



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]

Kayley

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



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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)

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First name [required] Verlyn

Last name [required] Feist

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



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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

D68F75C0-8C37-4026-A9E7-5E10F6F6CE7F.jpeg

ATTACHMENT_02_FILENAME

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

I live in Parkdale and have been personally affected by a build directly across the back lane from my house. It was a lot with one house on it approximately 1000 ft.² and it is now five townhouses each with an up-and-down tow-story suite +2 laneway houses which are each two-story. There may be parking for four maybe six cars. It has destroyed any privacy in our backyard and the windows look directly into my home. It is like living adjacent to an occupied grain elevator
This type of development is destroying all continuity in many inner city neighborhoods. I understand this type of development is only taking place in neighbourhoods that have back lanes. As so many of these units that are going up as rental units it is giving people places to live but over the years their rent will consistently go up and become unaffordable. And with the units all being built inner city rent will not be inexpensive at any of them. I think very few of these places are being built for sale... They are all for rent.
I support (are in favour of) the reversal of the rezoning for housing.





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First name [required] **Jillian**

Last name [required] **Cain**

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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

Jill & Jonathan Cain petition for rezoning reversal.pdf

ATTACHMENT_02_FILENAME

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

To Whom it May Concern:

Our names are Jillian and Jonathan Cain and we are homeowners at 155 Silver Crest Crescent in Silver Springs in the NW. Jillian's email is [REDACTED]. Jonathan's email is [REDACTED].

We would like to have the zoning of residential properties revert to what existed before the citywide rezoning of May 2024. We are VERY opposed to the City's rezoning that was approved by Council May 2024. Since our community was built before 1985, the rezoning allows a R-CG property to allow a maximum of four units per 50ft lot plus a secondary backyard suite for each unit.

Highlights as to why we feel strongly against the citywide rezoning of May 2024.

- Negative impact on property value. With this rezoning, we see our resale value being negatively affected. City council did not address potential negative value drop to property values.
- By adding 4 units *plus* 4 potential backyard suites, the entire lot that currently houses 1 residential house (and one family) will bring unwanted and undesirable congestion to our street with a potential 8 new families per potentially redeveloped lot.

There have been no communicated requirements that developers must create parking on the lot they would put a huge infill on. There is clearly no room currently to park all these additional vehicles in city front streets. This dynamic alone would dramatically change the atmosphere and friendliness that currently exists in our community.

- Even after this rezoning was passed, we have not seen any details that addresses how the current mature trees and space will be unaltered? When we purchased our house, the location in this older community was done purposefully to have space, mature trees & landscaping. We paid a premium price to have these amenities.
- Our enjoyment of the land, house and community in its current state has a huge emotional and economic value to our family. We purposefully bought this house, in this location, to have space and not be in an infill, highly dense community.
- Our City's infrastructure. Obviously all Calgarian's have seen what has happened as a result of not keeping our infrastructure current and upgraded to allow for increased population. In an area such as ours, built in the 1970's, Council did not address how increasing each lot by a potential 8x occupants would be handled in terms of water, sewer, and other infrastructure. By reverting to the previous rezoning, we would want council to make sure that before development was approved, all aspects of this infrastructure had been considered and shared publicly with those in the community in which it would impact.

While we recognize the need for additional housing in our City, we do not think the May 2024 rezoning is appropriate for the following reasons:

- Reverting back to previous rezoning allows consideration of development and impacts on the community on a more individual basis.
- The May 2024 rezoning did not consider the impact to the community as a whole. Our communities have been established with certain parts already designated higher use. With every community there are areas closer to transit that are better suited to infills and would probably be better received than other areas. Again, having the ability to weigh in on potential developments is a positive with the pre-May 2024 rezoning.
- Parking must be more seriously assessed even with reversion to the previous rezoning. It is unrealistic to assume that people have fewer cars who are living in Silver Springs or other suburban communities. Personally, when commuting to downtown for work, public transit alone does not work due to the timing of the buses versus hours required to work. Therefore, a car is necessary to access parking lots at the LRT station.
- Affordability, not just more housing is also a consideration. Putting 4-plexes/row houses on estate lots and high view lots does not address the affordability issue. Reverting to the previous rezoning allows decisions to be made on a case-by-case basis (and not only developer profitability).

Notwithstanding the affordability issue, our concerns herein are serious to us and our family, to our neighbours and the Silver Springs community.

As our lives will be dramatically affected by inappropriate rezoning, it is our right as homeowners and tax payers to have say and know that our opinions will be considered and have weight. We feel that the Council vote in May 2024 did not represent us properly. Such a major change should have gone to vote to the general public and as such should be rescinded.

WE SUPPORT BRINING BACK THE LOW DESNITY RESIDENTIAL ZONES THAT EXISTED IN THE LAND USE BYLAW PRIOR TO THE CITYWIDE REZOING FOR HOUSING COUNCIL APPROVED MAY 2024.



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First name [required]

Miguel

Last name [required]

Palacios

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I support the reversal of the Rezoning for Housing.



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First name [required] Jerry

Last name [required] Jackson

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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

repeal of blanket rezoning

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

In favour

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ATTACHMENT_01_FILENAME

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

We bought our house with the expectation that the zoning would remain the same unless the public properly decided that the zoning should change. There are not enough services to handle increase density of housing. Further, many multiple unit residential buildings have been constructed near us and there is reduced demand for housing.



