trees and animal habitat, and will create issues with both parking and traffic flow in our community. These examples are representative of why blanket rezoning was wrong. On this slide, is an aerial view of the development site in Riverbend. Riverstone Road and Rivercrest Crescent will be made open to any car, bus, and emergency vehicle to cut through the neighbourhood. My family lives in the cul-de-sac, and if these roads were opened, we would be surrounded by constant traffic as would my neighbours on all streets. The city's primary concern is that the development is well connected. These trees occupied the site before clear-cutting began. It's not just the trees that blanket rezoning removed, but also wildlife like deer, owls, and a red tailed hawk who made it their home. This was a huge loss to our environment that should have never happened. Here are two pictures of the street view on Riverstone Road. Front street parking is highly utilized on the "north side". If more traffic is given access to this street, residents will not be able to

Public Submission

CC 968 (R2026-03)



park outside their own home because it has to be widened to accommodate more traffic. This is going to create huge parking challenges because not everyone living on Riverstone Road has a garage they can park in. As you saw in my slideshow, blanket rezoning contributed to the loss of the environment, it will create a lack of parking, and it will increase the vehicle traffic in Riverbend. Due to these changes, blanket rezoning will make our community a less enjoyable place to live. In closing, I have one simple ask of council. Repeal blanket rezoning in its entirety with no amendments made to the bylaw, and allow residents a second chance again to say what they want in their communities.
Thank you.

Rezoning Public Hearing

March 2026

Loss of the Environment





Lack of Parking



Public Submission

CC 968 (R2026-03)

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First name [required] Theresa

Last name [required] Helmle

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) 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

In favour of Proposed Citywide Rezoning being rescinded

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)

At a time when people are struggling to pay their tax bills, City Council could have saved a lot of taxpayer dollars by watching the previous City of Calgary Hearings that were overwhelmingly opposed to the Blanket Rezoning Bylaw , rather than opt to hold another set of hearings.

**Public Submission**

CC 968 (R2026-03)

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First name [required]	Beth
Last name [required]	Atkinson
How do you wish to attend?	Remotely

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

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

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change - in favour of repeal and R-CG revision

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

March 23 Blanket Rezoning Repeal hearing - HHBH CA comment.pdf

ATTACHMENT_02_FILENAME

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

(need to attend remotely if on March 23-25, can be in person thereafter)



**HOUNSFIELD HEIGHTS – BRIAR HILL
COMMUNITY ASSOCIATION**
Box 65086, RPO North Hill
Calgary, AB T2N 4T6
403-282-6634
<http://www.hh-bh.ca>

To the Mayor and Councillors, regarding the repeal of blanket rezoning and revision of R-CG:

Hounsfield Heights – Briar Hill Community Association supports the repeal of blanket rezoning, based on democratic principles. There was a clear majority against the concept of blanket rezoning at the public hearing in 2024. The public engagement should have been respected, and a better way found to reach the goals of more affordable housing. That better way is to develop local plans that find solutions that fit each of Calgary's unique vibrant communities. Further, R-CG generally has not led to affordability, but it has led to many developments that do not fit in their context and cause many problems.

At the same time, existing Local Area Plans, including our Riley LAP, allow and support widespread R-CG redesignation. Therefore, the R-CG development that is built must be improved to fit in the context of inner city and established communities – that “C” is supposed to stand for Contextual! Thus, we **need the revision of the R-CG rules**, as outlined in the city's materials for this hearing and proposed in the advertised draft bylaw. The current rules have lost context and would leave all of the burden on communities with LAPs. Without revisions, R-CG will become a nightmare for us, as developers concentrate on LAP communities and build to the maximum allowed. Thus, for us, the **R-CG revisions and repeal of blanket rezoning are a package - they must go together!** **We do not support repeal without R-CG revisions, and strongly support the passage of the complete proposed bylaw 9P2026.**

We accept the proposed package of R-CG revisions as a general improvement that will help with contextual fit. Further engagement on R-CG revisions is appropriate, following this hearing and passage of today's proposed bylaw. Piece-meal amendments during this hearing that weaken these revisions without engagement, would not be fair or helpful. We are pleased to see the number of units and lot coverage decreased, the change to either secondary or backyard suites – not both, and some improvement in front setback. We understand, and are pleased to hear, that R-CG applying only on the three end lots of each block will also apply to LAP communities. We are also pleased that the height provision of 10 m will continue to be defined from grade, where the building is to be constructed.

There is one concern we have with the package of R-CG revisions – that some rowhouse buildings will become a permitted use. This change was not well communicated and is not clearly discussed on the city's webpage about the rezoning proposal – that is not appropriate, as this is a significant change. Having said that, the rules for permitted use (347.3) appear reasonable overall. However, the city policy on notification for permitted uses needs to change, so that the community is aware and has a chance to double check that a plan is fully compliant. We have found, on more than one occasion, permitted contextual applications that are NOT compliant, and we would like to be a helpful second set of eyes on plans, to ensure rules are followed. We ask council to direct the city to change this notification policy, including posting the plans to DMap, similar to contextual applications. Perhaps this need for notification of permitted applications can be accomplished by developing automatic notification of all new postings to DMap in a specific district (upon request), or the ability to select “Permitted” under “Development Permit Status” in DMap.

Further refinement of the R-CG rules, after subsequent engagement, should consider details such as privacy protection, shadowing mitigation, better front setback provisions (do not max out at 4.5 m setback, which still leaves a large contrast), better protection for the tree canopy (both public and private, requiring full-sized vs. columnar trees), real infrastructure capacity reviews (and potential contribution to upgrades), better waste handling and clear rules on the number of waste bins, and contributions to transit where minimum parking is provided. To reiterate, it is extremely important that R-CG rules be revised in sync with the repeal of the blanket R-CG zoning, so that context is properly respected where R-CG continues to be built, and new proposals blend into inner city and established communities better. Further revision can follow more consultation.

Returning to local plans – we need the existing Local Area Plans revisited, with real engagement and the incorporation of community ideas, real local input, into those statutes. The Riley LAP engagement was a huge disappointment, and significant intensification and changes to policy were made at the last minute with absolutely no discussion – this must be corrected. There is precious little local material in our Local Area Plan. All LAPs should have “Limited Scale Maps” where the appropriate zoning is illustrated more granularly. Future LAPs need a wholesome process that actually accomplishes local input.