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First name [required]

Dianne

Last name [required]

Kuspira

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In favour

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First name [required] Laura

Last name [required] Morrison

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Proposed Citywide Rezoning Change

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ATTACHMENT_01_FILENAME

Rezoning Submission.pdf

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 SE
PO Box 2100, Postal Station M
Calgary, AB. T2P 2M5

RE: Proposed Repeal of Rezoning for Housing Bylaw

To Whom It May Concern:

I am writing IN FAVOR of the proposal to repeal the Rezoning for Housing Bylaw. I have been involved in the effort to support redevelopment and densification of my community of Hounsfield Heights-Briar Hill for two decades. I am not opposed to increased density within our city; in fact, I support it over ongoing and unchecked urban sprawl. However, I have been consistently dismayed by the way in which this matter has been approached. We have had two previous councils who talked about listening to Calgarians (and in fact we had lengthy public hearings) but then put in place guidelines and bylaws which went against the majority voices opposed to them. I spent 2 years on the Riley Communities Local Area Plan only to see creative ideas and input from community members, which would support densification while maintaining community character, completely ignored; and instead seemingly prescribed plans with no community personalization were adopted. I have watched as communities in and around where I live are radically altered by redevelopment with no apparent consideration for pre-existing community character nor the consequences on existing infrastructure. In the past redevelopment looked like 2 infills on one lot. Today it typically involves 4, 8 or even 12 units on one lot. This is a massive increase in load being placed on aging infrastructure in older communities such as mine. In addition, this type of redevelopment results in:

- Loss of virtually all tree canopy on private lots. This is seemingly contrary to the city's objective for increasing urban canopy and certainly not supportive of promoting climate resiliency – it is a well documented fact that tree canopy reduces air temperature in urban areas.
- Loss of infiltrative surfaces. The current R-CG zoning has 60% lot coverage but with driveways, walkways, patios, etc. there is very little in the way of grass or other infiltrative surfaces remaining on a lot. With the increasing volatility of weather events we must maintain the capacity for water infiltration in our communities, or we face an increased risk of overland flow and basement flooding.
- Loss of quality of life. Shadowing, traffic & parking, number of bins in the lane, noise & light pollution, etc. These are all impacts borne by existing residents. I realize the city does not consider this in its planning, but people move into neighborhoods which meet their needs – be it single family bungalows or high-density condos. Not all communities need to offer all things to all people. That diversity of communities is what makes the city interesting.

Thank you for your consideration of this matter. I urge council to repeal the Rezoning for Housing Bylaw. Surely there is a solution which allows for responsible densification which does not totally compromise the characteristics and function of our existing communities.

Respectfully, Laura Morrison



Public Submission

CC 968 (R2026-03)

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First name [required] Janet

Last name [required] Bodner

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

Agenda is not online! My comment is on returning to low density zoning.

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have lived at 5204 Dalcroft Crescent NW since the house was built in the late 1960s. I am definitely in favour of returning to the low density residential zones that existed in the land use bylaw prior to the citywide "Rezoning for Housing in 2024". I bought into this neighborhood and have continued to live here specifically because it is low density. I bought the house with the understanding that this area was zoned for one house per lot.



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First name [required] Roman

Last name [required] Flerkevitch

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

zoning from R-G back to R-2

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Subject: Support for Proposed Bylaw to Repeal Citywide Rezoning (Public Hearing: March 23, 2026)

To His Worship the Mayor and Members of City Council,

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

I am writing as the owner of 749 Panatella Blvd NW to express my support for the proposed bylaw to return my property's zoning from R-G back to R-2. As a resident of a semi-detached home, I believe the R-2 (One and Two Dwelling) designation is the most appropriate for our property and the surrounding neighbourhood for the following planning reasons:

- Consistency with Existing Built Form: Our home is a semi-detached structure, and the R-2 designation accurately reflects the current physical character and density of our street.
- Neighbourhood Predictability: Reverting to R-2 ensures that future developments in our immediate vicinity remain consistent with the established pattern of single and semi-detached housing, rather than introducing higher-density rowhouse formats that the R-G designation permits.
- Suitability of Infrastructure: The R-2 zoning aligns with the original intent and infrastructure capacity of our specific residential block.

I appreciate the Council's consideration of this process to return to the low-density resi-



Public Submission

CC 968 (R2026-03)

dential rules that prioritize the established character of our community.



Public Submission

CC 968 (R2026-03)

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First name [required] Vance

Last name [required] Elder

How do you wish to attend?

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

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



Public Submission

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a resident of the smallest inner city neighborhood, blanket rezoning has pitted neighbor against neighbor and provided developers higher profit potential. Neither of these bodes well for a small neighborhood with one road and two exits. Please move to repeal blanket rezoning as soon as possible. Thank you.



Public Submission

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First name [required] Moness

Last name [required] Rizkalla

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

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First name [required]

Sandi

Last name [required]

Hegland

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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 originally purchased my home in Thorncliffe in 1988 so that I could have a big backyard for family. I did a major renovation 10 years ago - spent huge amount of money . I am now almost 70 years old & the house next-door to me came up for sale in November. It is a corner lot. I almost had a nervous breakdown & found the ability to buy the home. So I didn't have five bedroom windows looking into my backyard. This is not fair for anyone never mind a person of my age who now has a 30 year mortgage. I won't even live that long. I VOTE TO REPEAL THIS ZONING!!!



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First name [required] Susan

Last name [required] Davison

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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 a long time Varsity resident and have seen the destructive and unacceptable results of the current Rezoning Bylaw. Please repeal blanket rezoning and go back to the land use bylaw before Aug 6, 2024. Citizens must have a say in development that will impact them. Public hearings should be required before properties are rezoned to R-CG. I do not agree with the proposed amendments to change the rules for rowhouse development. Calgarians must be given the chance to see these and be heard at a public hearing. Only already approved development permits should be grandfathered. Please repeal blanket rezoning and restore the Land Use Bylaw 1P2007 prior to Aug 6 without any amendments.



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First name [required]

Mary

Last name [required]

Graham

How do you wish to attend?

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

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Public Submission

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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 would like to offer my support for retaining the blanket rezoning in Calgary. We need more housing and more variety of housing in the city. We also need to see densification of more inner city neighborhoods. We can't afford to keep pace with providing more services like recreation facilities, libraries, schools, and other amenities in new areas and we should focus development in areas that have these in place. I want to live in a city that has a variety of housing options in one neighbourhood. The fabric of the city is stronger when all neighborhoods have diversity of people and housing within them. I believe that blanket reasoning offers the best option to create a city that is livable and affordable. I live in an inner city neighborhood and I fully appreciate the challenges that it may provide for parking, but I also believe that we need to plan for neighborhoods where we aren't reliant on vehicles. I recognize that there are many Calgarians concerned about preserving what they currently have, but in order to move forward to a sustainable future I believe we need to let go of maintaining continually sprawling neighborhoods of single family dwellings and focus more on the future of urban planning and development, which involves more diversity, choice, and sustainability in the urban spaces we already have.