Our support for blanket rezoning repeal and R-CG revision does not reflect a desire to see no changes in our community or return to the past. Rather, we seek densification that is well planned and designed to harmonize with the context of its surroundings, and that respects the local environment, including the tree canopy. We seek meaningful input into proposals in our community. Our community members have invested their lives into their forever homes and our community, and their legitimate needs deserve consideration. Our community is beautiful, vibrant, green, and wildlife filled. Density can be added without losing these key attributes – inner city and established communities are not blank development sites, context matters!

In conclusion, we respectfully ask Council to listen to citizen input and reset the planning process – **repeal blanket R-CG zoning, revise the R-CG rules as proposed**, direct the city to notify communities about permitted applications, and revisit existing LAPs and improve the LAP creation process.

Sincerely, Beth Atkinson, Director- Land Use
Hounsfield Heights – Briar Hill Community Association



Public Submission

CC 968 (R2026-03)

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First name [required] Dennis

Last name [required] Huber

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

Repeal Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

Refer to Word attachment. I am in favour of the proposed citywide rezoning change.

March 13, 2026

Dear Mayor Farkas and Members of Council,

I am writing in support of the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024. It is important to require public hearings before Council to rezone properties to R-CG to give citizens a voice in what impacts them.

I do not agree with the proposed amendments to change the rules for rowhouse development. This should be done at a separate public hearing after consultation with Calgarians. Most citizens are unaware of these proposed amendments and need the opportunity to review them and speak to them individually.

When Council voted to implement blanket rezoning, they combined the zonings for several different types of housing into one district. RC-1 (single family), RC-2 (duplexes & semi-detached) were lumped in with multi-family rowhouses, townhouses, and cottage clusters. Every property was then rezoned to R-CG (rowhouses) regardless of the local conditions and context. These larger building forms overwhelm neighbouring single family and semi-detached homes, particularly low-profile bungalows. This eliminated the public hearing process to rezone properties from the lower density zonings to R-CG. Citizens lost their voice to make their case to their elected representatives. Rezoning was no longer evaluated on whether they were suitable for the unique conditions of the site. The development permit (DP) could only be appealed to the Subdivision and Development Appeal Board (SDAB).

Problems with Blanket Rezoning and with Rowhouses in General:

Lot coverage

60% for rowhouses; 45% for single family and semi-detached homes; Varsity lot coverage averages 25-30%. This combined with an allowed height of 3 storeys creates unpleasant massing and overshadowing of neighbouring homes.

Overshadowing

The dimensions of rowhouses create significant overshadowing on nearby properties especially to the north and east. This can affect home heating and cooling and the viability of gardens and landscaping.

Destruction of the Urban Tree Canopy – Lack of Green Landscaping

There is no protection for trees on private property. Most properties are completely stripped of all vegetation before construction. 60% lot coverage plus decks and sidewalks leaves little space for soft landscaping, shrubs, and trees. Trees take many years to achieve a significant size.

Calgary faces unique challenges, including a harsh, arid climate and chinook winds that damage trees, along with high disparities in tree coverage between mature neighborhoods and newer developments.

As best I am aware, the City of Calgary has a mandate to increase its urban tree canopy to 16% by 2060, aiming to double the current coverage to improve ecological benefits and urban cooling. Calgary's tree canopy covers approximately 8.25% of the city, which is significantly lower than major Canadian cities like Vancouver (27%), Toronto (33%), Edmonton (~13%), and Winnipeg (17%).

Lack of Privacy and Overlooking

Rowhouses are often 3 storeys tall and have a high number of windows from 4-8 units overlooking the neighbours' homes and yards. People cherish their back yards, gardens, and privacy.

Increase in Intensity of Use

Replacing a single family dwelling with an 8-plex (or more units for larger lots) results in a significant increase in density and noise. A 3-4 bedroom home becomes 20 bedrooms. One family coming and going becomes 8 families. There is very little buffer between properties due to minimal side, front, and back yards. Decks and air conditioners increase noise for the adjacent homeowners.

Parking Congestion

The average family has 2 vehicles. The City's parking requirement for a rowhouse is 0.5 stalls per unit which results in a 4-car garage for 8 families. The overflow must park on the public street.

Impact on Infrastructure

The age and capacity of infrastructure vary greatly throughout the city, however, there is additional stress on water, sewer, electrical, and road infrastructure. The increase in impervious surfaces increases storm water runoff. Off-site levies to cover future upgrades have been considered and need to be reviewed and implemented.

Management of Waste

Normally 8 families would have 24 bins, however, the City allows for the sharing of bins and there are usually 8 bins provided (3 black, 3 blue, 2 green). This can result in overflowing bins. Even 8 bins instead of 3 creates congestion on pick-up days.

ADDITIONAL ISSUES.

Elimination of Contextual Setback Rules

Contextual front setback and contextual building depth rules were eliminated when blanket rezoning was passed. Currently, only 3.0 metres setback is required from the front property line to a new building. The rear setback is now 7.5 metres. Front setbacks in Varsity range from 7-11.0 metres. We also have spacious back yards and side yards. Previously, if a homeowner wanted to build a new home or renovate an existing home, the front setback was calculated by taking the average setback of the adjacent homes and allowing the new building to extend a maximum of 1.5 metres in front of those homes. The contextual rules prevented a new or renovated home from jutting far in front or behind the adjacent homes. This maintained the character of the streetscape, preserved mature trees and peripheral views, and prevented overshadowing and overlooking.

If the repeal is successful, these important contextual rules will be reinstated.

Secondary and Backyard Suites on the Same Property

When blanket rezoning was approved, the bylaw was also changed to allow both secondary and backyard suites on the same property for a total of 3 dwelling units on

every property. Previously you could only have a maximum of 2 dwelling units per parcel. There is no parking required for backyard suites. The previous rule limiting each lot to 2 units will be restored with a repeal of blanket rezoning.

Affordable Housing

There is no requirement for infill development to provide affordable housing. In most cases an affordable home is replaced by much higher priced rowhouse units.

There is currently no shortage of housing for most income levels. For very low-income levels, there is a shortage of *affordable* housing which is usually provided through government subsidies. The need for affordable housing for vulnerable people is very real but blanket rezoning is not a solution. There is no evidence an increase in rowhouse development results in reduced housing prices.

Excessively Long Implementation Date

The City is proposing to grandfather *applications* for development permits and have an implementation date of August 2026. We believe this is an unnecessarily long period of time that will allow a flood of applications for rowhouses.

*We believe only approved development permits should be grandfathered. **First reading of the bylaw should be the definitive transition gate.*** This is supported by case law.

It is important that only approved development permits be grandfathered (not just applications) and this should be done at the time of First Reading of the Bylaw.

With respect to the proposed exceptions to restoring the previous zoning, I agree with the following wording recommended by the Varsity Community Association:

“Change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024, except for properties that:

- *Received approval for a development permit for a rowhouse, townhouse, or cottage cluster under R-CG or R-G before first reading of the bylaw; or*
- *Received an approval for a development permit before the first reading of the proposed bylaw; or*
- *Rezoned through an approved rezoning application applied for by the property owner after August 6, 2024.”*

Therefore, I request a full repeal of blanket rezoning to restore the wording of the Land Use Bylaw 1P2007 prior to August 6, 2024, without any amendments. I also request approval of the recommended changes to the exceptions as noted above.



Public Submission

CC 968 (R2026-03)

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First name [required]

Keith

Last name [required]

Drebit

How do you wish to attend?

In-person

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

Calgary

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

CC 968 (R2026-03)

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Mar 15, 2026

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[required] - max 75 characters

Crumbling infrastructure and 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 are sewer backup issues in Ward 8, community of Mission flooding below ground level condos and basements. My condo unit got partially flooded due to overgrown tree roots clogging the connection between the main sewer line and the drain-pipe leading up to the building Thanksgiving Day last fall. This is on account of infrastructure crumbling in older neighborhoods. Too much is being spent on newer communities and not enough on the older ones. Mission is an older community and has been neglected. Blanket rezoning is one of the problems and the 2 previous mayors are responsible as well as the water main break in Bowness.

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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 Repealing the Citywide Rezoning Bylaw and returning to planned community based zoning.
 Our concerns are various such as privacy,,trees and green spaces loss, infrastructure capacity, construction impacts, parking and traffic to mention a few.
 We have recently experienced construction on one of our neighbouring lots. It consists of an additional 1,000 square foot house and a three car garage. This involved a year of construction disruption on our street with large equipment used and late night construction noise. This also doubled the square foot development land on this lot and it is mostly concrete and houses, now instead of green space. There are now three residential properties on this lot. If more or greater density housing is added to our neighborhood, it will no longer be able to sustain as a safe, quiet neighborhood.
 The infrastructure in our area was designed and built in the 1950's to meet those requirements. Our sewer system has had issues in the past with blockages and pipes moving - Adding more people to this system will tax it more. The new construction discussed above had plumbing issues during construction as well.
 We are wanting a return to the original Bylaw which respected community identity and input.
 We are in favour of the motion to repeal the BUZ Bylaw.



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)

We purchased our residential home in 1994. One of the reasons we chose our home was based on the zoning bylaws that existed at that time: our street was not allowed basement rentals & no multi units on one lot. We feel it is wrong that our City council changed the zoning bylaws in 2024. Our existing communities do not have the capacity to accommodate high residential zoning in regards to plumbing & water usage, community access and parking. The developers are also over crowding the existing lot that had one residential property and replacing it with multi units. This prevents planting of trees (unit is too close to the sidewalk, small backyard). I strongly feel the rezoning bylaw 2024 decision, was based primarily for tax purposes & benefitting developers - one residential property vs two or four on the same lot. These individual units are also more expensive than the original residential housing. I suggest that a new community being developed, consist of estate residential housing, regular residential housing, attached residential housing (duplexes or row), condo building and rental only building. In addition to playground/park and walking path. This creates accommodations at different price points and allows a blended community. In addition, one level commercial building development, in residential areas, should not be allowed. Commercial buildings should have multi-level residential units above the commercial level. The Calgary citizens strongly voiced that we were not in favour of the Rezoning bylaw in 2024. Our last election favoured council members, including the mayor, who campaigned for the 2024 bylaw to be reversed. Based on these two actions alone, should be enough to vote in favour of changing the zoning back to what existed before the citywide Rezoning



Public Submission

CC 968 (R2026-03)

for Housing in 2024. Thank you for the opportunity to present my views.



Public Submission

CC 968 (R2026-03)

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First name [required] Kevin

Last name [required] Holdstock

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

Kevin Holdstock - Comments on Zoning Bylaw Repeal.docx

ATTACHMENT_02_FILENAME

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

March 13, 2026

To: Calgary City Council

Re: Comments on Proposed Citywide Rezoning Change – Public Hearing on March 23, 2026

We own a home directly next door to one of the townhouse developments approved last year in Thorncliffe under the Citywide rezoning that took place. We have owned and lived in our home since 2001 and **strongly oppose** the continuation of developments of this kind in these historic neighbourhoods. We would like to share our experience as homeowners impacted by this decision by the previous City Council.

As property owners that will be affected by the previous Council's decision causing our lifestyle to change going forward, we would like to make the following comments to prevent additional developments of this kind in our, and similar neighbourhoods:

1. The eight-unit complex currently being built next door contains a four-unit townhouse each with a secondary suite and a garage for four cars. All of these units are apparently to be rented out by the owner of the development. We have gone from a single-family dwelling on this property to the possibility of 8 families living here.

We estimate at least 16 vehicles will need to be parked somewhere. If the tenants are anything like the builders/contractors of this development, their parking spot of choice will be on the street completely blocking access to our driveway. (As we write this letter once again our driveway is blocked – it's a weekly occurrence)

2. Parking for these developments in older neighbourhoods will be an issue. Although there will be four spots created in a back garage, with the possibility of up to 16 vehicles for the eight units, many of the cars will need to park on the street. The roads in Thorncliffe are quite narrow, and often two cars cannot pass by each other when driving down the road when there are vehicles parked on both sides of the street. One car must pull over and wait until the oncoming vehicle has passed by.
3. These developments do not fit in with the historic character of the Thorncliffe neighbourhood. Most of the homes on this section of Thornton Road were built around 1956 and are small bungalows. The new complex being built towers above the homes on the street and I believe is built as close to the property lines as allowed. It is located between two small homes on the street (one being ours) and quite frankly with the size of the building it doesn't look like it belongs – it's an eyesore.
4. The development will infringe on our privacy; particularly since the height of the building will tower above our small home and look right down onto our back deck – a place we spend most of the summer relaxing on. We feel the closeness of the new complex will make even a private conversation impossible.