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] Stephen

Last name [required] Alexander

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

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

Stephen Alexander_2026-03-13.docx.pdf

ATTACHMENT_02_FILENAME

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

% 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 RE-ZONING

Dear Mayor Farkas and Members of City Council,

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

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

A few reasons to repeal the blanket re-zoning are availability of parking, protecting our parks, protecting our trees, density in single-family neighbourhoods, protecting the character of the neighbourhood, infrastructure (older infrastructure can't handle large density), and single-family communities like ours (Fairview).

I respectfully urge Council to fully repeal the Blanket re-zoning bylaw.

Sincerely,

Stephen Alexander
Member of the **Fairview Citizens For Thoughtful Planning**

83 Fyffe Road SE
Calgary, Alberta T2H 1C2

Email: 



Public Submission

CC 968 (R2026-03)

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First name [required] **Hilary**

Last name [required] **McLean**

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**

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

Hilary McLean_2026-03-13.docx.pdf

ATTACHMENT_02_FILENAME

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

% 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 request a full repeal of blanket rezoning and the return to planned, community-based growth.

I ask that the City Council go back to communities to learn what our communities truly want and need.

The one-size fits all bylaw does not protect our neighbourhood: parks, mature trees, single-family homes, character and heritage. Also, the infrastructure capacity raises concern under the blanket-ness of this bylaw. Density in our neighbourhood is allowed prior to thoroughly assessing capacity. I want shared decision-making for a bylaw that aligns with what Calgarians want.

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

Sincerely,

Hilary McLean
Member of the **Fairview Citizens For Thoughtful Planning**

83 Fyffe Road SE
Calgary, Alberta T2H 1C2

Email: 

[Close with a sentence that repeats that you support the REPEAL of the Blanket Upzoning.]

Closing paragraph example:

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

Sincerely,

[your Signature]

[your Full Name & Residential Address]



Public Submission

CC 968 (R2026-03)

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First name [required] Laura

Last name [required] Di Santo

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

Notes with respect to the proposed Appeal of the blanket rezoning in Calgary.docx

ATTACHMENT_02_FILENAME

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

Notes with respect to the proposed appeal of the blanket rezoning in Calgary.

These notes are in support of repealing blanket rezoning.

From: Laura Di Santo, [REDACTED]

- Under blanket rezoning, we are losing a lot of permeable surface on lots previously used for single-family housing. The revised use is allowing for smaller setbacks, more lot coverage by buildings, and less space for planting of trees both on the lot itself, and on City-owned adjacent property. This in itself lessens the desirability of a community as a place to walk or live. In addition, less permeable surface allows for more drainage onto other properties, and increases chances of flooding. There are places to build a lot more housing where there is already a greater proportion of concrete.
- Is it good planning when so many who participate in the current process are embittered by the process and the results? The current process is costly (in money and time) for anyone in opposition to a proposed development. Not every neighbourhood has the expertise (or money to hire it) to fight off the Goliath constituted by the development authority, its consultants, developers whose goal is to make a lot of money in a short time, and the SDAB. The process is often viewed as being biased in favor of the developer. When you have a development authority and a quasi-judicial body that fail to really listen to community residents, and who fail to follow the laws governing a proposed development, how is this a fair planning process? Is it not true that planning involves more than just how to fit a proposed development onto a single-family residential lot?
- Some proposed developments appear to be just a “cut and paste” of a given plan onto an unsuitable lot. Such do not take into account that not all topography is flat; this is the case in most developed areas. Failure to reject such proposals at the initial stage results in many, many problems, both monetary and otherwise, for adjacent properties, as they attempt to make the proposed development fit by drastic changes in grade.
- Does the SDAB not need to listen to neighbours of a proposed development? They have so stated in a decision I recently read. It seems that each of the development authority and the SDAB are assuming that the other body has or will take care of any problems.
- Most developers are not already resident in the affected community. The residents expect to be consulted, as they are actually the ones who can state how they are affected, can describe the community context, and indicate how various developments would fit into the community. Residents feel that their concerns are not listened to, despite the fact that they have historically been paying taxes and expect to be able to continue living in a community without major disruption.

- Sections 640 and 687 of the Municipal Government Act (Alberta) are not being applied appropriately. The “opinion” of the authority has been applied in a way that usually goes against the community residents. Therefore, such opinion is often viewed as biased.

The only way around these problems is to repeal the blanket rezoning!

Submitted by Laura Di Santo



Public Submission

CC 968 (R2026-03)

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First name [required] Kathryn

Last name [required] Skipper

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

Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

BUZ Repeal Letter Skipper.docx

ATTACHMENT_02_FILENAME

BUZRepealSupport.mp4

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

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

March 13, 2026

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.]

As a member of a community that will be significantly impacted, I 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 really want.

There are a number of reasons why I support a full repeal of blanket upzoning. First, it forces families to compete against commercial buyers, and my neighbourhood is one built on families. Second, existing neighbourhoods like mine were not built for a drastic increase in density such as would occur with blanket upzoning. Finally, one-size-fits-all zoning ignores neighborhood context, and context is everything.

For these important reasons, and many significant others, I respectfully urge Council to fully repeal the Blanket Upzoning bylaw.

Sincerely,

Kathryn Skipper

7432 Fountain Road SE
Calgary, AB T2H 0W8

**Public Submission**

CC 968 (R2026-03)

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First name [required] Jacqueline

Last name [required] Callihoo

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 opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My name is Jacqueline and I am the homeowner of a property in Forest Heights. I am writing to express my support for maintaining the current R-CG zoning that was implemented in 2024.

As a homeowner, the existing zoning provides flexibility and stability for property owners who may wish to redevelop or sell to responsible builders. Reversing the zoning again so soon would create uncertainty and negatively impact homeowners who have been making financial and housing decisions based on the current rules.

Many property owners like myself rely on predictable planning policies when making major life decisions, including selling our homes or relocating within the city. Maintaining the current R-CG zoning helps ensure fairness and stability for residents.

I respectfully ask Council to consider the impact that another sudden zoning change could have on homeowners and to maintain the current zoning framework.