We bought this house 25 years ago to enjoy the amenities of the community which included a certain amount of privacy, greenery and space. Even the trees that grew between our property and the development were, of course, cut down when the single-family dwelling was removed. I doubt there will be much greenspace for 8 families to enjoy once building is complete.

5. The development is located within a “playground zone” as there are two elementary schools located across 54th street (Corpus Christi Elementary and Thorncliffe Elementary) with one school on one side of Thornton Road and one directly across on the other side. This will be a safety hazard as there are many cars that already speed down both Thornton Road and 54th Street, ignoring the playground speed limit of 30 kms. Adding possibly 16 more vehicles right by the schools will only exacerbate the problem. When approving this development was there consideration of the reality of this many vehicles so close to a school zone?
6. The neighbourhood have many alleyways and the alley behind the development (and our home) is unpaved, narrow and through the winter is usually covered in sheer ice and very muddy at other times of the year. These alleys are not built to be used as a main access for an increased number of vehicles and in our neighbourhood this will be the access for the 4-car garage.
7. Our neighbourhood was strongly opposed to this development, and our community association was also opposed. Petitions and letters were submitted and yet it was still allowed to go ahead. We hope that in the future the community will have a real voice, otherwise it seems like a pointless exercise to express an opinion.

We are extremely concerned that this development may set a precedent in the neighbourhood and once one huge complex is permitted then it may lead to others being automatically approved. We want to ensure that future approvals of development are not made based on the precedent set during the citywide rezoning decision which we are opposed to.

We are not opposed to smaller complexes with a height similar to the current homes; for example, a duplex containing two units with two secondary suites using the same square footage the former home that sat on the property had. Complexes such as the one being built next door to us with eight units and 36 feet high are just too big for small parcels of land and definitely do not fit in with the character of the neighbourhood.

We ask that City Council amend the Land Use Bylaw to repeal citywide residential rezoning and restore previous low density residential land use districts.

Thank you very much!

Kevin Holdstock & Corrie Smillie

Kind regards,
Kevin Holdstock and Corrie Smillie
Homeowners
5424 Thornton Road NW
Calgary, Alberta
T2K 3B7



Public Submission

CC 968 (R2026-03)

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First name [required] Richard

Last name [required] Weed

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I wish to see the current zoning bylaw rescinded. I would like to return to the previous bylaw,dated before May 2024. Thank you.



Public Submission

CC 968 (R2026-03)

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First name [required] Susan

Last name [required] Meyer

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 13, 2026

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

[required] - max 75 characters

Proposed Citywide zoning 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)

Fulfill your promise to repeal this



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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am requesting the City Council fully repeal blanket rezoning. Blanket rezoning was passed in 2024 when there was clear majority opposition from citizens to its implementation. Blanket rezoning has not provided the affordable housing that was promised and has begun degrading established neighbourhoods with its one size fits all structure. It has pushed up the cost of affordable homes as developers can access favourable financing and make significant profits from the development. Blanket rezoning was also completely unfair to homeowners who purchased homes in areas with specific zoning rules that had the expectation that the character of the neighbourhood would remain. Many established neighbourhoods were not designed for the densification that blanket rezoning is creating causing strain on roadways, greenspaces, utility infrastructure, local school access, and many other aspects of these areas. I am fully supportive of new neighbourhoods being designed and zoned with higher density housing, but not in already established ones. Please fully repeal blanket rezoning and set Calgary's neighbourhoods to the zoning structure in place before blanket rezoning was implemented.

Thank you



Public Submission

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First name [required] Maura

Last name [required] Swan

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

IMG_20260313_0001.pdf

ATTACHMENT_02_FILENAME

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

Please see comments in the attachment.

Draft Re: Blanket Upzoning Repeal

As an inner city resident I am extremely concerned about what the future will hold for our city if the council does not agree to reverse rezoning . Already so much damage has occurred with the increased density. Even before rezoning, my neighbourhood was seeing lots of new infills and duplexes. But until the rezoning happened, this was never a problem. Lots of younger new families were welcomed and the new builds themselves, although on smaller lots and some were even three stories, but still the parameters of the community and the neighbours were respected. However, with the advent of the new rezoning there, has been constant upheaval. No one seems to know what is coming next. There is no overall plan, just the determination to tear down and build as many new multi units without adequate parking as money can buy. I feel like we are witnessing the birth of future slums, with the lack green space and parking, especially on 26th Ave. Perhaps I am being paranoid, but I have lived in other major cities that did this sort of densification and are now spending millions to reclaim these areas. Closer to home I am dismayed by the lack of concern for current property owners. I bought my home because it had covenants on the title which allowed that only single dwellings or a duplex could be built on our 50 by 120 lot. Our neighbours all have similar covenants. I have recently seen affordable, perfectly liveable homes torn down and then replaced by huge three story homes jammed on less than 25ft lots that cover so much of the lot that there is very little yard left. They were originally listed for \$1,799, 000., but have just been reduced to \$1,599,000. So much for the affordability argument that was supposed to be the main reason for removing the zoning laws in the first place. Apparently potential buyers aren't seeing the value in these homes either. I have heard that the developer is loosing his shirt on these homes. I have personally experienced the annoyance of the increased traffic and parking conjection in our neighbourhood. It seems like a fools gambit to expect that increasing density will not affect traffic, noise and parking and general liveability for everyone, especially families with young children, but the previous city council just didn't care. Our streets are still the same size, but are now jammed by early morning and rush hour traffic. I am not opposed to densification, nor are most of my neighbours. Our area has seen many changes over the years, but those changes usually respected the restrictive covenants of the neighbourhood, which of course still exist, but have been so ruthlessly ignored. Two of my neighbours are so upset by the new infills described above that it has totally affected their enjoyment of their own homes. One of the neighbours has suffered new water drainage problems when their fence was torn down without permission, the other one lost some of her prized berry bushes. One new fence that was built does not go down to the ground. Now the adjacent owner can no longer let her little dog out into the yard for fear that he will crawl under the fence. These may seem like minor issues to a developer who is now on the move to the next project, across the street. These homeowners have no recourse unless they are willing to pay a small fortune to seek compensation through the courts. Both neighbours feel overlooked and one particular side has lost all of her sunlight. The other neighbour, a young couple who had dreamed of redoing their home for their future family, are now so shattered that they are planning to move. I am sure the same developer can hardly wait. The other neighbour I expect will do the same, although she is older and on her own and another move won't be easy. These are just two stories of some of the personal havoc this policy has wrought. I know it doesn't have to be this way. Why can't we move together toward the future with well planned changes that still respect the character and property rights of our inner city neighbourhoods. We all want Calgary to grow and prosper.

Draft Re: Blanket Upzoning Repeal

neighbourhoods

n



Public Submission

CC 968 (R2026-03)

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First name [required] Rosanne

Last name [required] Corey

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



Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of bringing back the low density residential zones that existed before. It feels like Tarington Woods has exploded since with so many more people living in the area & houses that were allowed to develop or add onto their current house. Plus parking on streets is full & the traffic along Tarington Road has gotten so busy & so many buses come down Tarington Road now it is not big enough to supply the demand of traffic. Structure of the street has even failed with potholes & back up of traffic at 5:30 pm daily. Please know I have lived in this area since 1998 & have never seen it so busy as it is now. It feels like it is not a desirable area to live in any more. Regards,



Public Submission

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First name [required] Roger

Last name [required] Smith

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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

Dear Members of Council,
RE: Strongly Support Reversing the Rezoning for Housing

My wife and I have lived in Britannia since 2018. We chose to purchase build our here because of the neighbourhood's unique characteristics - a family-friendly environment, a strong sense of safety, ample green space, and convenient access to schools, parks, and transit.

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

We are not opposed to thoughtful inner-city densification. We recognize the importance of increasing housing supply in Calgary. However, the citywide residential rezoning for housing approved in May 2024 was, in our view, not sufficiently considered and will not achieve the intended impact of rebalancing the housing market or improving affordability.

We believe a more nuanced approach is necessary and therefore support the rescinding of the blanket rezoning. Please stay focused and honour restrictions like Britannia Caveat, which the city in fact created.

Roger Smith



Public Submission

CC 968 (R2026-03)

909 48 Avenue S.W.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Alison

Last name [required] Abbott

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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

TGCA Letter March 13 Final.pdf

ATTACHMENT_02_FILENAME

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



Thorncliffe Greenview Community Association
5600 Centre St. N
Calgary, Alberta T2K 0T3

March 13, 2026

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

Dear Mayor Farkas and City Councillors:

Thorncliffe-Greenview Community Association is in favor of a full repeal of blanket rezoning bylaw with no amendments to be implemented by June 1, 2026.

Although the goal of blanket rezoning may have been to improve housing availability and development efficiency, the way it has unfolded has created significant challenges for the community. Many of our residents feel that the impacts on neighbourhood stability, character infrastructure, and local planning are no longer taken under consideration or outright ignored. It has further eroded trust and residents are seeing their worst fears of this change coming to fruition.

Blanket rezoning has resulted in a significant increase in workload for us as a Community Association including multiple development permits, resident engagement efforts and more outreach with the city planning department. This is with no tools to assist, promised guidebooks and a dedicated planning liaison which have never materialized.

We cannot understate the significant disruption, angst and concern residents of Thorncliffe-Greenview are currently experiencing and how the engagement model between the city and communities is fundamentally broken.

Going forward post repeal, we would like to see the following:

- Implementation of robust, thoughtful and community driven Local Area Plan which reflects current state and outlines how future development will occur. Blanket rezoning, the proposed Calgary Plan and the proposed New Zoning Bylaw have eliminated any consideration for local context where developments are proposed. Our 70-year-old community has experienced a significant increase in development. The broad strokes of the MDP and the Developed Areas Guidebook, general policies have not established or provided a consistent locally responsive approach for development and planning within our community.
- An effective Local Area Plan provides a long-term plan, policy and framework to guide growth, change, and investment in our community. This would provide much needed certainty for both residents and developers.
- Inclusion of secondary suites in density counts complied by the city. Currently, The City does not include basement suites when calculating density, resulting in skewed and inaccurate data.

- A reinvention of the engagement process between residents, developers and the city. Unfortunately, engagement has too often become a check in the box exercise. There are limited opportunities to engage and even less for impacted residents. The SDAB appeal process has become the defacto approach to address the lack of meaningful engagement and the public hearing process.
- Implementation of specific rules on density, clearly outlining the types of density and where it is best located. Elimination of any midblock developments and more scrutiny with corner lots. Density should be prioritized on transit corridors, main streets and intersections with commercial uses as potential for mixed use/multi residential developments.
- Clearly outline the objectives and outcomes as there is more densification in established communities. What is an appropriate level of density by neighbourhood and what is the appropriate mix between different types of housing? How are we ensuring that densification is occurring more equally across communities?
- Update infrastructure capacity assessments.
- Revise policies that are proving to be problematic and unrealistic. The minimum parking requirements of 0.5 per unit imposed under the current LUB would serve as a useful starting point.

We respectfully request that the Mayor and Council to vote for a full repeal of blanket rezoning with no amendments and restore the exact wording of Bylaw 1P2007 prior to August 6, 2024. Thank you your consideration and look forward to ongoing collaboration to achieve a more desirable outcome that benefits all.

Sincerely,

Alison Abbott

Alison Abbott
President, Thorncliffe-Greenview Community Association



Public Submission

CC 968 (R2026-03)

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First name [required] Adel

Last name [required] Johnston

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)

Thank you for protecting our city and our rights



Public Submission

CC 968 (R2026-03)

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First name [required]

Gie

Last name [required]

Roberts

How do you wish to attend?

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no

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

March 2026 Roberts letter City rezone meeting.docx

ATTACHMENT_02_FILENAME

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

March 13, 2026 - Regarding: 606 18 Ave NW Calgary Exclusion from Blanket Rezoning Repeal

Dear Mayor Farkas and assembled Councillors:

My name is Gie Roberts. My wife Lorie and I are owners of 610 18 Ave NW in Calgary since 2001. I believed an error was made in excluding the property at 606 18 Ave NW Calgary from the proposed rezoning change.

Several years ago, the homeowner at 606 18 Ave NW, the property adjacent to the East of our home, made application for a development permit with the City of Calgary Planning and Development Authority. The file DP2024-07383 was created and the process of posting plan proposals with neighbourhood reactions and plan revisions began. The proposal underwent 3 iterations before the permit was approved by the City of Calgary Planning Department on June 22, 2025.