Public Submission

CC 968 (R2026-03)

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First name [required]

Dawn

Last name [required]

Kosloski

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 changes

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Repeal blanket rezoning. The question above is ambiguous so I want to confirm that I want the blanket rezoning that was passed previously to be repealed.

**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

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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

My family is in favor of the proposed rezoning changes to bring back low-density residential zones for the following reasons:

- The multi-unit residential properties being built in our neighbourhood following the 2024 rezoning changes are planned very poorly and wouldn't increase the quality of life of new residents. For instance, the fourplex two doors down is being built on the lot of a small bungalow, so 2 of the 4 front entrances face the alleyway and garbage cans. It would be bad for the quality of life of the residents who will live in this building. There's a fourplex a few streets down, and the units are built two in front of another two. This means the residents of two units have a neighbour's back door as their front entrance view, which is really bad for quality of life.
- Calgary inner city streets are not built for multi-unit buildings. There's not enough parking spaces or street width for cars to park and move around. This would make the inner city congested, decreasing quality of life for existing residents.
- Changing detached or semi-detached lots into multi-unit residential buildings doesn't solve the housing crises. The population growth in Calgary comes from people from other major Canadian cities relocating to Calgary to start a family. These families moved to Calgary for the sole purpose of finding enough space and a suitable home to raise a family. That would either be detached or semi-detached homes with a suitably

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



Public Submission

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sized garage. They are not in the market for townhouses or apartments. The people who would purchase the new townhouse or apartment units are likely going to be investors looking to make rental income, or single/two people households that are in these units temporarily, not families looking to build a life.

- The demographics looking to live in these townhouses or apartments will be transient because of their stage of life. As such, this changes the demographics of the community, which affects the quality of life of the existing residents. There would be less community bonding because residents are coming in and out of the community.

To address the housing crises in the city, the municipal government should look into more affordable housing of detached or semi-detached units. As well, the city should look into bettering the infrastructure and public transit for the city, and continue to push for the Green line so people can live in affordable housing further from the city centre.



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?

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no thank you

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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 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 grew up poor in Calgary. In the span of 5 years, my family moved 8 times. Stability was not a word in my house. My mom was a single mom and she worked hard but rents are expensive. As an adult, I struggled with finding affordable housing. Landlords are predators, but that is another issue. When I eventually lived at the same address for more than 365 days, it was in Winnipeg, Manitoba. I've lived in a few other places but Calgary will always be home.

I moved home in 2018 and found something close to affordable. This was fine until 2022 when the landlord raised the rent to what equated to 3/4 my wages for a basement suite in Montgomery. I had finally saved up enough to make a down payment on a condo. I now pay less in mortgage and condo fees than I did on rent.

I was able to afford this older condo because of the market that was opened by rezoning. The people I would normally have been competing with were looking at new build townhomes that were only available because of blanket rezoning. Lots that once held a giant front yard and back yard and a home for one family now have a reasonable front and back yard for four families. Those families - like me - are able to bring stability to their lives. They are able to create a home. To make a future for themselves. They have hope in a world that seems dark and bleak. Their neighbourhoods have changed for the better; more resources like grocery stores, transit, street repair, thriving small business like pubs, restaurants, and coffee shops have all sprung up as a result of the

Public Submission

CC 968 (R2026-03)

necessity created by density. Sprawl is ugly and draining and raises property taxes. It is inefficient and is a hazard to public safety.

Personally, I can exhale and know that I won't have to worry about living under a bridge or in a lean-to in the woods. I have a roof over my head. I have a place to sleep.

All of this is made possible by blanket rezoning. The NIMBYs who are opposed to this are in a loud, selfish minority. They don't care about others. They only care about themselves and their money; screw everyone else. This isn't fair. There are more people like me and the families able to purchase their own homes than there are these horrible NIMBYs. We have heard their voices long enough. I ask that you listen to ours. Thank you.

**Public Submission**

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First name [required] Sylvia

Last name [required] Huber

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Repeal Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

Please see attachment indicating my support for repealing blanket rezoning.

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.

It is my understanding that 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%). **Further, it is my understanding that 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. This is not compatible with the destruction of the tree canopy that the building of rowhouses causes.**

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.



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CC 968 (R2026-03)

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First name [required] Louise

Last name [required] Fernandes

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

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, Ward 14 Councillor Johnston, and Members of City Council,

I'm writing as a long-time resident of Lake Bonavista to ask for your support in repealing the blanket rezoning now affecting our community. This isn't just about zoning—it's about protecting the heart of the neighbourhood so many of us call home.

We chose this community for its character—the open spaces, the sense of privacy, the quiet streets lined with mature trees, the feeling of balance that makes raising a family here so rewarding.

The blanket rezoning threatens all of that. It allows higher-density development without the careful planning our neighbourhood deserves. I worry we're on a path to face the same disruptions Bowness residents are enduring right now—changes that can unravel a community before its residents have a real say.

As Calgary's first master-planned lake community, and the first in Canada built around a man-made lake, Lake Bonavista was designed with intention in the late 1960s. That vision has shaped decades of family memories. I believe it's worth defending, and I trust you understand the importance of preserving what makes Calgary's neighbourhoods unique.



Public Submission

CC 968 (R2026-03)

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

Homeowners in Lake Bonavista paid a premium. Blanket zoning would directly reduce the value of our homes we worked hard to afford.

During the 2024–2025 rezoning process, Calgary residents spoke clearly—roughly 70% of speakers and 88% of written submissions opposed blanket rezoning—yet the decision moved forward. For many of us, it felt like our voices didn't carry the weight they should. Council has the power to restore trust by repealing blanket rezoning for Lake Bonavista. This single action would show residents that you hear us, value our community's character, and are committed to thoughtful growth that respects established neighbourhoods.

I respectfully ask that you take these steps:

- Restore Lake Bonavista's previous low-density zoning designations R-C1
- Ensure future zoning changes follow a transparent process with genuine community input
- Carefully assess infrastructure, traffic, and quality-of-life impacts before approving new density

You were elected to represent communities like ours. Lake Bonavista residents are counting on you to protect the beauty, safety, and family-centred spirit that define our neighbourhood. Thank you for listening and for championing what makes Calgary's communities great.