At that time, I and two neighbours, [REDACTED], who are the property owners at 602 18 Ave NW, also adjacent to the subject property, appealed the approval of the permit. We submitted our appeal application to the Calgary Subdivision and Development Appeal Board (SDAB) on July 15 and attended the SDAB Procedure and Jurisdiction meeting in on August 7, 2025.

We prepared our presentations, gained support through a petition signed by 34 community members from the West Mount Pleasant Heritage District (the two block area surrounding the proposed development) and finally presented our arguments against the approval of the development permit at the SDAB Merit hearing on November 6, 2025. On November 18, 2025, the SDAB overturned the application approval. The refusal is effective, June 22, 2025, as illustrated on the City of Calgary Development Map <https://developmentmap.calgary.ca>

As illustrated in <https://www.calgary.ca/planning/projects/rezoning.html#map> "Proposed Citywide Zoning Change Map", the City of Calgary proposed the exclusion of this property reverting to the prior zoning status, based on whether a development permit has been submitted before December 12, 2025. Yes, it had been submitted, but it was rejected by the SDAB, a City of Calgary created and empowered entity whose decision should not be subsequently ignored by Council. The rejection of the permit application by the SDAB, dated June of 2025, in effect erased/removed that permit from the system. To move forward, the property owner must make another development permit application. They have not done so to date. If they choose to do so, they should be in accordance with the revised zoning provisions should those pass, not remain a R-CG by default.

I support the proposed revised zoning proposal being considered by Council. I request that the exclusion of the property at 606 18 Ave NW be changed to be included under the provisions of that rezoning.

Thank you for your consideration

Gie Roberts



Public Submission

CC 968 (R2026-03)

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First name [required]

Anita

Last name [required]

VandenHazel

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)

Translation service 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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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Mayor Farkas and Members of Council,
I am writing in support of the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024.
I do not agree with the proposed amendments to change the rules for rowhouse development. This should be done at a separate public hearing after consultation with Calgarians. Most citizens are unaware of these proposed amendments and need the opportunity to review them and speak to them individually.
It is important that only approved development permits be grandfathered (not just applications) and this should be done at the time of First Reading of the Bylaw.
With respect to the proposed exceptions to restoring the previous zoning, I agree with the following wording recommended by the Varsity Community Association:
"Change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024.
Therefore, I request a full repeal of blanket rezoning to restore the wording of the Land Use Bylaw 1P2007 prior to August 6, 2024 without any amendments.
Yours truly,
Anita VandenHazel



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First name [required]

Victor

Last name [required]

Laverde

How do you wish to attend?

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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a Calgary resident, a small housing provider, and a local investor who has chosen to invest my savings in housing within this city. I am here today because the proposal to reverse the 2024 citywide rezoning would have a direct and significant negative impact on property owners like me who made investments in good faith based on the policy direction approved by Council. When the city adopted the rezoning in 2024, it sent a clear signal to homeowners and small investors that Calgary was committed to increasing housing supply and allowing more efficient use of residential land. Based on that policy, I purchased properties zoned R-CG with the intention of responsibly adding additional housing options such as basement suites and backyard suites. These types of developments are not luxury projects. They are one of the most practical and affordable ways to add gentle density to our neighborhoods. Secondary suites and backyard suites create housing for students, young families, newcomers, and workers who otherwise struggle to find affordable places to live in Calgary. Reversing the rezoning now would create significant uncertainty for those of us who invested based on the City's approved policy. Housing development—especially small-scale infill—requires financial planning, financing approvals, and long-term commitments. If the rules can change so quickly after investments are made, it sends a message that Calgary is not a stable environment for housing investment. More importantly, undoing the rezoning would reduce the city's ability to add the type of incremental housing that Calgary urgently needs. Small property owners play a criti-

Public Submission

CC 968 (R2026-03)

cal role in addressing the housing shortage. We are not large developers; we are residents who invest locally and contribute directly to expanding housing options within our communities.

I respectfully ask Council to consider the consequences of reversing this policy. Maintaining the current zoning framework will provide stability, encourage continued investment, and allow responsible homeowners to contribute to the housing supply Calgary needs.

Thank you for your time and for the opportunity to share my perspective.



Public Submission

CC 968 (R2026-03)

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First name [required] Judy

Last name [required] Marshall

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 services required

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in full support to repeal the blanket rezoning for the city of Calgary. I have read the submission from Varsity Community and concur with their reasoning . In light of our current infrastructure issue with water mains and the current need for \$50 billion to get the city properly upgraded ,we need to get our infrastructures upgraded and service-able to manage our current population, before construction on new rebuilds for an ever increasing population . With tariffs and oil prices skyrocketing , the cost of housing is going up and it's is going to be impossible for lower Income families to buy into the housing market



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First name [required]

Last name [required]

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

R2026-03 Submission - MF.pdf

ATTACHMENT_02_FILENAME

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

March 13, 2026

City of Calgary

RE: Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments Implementing City-Wide Residential Rezoning) - C2026-0153 Proposed Bylaw 9P2026

I am writing to confirm my strong support for a FULL REPEAL of blanket rezoning and a return to the zoning districts that existed prior to the 2024 approval.

During the 2024 blanket rezoning hearings, residents repeatedly raised legitimate concerns about misleading density information, infrastructure capacity, community character, housing stock diversity, impacts on neighbouring properties, and parking/traffic issues. These were largely set aside despite overwhelming public opposition to the introduction of blanket rezoning in Calgary.

Advertised R-CG Information - A Clear Misrepresentation

City fact sheets and background materials for the R-CG district repeatedly advertised a maximum density of 75 units per hectare, framing it as modest “gentle density” or “gentle infill” compatible with existing neighbourhoods. This figure was calculated on the base four main units only and explicitly excluded secondary and backyard suites even though the bylaw permits them on the same parcel and most developments build them.

When suites are properly counted (as they should be for any meaningful density measure), a typical lot yields eight units, resulting in an effective density of approximately 150 units per hectare. This matches the minimum density required in the M-H1 (Multi-Residential – High Density Low Rise) district. In other words, R-CG was sold to Calgarians as low-density missing-middle housing but functions as high-density zoning in practice.

One direct outcome of the 2024 hearings was Outcome 12: a direction for a scoping report on including secondary and backyard suites in all density calculations, including community-by-community unit counts and implications for city fees and services. This report was due in Q1 2025. As of today, it has not been released or made publicly available, and recent city documents (such as the Suburban Residential Growth 2025-2029 story map) continue to exclude suites from density measurements.

This lack of transparency and the original “bait-and-switch” on density undermined public trust from the start.

Community Character:

Prior to 2024, established neighbourhoods enjoyed predictable character and stable development rules. The 2010 City of Calgary Low Density Residential Housing Guidelines emphasized context-sensitive design, parcel layout, building mass, setbacks, privacy, shadowing, landscaping, and respect

for surrounding development. Community-specific restrictive covenants were also honoured. Blanket rezoning swept these priorities away in favour of a one-size-fits-all approach.

Residents who chose their communities based on these expectations, homeowners and new buyers alike, deserve a meaningful voice in future development. People who live here matter, and their lived experience must count.

Lower-cost homes, including many rental units at more affordable rates, are now being demolished en masse and replaced by higher-priced eight-unit rowhouse blocks. Bowness provides a clear example: older bungalow stock and laneways have attracted rapid redevelopment, resulting in lost mature trees, reduced privacy and sunlight, parking shortages, and a tangible erosion of the neighbourly community feel that long-time residents value.

For those homeowners that have remained in heavily developed areas, the day to day reality has become more difficult. Many now face towering blank walls just meters from their windows and backyards, blocking natural light for gardens, solar panels and daily living. The neighbourhood trees have been removed lot by lot. Privacy has vanished with new upper storey windows and decks overlooking once private spaces. The sense of home and neighbourhood that drew families to these homes is disappearing.

Infrastructure

Infrastructure strain was one of the most consistent concerns raised in 2024. Aging streets, pipes, schools, parks, roads and parking systems were already under pressure. Blanket rezoning accelerated development without community-specific upgrades or proactive planning. While a recent city report claims that approved projects have required only “minimal” utility upgrades, this reactive, project-by-project approach ignores the cumulative burden reported daily by residents such as overloaded blocks, traffic congestion, and failing infrastructure that was never designed for the added density. Continuing at this pace without addressing the significant infrastructure gap is negligent.

Compounding the long-term strain is the immediate daily disruption from construction itself. In neighbourhoods seeing rapid infill, heavy trucks, worker vehicles, and equipment routinely block roads, sidewalks, and bike lanes even during high commute times and around schools. Roads and sidewalks are regularly dug up and ‘temporarily’ repaired following construction leaving long term impact. Constant noise, dust, and disregard for neighbouring properties have become the norm, turning quiet residential streets into active construction zones with little enforcement or consideration for residents trying to live their daily lives.

Affordability

Blanket rezoning was approved despite overwhelming resident opposition, eroding trust in the planning process. Developers have built where it is most profitable, not where affordability is most needed. Recent data shows a sharp spike in applications but this has not delivered the promised affordability. Instead, it has driven up prices for older bungalows in established neighbourhoods while reducing the stock of true starter homes. The model has become an abdication of planning: approvals

occur with little regard for surrounding residents, whose only recourse is a costly, expert-heavy appeal process that most average homeowners cannot afford and struggle to understand.

Impact on Single Level Housing

Historically, seniors and individuals with mobility challenges have relied on bungalows and other single-level homes (those without stairs to main living areas) as affordable, practical options to age in place. These homes allow people to remain in their communities with dignity and independence.

Calgary's senior population (aged 65+) now represents 14% of residents and is the fastest-growing demographic, having increased 28% since 2016.

Blanket rezoning has accelerated the demolition of older bungalows in established neighbourhoods, the very inventory seniors and those with mobility challenges depend on.

At the same time, newer greenfield communities are being built with smaller lot sizes that make traditional single-detached bungalows rare or uneconomical. The result is a shrinking supply of single-level housing, driving up prices for the remaining stock and creating a severe mismatch for an aging population. Developers' push toward more profitable multi-unit rowhouse blocks has ignored this large and vulnerable segment of Calgarians entirely. Blanket rezoning failed to protect or incentivize the diverse housing types our city actually needs.

In Summary,

Blanket rezoning was a very expensive experiment. It increased housing supply (as seen in the recent application spike), but at a steep cost to existing residents, neighbourhood character, infrastructure, and housing diversity. No meaningful affordability gains were achieved. Calgary residents have borne the brunt.

I urge Council to fully repeal blanket rezoning and return the pre-2024 low-density residential zones.

Thank you,
Monika Furtado
Calgary resident



Public Submission

CC 968 (R2026-03)

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First name [required]

Nick

Last name [required]

Kangles

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I believe that the city wide Rezoning for Housing adopted by City Council in 2024 was ill-advised and opposed by the majority of Calgarians at the time. It continues to be opposed by a majority of Calgarians and likely by a larger majority than previously. Council at the time had no mandate to make such significant changes and it ignored the will of the majority of Calgarians who made submissions opposing the change at that time.



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First name [required] Nancy

Last name [required] Hayes

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



Public Submission

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[required] - max 75 characters

proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am requesting a FULL REPEAL of blanket upzoning. Just look around our much loved city . In a short time frame, blanket upzoning has already damaged the character of many communities, and streets in Calgary, seemingly without considering the needs, character, history and heritage of our community. Nor does it provide housing that people who want to live here actually need. A complete full repeal of blanket upzoning is needed right now to stop this terrible erosion of our communities. .



Public Submission

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First name [required] Neville

Last name [required] Johnson

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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

Letter in Support of by-law cnage.docx

ATTACHMENT_02_FILENAME

Development Permit Comments.docx

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

We ask council to help protect the privacy and value of our property

Neville R. Johnson
4936 Valiant Dr NW Calgary Ab T3A 1X2



Dear Mayor Farkas and Members of Council,

I am writing in support of the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024. It is important to require public hearings before Council to rezone properties to R-CG in order to give citizens a voice in what impacts them.

I do not agree with the proposed amendments to change the rules for rowhouse development. This should be done at a separate public hearing after consultation with Calgarians. Most citizens are unaware of these proposed amendments and need the opportunity to review them and speak to them individually.

It is important that only approved development permits be grandfathered (not just applications) and this should be done at the time of First Reading of the Bylaw.