Sincerely,
Louise Fernandes
Lake Bonavista Resident



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Last name [required]

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to express my deep concerns regarding blanket upzoning in Calgary and strong support for the repeal being voted on by City Council on March 23rd. As a Calgarian and property owner within the city, I strongly oppose blanket rezoning and urge you to repeal it and minimize its negative long term consequences to property values and community character. While I understand the need for responsible urban planning and development to address housing affordability, implementing blanket upzoning measures without due consideration for the diverse needs of each neighborhood could have detrimental effects on the fabric of our communities, both now and into the future. One of the primary concerns is the impact on property values. Upzoning has the potential to dramatically alter the landscape of neighborhoods, leading to increased density and changes in the type of housing available. This is likely to lead to a depreciation of property values for existing homeowners. As individuals who have invested in our homes and communities, this prospect is very worrisome. We have seen this since 2024 where mid-block multi-unit developments have reduced property values for neighbors. Furthermore, blanket upzoning harms the unique character and identity of each neighborhood in Calgary. Calgary is an amazing city and renowned for its vibrant and diverse communities, each with its own distinct charm and personality. Uniform zoning policies across the city risks removing from these neighborhoods the qualities that make them special. I urge the City Council to prioritize a more nuanced and community-centric approach to zoning and development with this repeal, that for example is based on areas with existing school capacity and transit corridors (including the

Public Submission

CC 968 (R2026-03)



upcoming Green Line). Additionally, it is crucial to consider the long-term implications of upzoning on infrastructure, transportation, and public services. Rapid changes in density can strain existing resources and infrastructure, leading to congestion, decreased quality of life, and inadequate provision of essential services, as well as the need for increased city funding that is likely to drive future tax increases. We have seen this first hand following the Bearspaw water main brake. To close, I strongly ask the Calgary City Council to repeal blanket upzoning across Calgary. Instead, I recommend a more inclusive approach be implemented that takes into account the feedback of residents.



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First name [required] Veronica

Last name [required] Prokop

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

REASONS FOR REPEALING THE BLANKET UPZONING BYLAW

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

- 1) BECAUSE NOW IS THE TIME TO FIX THIS MESS. We need to repeal the bylaw NOW before the developments get out of control and it's too late to turn back the clock after the fact. You only have to look at two current city fiascos – the Bearspaw South water main and the Marda Loop businesses \$75 million class action lawsuit against the city in carrying out the Marda Loop Main Streets Project – to see that prior city councilors and administrators appear not to have made decisions wisely.
- 2) AESTHETICS DO MATTER. Calgary is the 3rd largest city in Canada. Do we want to be a just a stepping stone for tourists to getting to Banff? Or, do we want to be a destination? Whether for tourists or full time residents, we want to be able to say we live in a beautiful city. In and of itself, each house or townhouse or infill may be beautiful, however if they are all merged together with no thought process as to how the full picture looks, it ends up being chaotic. Let's go back to the drawing board and with resident input, plan for increased housing in a beautiful, well thought out manner.
- 3) LOSS OF COHESIVE NEIGHBOURHOODS. Within a 10 block radius of my home there are many multi-unit developments proposed or already approved by the City on lots that previously housed 1 or 2 single family homes. These multi-units aren't duplexes, but rather up to 20 units! Is there sufficient infrastructure – water? Parking?

Public Submission

CC 968 (R2026-03)



Saying people won't have cars and will take public transportation is "pie in the sky" thinking. On Elbow Drive between 73rd Avenue and 75th Avenue a single family home has been replaced by 8 units, with my understanding they may each have a basement suite which could bring this to 16. Multiply this by the number of family members. Already there is no parking on Elbow Drive. There are 2 schools (elementary and senior high) across the street, with students and parents already parking on the residential streets. This new "compound" towers over the neighbours on either side. It sticks out like a sore thumb. The two neighbouring properties surely went down in value. Who wants to buy a house looking out at a monstrosity next door? What was the prior city council and administration thinking when they approved this? Or was it for the sake of the developer?

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Janelle

Last name [required]

Campbell

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 live in Renfrew, a historical Calgary neighbourhood with lots of character. Young families, single professionals, and seniors all make their homes here. We make our homes here, rather than the suburbs, because we love the amenities, local shops and businesses, and being part of a tightknit community that values a neighbourhood which is walkable and full of historic charm. Since the citywide upzoning which occurred in August 2024, those qualities are sadly deteriorating. Rather than developers being incentivized to restore and renovate older homes, we've seen developers swoop-in to buy up properties and plop 10-12 units onto a single parcel which previously contained 1 or 2 units. These 10-12 unit monoliths do not adhere to the historical contexts in which they are being built. I may have been more supportive of the rezoning bylaw had developers actually been held accountable to create affordable housing. Instead, they are demolishing 600-700k houses that could be suitable for a family, and creating 500k townhouses which are only suitable for singles or couples. This does not address the affordability issue that Calgary is experiencing and instead drives up the cost of single detached homes that still remain in the community, making living here unaffordable for families. We are effectively subsidizing developers, making it cheaper and faster for them to build 500 sq. ft basements suites, reducing our collective standard of living as Calgarians. R-CG properties create issues for the residents of more modest dwellings. Parking becomes scarce, shadowing reduces enjoyment of neighbours' yards, and more pressure is put onto the infrastructure. We have already seen problems with Calgary's

Public Submission

CC 968 (R2026-03)



aging water pipes. Lets not create more burden on historical communities that are already experiencing pressure on infrastructure, with seemingly no extra money to maintain such utilities. We are eroding our green spaces, making our collective and private spaces less inviting for native wildlife and plants.

Lets not reduce the enjoyment of our communities when we are already meeting densification goals that the federal government has set forth. If we want to increase density, lets do so in a way that is thoughtful and listens to the concerns of all of our citizens. With the newly proposed R-CG rules, developers can still apply to build townhouses, but hopefully there will be more dialogue about which developments are appropriate in a contextual setting.