With respect to the proposed exceptions to restoring the previous zoning, I agree with the following wording recommended by the Varsity Community Association:

“Change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024, except for properties that:

- *Received approval for a development permit for a rowhouse, townhouse, or cottage cluster under R-CG or R-G before first reading of the bylaw; or*
- *Received an approval for a development permit before the first reading of the proposed bylaw; or*
- *Rezoned through an approved rezoning application applied for by the property owner after August 6, 2024.”*

Therefore, I request a full repeal of blanket rezoning to restore the wording of the Land Use Bylaw 1P2007 prior to August 6, 2024 without any amendments. I also request approval of the recommended changes to the exceptions as noted above.

Yours truly,

Neville & Ruth Anne Johnson
Varsity Community Residents
4936 Valiant Dr NW

See Attached photo regarding the lack of privacy that this bylaw will cause if allowed to continue



This is the view from the second floor row house that is proposed for 5004 Valiant Dr. NW. It *overlooks* our residence at 4936 Valiant Dr NW. As you can see, we will have no privacy in our back yard.

Development Permit Comments

DP2025-03889

5004 Valiant Dr NW Calgary Ab

We live at 4936 Valiant Drive (across the street (corner 49 street & Valiant Dr). We will be vigorously opposing this development on the following grounds

The size and shape of the building is inappropriate for the community. All houses within a 5-block radius are single story family structures. This building will tower above.

Varsity community is already at 58% for multi-family housing. This complex will only add to the already over capacity density.

The building will be 9.3 metres tall and the 4 bedroom windows will now look directly into our back yard, causing privacy concerns. We have created a peaceful garden and entertainment space in our back yard. We will be unable to enjoy the space if this building permit is allowed. The footprint takes up the entire lot and is out of place with the rest of the community.

Looking at the plans there is no capability for handicapped accessible entrance to the suites. There is currently a ramp and lift at the front door of the resident now, this will decrease accessible in the community.

Utilities were built in the 1970's and only minimally upgraded. This building will put strain on the existing utility infrastructure. New developments are required to install (or at least have them ready to install) EV charging stations. This will further put on a strain of the electric system.

The current average number of vehicles per household so this could mean up to 15 vehicles will be parked at the development. With only garage space for 4 vehicles, up to 11 vehicles will require plug ins during the winter months. This will create a safety hazard to the many pedestrians on 49th street walking to and from the bus stops and the shopping mall. Elementary and junior high school students use the sidewalks back and forth from the two schools at the north end of 49th street.

With 4 suites and an additional 4 Secondary suites the complex will increase traffic in the immediate vicinity which is between two separate Playground/School zones on 49th Street.

There will be increased large vehicles in the form of garbage trucks as there will be now up to 24 garbage bins (3 per suite times 8). This will distract from the aesthetics of the complex. There cannot be large garbage bins (landfill, recycling, compost) as the site plan has no room to store them.

The current house has a large corner lot lawn and several mature trees on the property. According to the site plan these trees and the lawn will be removed. The complex will lack green space distracting from the aesthetics of the area.

There has been no consultation of the surround neighbors (all oppose this project)

Having such a large development towering over of bungalow will reduce the resale value of our retirement property while taxes will increase.

Neville Johnson & Ruth Anne Johnson
4936 Valiant Dr. NW
Calgary Alberta. T3A 1X2



**Public Submission**

CC 968 (R2026-03)

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First name [required] Hope

Last name [required] Smith

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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 absolutely in favour of returning to the former zoning regulations. Marda Loop is a perfect example of the disaster of the recent changes. Traffic is a nightmare. Parking is non-existent. Calgary is a winter city, public transportation is pitiful. Everything within a 15-minute walk is not appropriate.



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First name [required]	Pam
Last name [required]	Higgs
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)	Reverse Rezoning..RC-G
What meeting do you wish to comment on? (If you are provid-	Council



Public Submission

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of reversing RC-G zoning immediately! 4/8 plexes do not belong mid block between older bungalows! A developer in a brand new area would never place a large four-plex with 4 secondary suites next to a single family home, so why does the City and developers think this is good for an existing/established Community?? We live by the UofC on my street we are getting a 8 Unit structure midblock replacing a house with secondary suite which houses students. This new development will no longer be affordable for students or the majority of Calgarians RC-G creates unaffordable housing! What is being built in most cases is not contextual does not blend in with the character of the neighborhood, structures are too high, overshadowing neighbors, overcrowding the lot with required City bins, bike racks, alot have no amenity space for tenants, replacing older trees, parking issues, totally ridiculous. Even the duplexes being built inner communities are a million plus hardly affordable purchase for the majority of Calgarians. Older areas are changing and being regenerated which is great but thoughtful constructive planning needs to go into the housing process! New Communities are planned single houses, four plexes, townhouses are not plopped where-ever without a plan. Give old communities the same consideration! I have been in my community 26 years and feel R-CG took my voice away. I have no say in what is being built beside me or around me. Prior, to RC-G I could appeal a Land Use change and at least I had some input. The house on my street was R1 and RC-G would of allowed a 3 plex the last Council approved MC-G. So an upzone on a alright upzone. So I am mad! I said to the Mayor when I spoke at Council....I don't understand you told me R-

Public Submission

CC 968 (R2026-03)



CG is good for all Calgary properties and now you are allowing an upzone to MC-G on a lot that is not 50 ft. As a Calgarians I am not against change and building but I want to feel listened to and feel I have some say and input as to what is built in my community. I bought a single family house on a street with single homes. Across the road there are 6 walk up apartments and Brentwood Mall has Townhomes and 4 highrises. The multi family housing fits in those areas. Lets build multi family units in existing communities where they belong not beside our single homes!! Thank you for reading my comments.



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First name [required]

Fran

Last name [required]

Hewitt

How do you wish to attend?

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Calgary

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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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)

Please reconsider how the current zoning changes are impacting our neighbourhoods. There is no parking available on the streets. The buildings are blocking light and sun. Our property values are being affected.



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If you have questions regarding the collection and use of your personal information, please contact: City Clerk's Office, Legislative Services, 403-268-5861, or 700 Macleod Trail S.E., P.O. Box 2100, Station M (MC 8007), Calgary, Alberta, T2P 2M5.

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]

Sarina

Last name [required]

Johnston

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

**Public Submission**

CC 968 (R2026-03)

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

Reminder:

Public Meetings are broadcast live and recorded for future public viewing.

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

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

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First name [required] Sheila

Last name [required] Heger

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

Blanket Rezoning Repeal

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 100 % support the repeal of the blanket rezoning passed by previous city council.