Public Submission

CC 968 (R2026-03)

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First name [required] James

Last name [required] Campbell

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

When the city-wide rezoning to R-CG was adopted. R-CG was also changed to be much more generous to developers. There was no public consultation that the 2024 R-CG was being changed in addition to the city-wide upzoning. The old R-CG was already very generous. I'd like to note the "C" in R-CG is supposed to stand for "Contextual". The 2024 R-CG though removed most of the contextual restrictions in terms of setbacks and heights. This allowed for completely uncontextual massive mid-block developments that seriously impacted neighbouring lots. The new proposed 2026 R-CG that restores contextuality by setting maximum height to 10m, max coverage to 55%, restores contextual setbacks, sets max units and suites to 3+3, and prevents both secondary suites and backyard suites on the same lot, is still very generous but restores contextuality to the bylaw. However, the development authority needs to hold developers accountable on actually following the bylaw as developers are often given extremely generous relaxations. There needs to be stricter language in the bylaw to limit the current practice of extreme relaxations and granted by the development authority. The bylaw seems almost toothless in its current state given developers seem to be regularly granted +25% relaxations. Development should be occurring entirely within the constraints of the bylaw 99.9% of the time, and relaxations should be reserved for rare extenuating circumstances. The current practice of routine granting of relaxations needs to stop. Additionally, land use redesignations should be granted when they meet the conditions of the local area redevelopment plans, and again not granted on a routine basis where

Public Submission

CC 968 (R2026-03)

density was not planned for.

I am in favour of repealing the city-wide zoning especially given that the development authority will likely still be granting relaxations to allow for excess "R-CG" style density in areas that will be changed back to R-C2. City-wide upzoning to R-CG should not be considered in the future until there is actually some consistency in following the bylaw, right now there is none. The reality is that even with the extremely generous city-wide rezoning and the generous changes made to the 2024 version of the R-CG bylaw, developers still insisted on pushing the boundaries even further through relaxations, and have subsequently they have lost the trust of neighbours.



Public Submission

CC 968 (R2026-03)

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First name [required]

Mary

Last name [required]

Ostrom

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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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Blanket rezoning -- repeal.docx

ATTACHMENT_02_FILENAME

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

I have attached my submission regarding the repeal of blanket rezoning. I am in favor of the repeal of blanket rezoning. My detailed comments are in the attachment. Thank you.

Calgarians have exercised their democratic rights by way of:

- 1) The Public Hearing on Blanket rezoning, where a clear majority of those who gave presentations in person, those who gave presentations on the phone, and those who made submissions to the City, **OPPOSED** Blanket Rezoning.
- 2) The municipal election where the electorate voted in predominately a new council. The majority of new councillors campaigned on a platform of REPEALING Blanket Rezoning.

Calgarians, for the third time, will exercise their democratic rights by way of:

The Public Hearing on the **REPEAL** of Blanket Rezoning

Calgarians expect to be heard and for council to listen to and make decisions truly representing the electorate.

I live in the southwest community of Springbank Hill and the neighbourhood of Springborough. Density in this area of the city has increased exponentially, largely due to the sale of acreages. Examples are multi-density developments between 26 Ave. (approximately) and 17th Ave. and 77th St. and 85th St.; 81st St. and most recently 30 Elveden Drive.

I view the big picture – I am neither myopic or naïve. There is no safe neighbourhood, or in other words, any neighbourhood can be subject to “indiscriminate densification”. I care about what happens in the city as a whole.

Blanket rezoning has failed in many respects. Some of these are:

- 1) Affordability. This is not accomplished by turning modest homes into expensive infills. No requirement that a significant percentage of developments must be non-market.
- 2) Breach of a social contract. Zoning creates a social contract between the citizen and the municipality. When a person invests in a home, that individual/individuals often is purchasing a home based on neighbourhood character, density and amenities.
- 3) Infrastructure capacity – existing neighbourhoods were not built for “indiscriminate densification”
- 4) Tree canopy. Mature trees are bulldozed; there is no room for the retention of these trees because of the high lot coverage (60%)

I am directing council to follow through on their campaign promises and do the following:

- REPEAL blanket rezoning in its entirety. **No tinkering, no tweaking, no retrofits, no amendments.**

- Reset to previous zoning bylaw
- Restart local planning – designate best sites for density

Repeal of Blanket Rezoning – Public Hearing

Compilation of information

This is from City Council Updates

Davis, December 16

The 13-2 vote split reflects a coalition of those who either campaigned on repeal or made clear statements that blanket rezoning (aka “Zoning For Housing” as city policy) had significant flaws.

The two inner city councillors both campaigned against repeal, supporting “trims, modifications and tweaks” as the solution for any policy deficiencies.

Cllr Wyness’ use of the term “dangerous” is unfortunate, as she seems genuinely concerned about the changes necessary to fix blanket rezoning. The many components in her amending motion (giving direction to City administration) reflect this.

But what the majority of Council likely accepted was that the underlying process behind last year’s blanket rezoning was flawed. There is a massive lack of trust in the decision making of the last Council and the intentions of city staff. The first component was largely addressed. The trust factor still looms

large with city planning staff.

The brief 2024 appointment of American Tim Keane as planning director hinted that leadership changes in the planning department were necessary. That fact has not changed.

We will eventually see a draft of the repealing bylaw in advance of the expected March 2026 public hearing. What the city's administration takes from yesterday's clear Council signals in preparing the bylaw amendments will give us a better idea of what's next. Whether city staff are prepared to join in the movement to restore trust at City Hall or continue the top-down rhetoric that has been their "happy place" since at least the 2017 election (epitomized by the failed Nenshi-lead 2021 "Guidebook 4 GRT Communities" playbook that still permeates most of the current planning initiatives).

IMG_4523

[Calgarians for Thoughtful Growth \(see next page\)](#)

REPEAL BLANKET UPZONING

Get the facts

Make your voice heard

NUMBERS MATTER

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



www.calgariansforthoughtfulgrowth.com

Affordability

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

Economic Factors

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

Infrastructure Capacity

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

Local Planning

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

Repeal, Reset, and Restart

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

*(Like the last one – Repeal, Reset and Restart

[REDACTED] and a few others sent an open letter to council. Haven't found it so far. Only found their interview on CBC.

Letter to council from [REDACTED]

-1-

Wednesday, November 19, 2025

Mayor Farkas and City Councillors,

Thank you for initiating the blanket upzoning repeal process. Calgarians For Thoughtful Growth (“**CFTG**”) have reviewed both the initial draft of the notice of motion that was submitted to Calgary City Council's Executive Committee and the amended notice of motion that was ultimately approved (the “**NOM**”) by a vote of 13 to 2. We understand that Council will debate the NOM at its meeting on December 15, 2025, and, if approved, it will be directed to City administration to prepare the necessary amending bylaw to be considered in another public meeting in March 2026.

While we view the initiation of the repeal process as good news, there are specific problems with the language of the NOM which may make further harm to established communities. Certain of the draft

language in effect is an invitation to developers to stuff the application box with further rowhouse, townhouse and similar multiplex applications prior to the outcome of the March public Council meeting. As such the NOM provides for a form of "grandfathering" for applications under the blanket rezoning R-CG for all permits then in the queue. We note that mayoral candidates Jeromy Farkas, Sonya Sharp and Jeff Davison all campaigned on repealing blanket upzoning, receiving collectively 228,984 votes of a total of 348,865 votes cast - 66% Calgarians have clearly spoken!

The specific problems arising from the NOM are:

(1) The language of paragraph (b) in effect provides an exemption to applications under the blanket upzoning R-CG designation for any parcels that "are included in an application or permit or permit (DP, subdivision, building permit) submitted before the first reading of the amending bylaw". This allows developers to "include" parcels to ensure R-CG zoning. By the act of inclusion, developers get grandfathering of R-CG, and this encourages a flood of applications prior to that first reading which will be after March 2026. **This is not good planning and not good transitional management. Proper**

planning given the support from Calgarians for repeal would be to pause applications pending the outcome of the expected March 2026 public Council meeting.

(2) Paragraph (c) exempts parcels with approved land use redesignation "by Bylaw". While we anticipate that there will not be many residential land use amendments that will qualify for this exception, we found this language confusing because land use redesignations are to be approved by Council and it suggests that Council will continue to make land use redesignation approvals until the repeal bylaw is in place. **CFTG are advocating that Council should self-impose its own political moratorium on land use redesignation approvals in all areas that were previously R-C1 and R-C2 until the repeal bylaw is in place.**

(3) The proposed public hearing on the repeal bylaw was scheduled for February 17, 2026, but Council have moved it to sometime in March 2026. **It is CFTG's view that the February date is still achievable**

-2-

given how well known this issue is within the community and given the short timeline for notifications under the City's public notice bylaw (30M22). This matter needs to be addressed by

Council sooner given the developer exemptions and the redesignation concerns highlighted above.

Two councillors voted against the NOM, Nathaniel Schmidt in Ward 8 and Myke Atkinson in Ward 7 and have made public statements which need to be addressed. Councillor Schmidt has stated that he voted against the NOM because he has a duty to protect the city from "legal jeopardy". His concerns are without merit. CFTG is continuing its appeal of the 2024 blanket upzoning bylaw so the any potential City legal exposure already exists. Should that appeal be successful the City may be exposed for every single permit it has approved under the blanket upzoning bylaw.

Allowing the "developer exemption" language in the NOM, in light of the ongoing appeal, continues the ever-mounting increase in the potential exposure. Further pausing or deferring applications pending the repeal of the blanket rezoning bylaw may actually reduce the City's potential legal exposure, rather than increase it. Finally, the public hearing nature of rezoning mitigates any legal claim from such rezonings (subject to procedural fairness and other similar challenges). Ward 7 Councillor Myke Atkinson was on CBC on November 18th and was making many of the

arguments in favour of blanket upzoning which were presented at the public hearing in April and May of 2024. The views of Calgarians submitting written and in person presentations to Council at the 2024 public hearing, coupled with the results of the recent municipal election, confirm that Calgarians are overwhelmingly against blanket upzoning. Councillor Atkinson's published election platform was focused on pushing densification elsewhere in the city other than in his Ward 7. It seems clear that he is not listening to all Calgarians, and it is noteworthy that in his ward he was elected with only 37% of the votes cast.

CFTG asks that all members of Council, as this re-consideration of blanket re-zoning moves to an expected second public hearing, keep an open mind on the concept of returning to the previous low density land use districts. This is a fundamental legal requirement for any such planning matter.

Sincerely,



Calgarians For Thoughtful Growth

www.calgariansforthoughtfulgrowth.com

2

3

4

DATE: December 14, 2025

TO: Mayor Jeromy Farkas & Members of City Council
City of Calgary

FROM: [REDACTED]

Director of Civic Affairs, Varsity Community Association

Re: 9.4.1 Notice of Motion - Repeal of Blanket Rezoning (Land
Use Bylaw 1P2007

Amendments Implementing City-Wide Residential Rezoning),
EC2025-0995

Dear Mayor Farkas and Members of City Council,

I am writing in support of the repeal of blanket rezoning and
reinstating the wording of Land Use
Bylaw 1P2007 prior to August 6, 2024.

Not only is a complete repeal required to restore the previous
land use districts; it is critical to
also restore the essential contextual height, front setback, and
building depth rules.

**The harm caused by blanket rezoning is well understood. It is
clear that rowhouses and townhouses
are not appropriate in all contexts due to their large building
envelope and density. Adjacent
homeowners have experienced significantly reduced quality of**

life and property values. While it was said this would only affect tear-down housing stock, this is far from the reality communities are experiencing. This has destabilized well-maintained communities without providing affordable housing. Residents now feel extreme anxiety when a “for sale” sign goes up close to them. It’s time to reset and carefully re-evaluate how and where density is increased and how affordability is addressed.

While there appears to be wide-spread consensus that the existing situation needs to change, the way this is accomplished is critically important. **A total repeal is required to properly address these issues. Carefully considered amendments can then be put forward.**

I would like to focus on a major change that was made to the land use bylaw as part of blanket rezoning without the knowledge of the public. This change was the elimination of contextual rules for single and semi-detached homes.

Contextual Rules

When the amended land use bylaw came into effect on August 6, 2024, there were more changes made than just rezoning each property to R-CG. Although 45% lot coverage was maintained for single and semi-detached dwellings, the contextual rules that ensured sensitive infill development were eliminated.

The public was not notified that the bylaw would be amended to change these rules. The proposal was not part of any engagement process led by the City nor was it part of the debate at the public hearing. And yet, this change has had a dramatic and negative impact on Calgarians throughout the city.

The previous land use bylaw (LUB) allowed for “contextual” rules for building height, building depth, and front setback. This was intended to provide sensitivity to existing neighbours and the streetscape and preserve the character of the community for redevelopment. The rules for front yard setback and

NOM 9.4.1 – Repeal of Blanket Rezoning – December 15, 2025
Page 2 of 4

building depth prevented new buildings or renovations to existing buildings from extending too far in front or behind neighbouring houses. The aim was to ensure new builds blend in with nearby homes and maintain a consistent streetscape while allowing slight adjustments.

Prior to August 6, 2024, the LUB stated: “The minimum building setback from a front property line is the greater of: (a) the contextual front setback less 1.5 metres; or (b) 3.0 metres.”

The new rule after August 6 states: “The minimum building setback from a front property line is 3.0 metres.”

This proposed change to the bylaw was never presented to the public at any open house or on-line engagement session nor was it included in any literature distributed by the City. In fact, the City’s power point slide stated: “Will this change the way my community looks? The difference will be small at first, noticeable within a decade, and provide a huge benefit for the next generation.” However, they were only referring to the number of dwelling units. There was no reference to setbacks even though this is not a minor change and dramatically affects how a community looks. Their slide stated:

“Specific Action Items:

1. Rezone to new base residential district, R-CG.
2. Rezone to H-GO in approved LAPs where appropriate.
3. Allow both a secondary suite and a backyard suite on the same property.
4. Remove parking requirements for backyard suites.”

Consistent setbacks are an important part of community character and they vary widely throughout the city. Some communities have large front yards with mature landscaping that is a unique and

valued feature. In Varsity, front setbacks range from 7.0 to 14.0 metres. A home built just 3.0 metres from the front property line would clearly look out of place and be intrusive to neighbouring homes (especially if built to the maximum allowed height).

As of August 6, 2024 the minimum rear setback is now 7.5 metres (instead of using building depth contextual rules) whereas rear setbacks in Varsity are 10.0 to 15.0 metres. This would allow a new development to extend far past neighbouring homes creating overlooking and overshadowing of their back yards. This is especially true on a large pie-shaped lot. There are many other communities in Calgary with even larger setbacks.

It is crucial that contextual rules be restored through a complete repeal of blanket rezoning.

Example of Negative Impact of Elimination of Front Contextual Setback Rule

A recent example of the negative impact of the elimination of contextual setbacks concerns a home on a cul-de-sac in Varsity Acres.

In 2022 the owners applied for a major renovation of their home on a cul-de-sac which included an attached garage extending far beyond the average front contextual setback. The neighbours

appealed and the permit was refused (SDAB2022-0022).

The SDAB stated:

“The Board found that the proposed development projected 4.34 metres into the required Building

Setback from the front property line, which would require a 53% relaxation of the requirement in

Section 396 of the Bylaw. The Board found this to be an excessive relaxation. The Board found that

the excessive projection would negatively impact the use, enjoyment and value of the neighbouring

properties. The Board found that the majority of homes on Viceroy Place NW have large front

NOM 9.4.1 – Repeal of Blanket Rezoning – December 15, 2025
Page 3 of 4

setbacks. Therefore, the addition of a large front garage would be out of character with the immediate

neighbourhood and the proposed development would not respect the established street pattern. In

reviewing the Bylaw regarding projections into setback areas the Board noted that an additional

relaxation would have been required to permit the proposed development. The proposed garage

projection exceeded 40% of the length of the front façade of the building and therefore would have

required a relaxation of Section 335 of the Bylaw. The Board

would not have supported this relaxation finding it to contribute to the intrusive nature of the proposed development. For the reasons set out above, the appeal is allowed, and the decision of the Development Authority is overturned. A development permit shall not be issued.”

After August 6, 2024, the front setback became 3.0 metres and the homeowner submitted a new application for an addition to the front of the home to accommodate a double attached garage. With the elimination of contextual setback requirements, there was no longer a relaxation required. The setback of the addition was the same as proposed in 2022 – 3.86 metres. The neighbours’ building setback is 12.35 metres. This allows the addition to extend far in front of the neighbours’ home and since the homes are angled towards one another, the impact is increased. (See attached diagram.)

This was a discretionary use and the neighbours appealed again as the negative impact of the addition was identical to the previous application. The neighbours are avid gardeners and submitted evidence that the addition would harm their garden, didn’t respect the existing context and streetscape, and would impede their peripheral view. We are

still awaiting a decision on this matter (SDAB2025-0120). If this had been a permitted use the neighbours would have no recourse. As it is, their chances of a successful appeal are greatly diminished by the change in the land use bylaw.

It is important to note that due to the curvature of the road at the end of the cul-de-sac, the projection has a much greater impact than if it was on a straight section of road. This is another reason why blanket rules do not work well as each situation is unique. This illustrates why contextual setback rules are so important to maintain the character of a neighbourhood.

It is critical that the rules for contextual height, contextual building depth, and contextual front setback be restored. This is a compelling reason why it is necessary to reset the wording of the bylaw to what it was before August 6, 2024.

Parks

Note that many parks in older communities were zoned R-1 or RC-1. When blanket rezoning was approved, Council rezoned those parcels to R-CG instead of S-SPR. These parks need to be protected with the correct zoning. This is another important reason why it is necessary to reset Land

Use Bylaw 1P2007 to the wording prior to August 6, 2024. Subsequently, an amendment can be made to rezone all parks to S-SPR.

The Solution

- 1. Restore Land Use Bylaw 1P2007 as it was prior to August 6, 2024. A complete repeal is what the majority of the public voted for in the municipal election.**
- 2. Expedite the process as much as possible. There should be a very quick implementation date.**
- 3. Follow up with amendments and public hearings as required (eg. Mobility storage lockers, backyard suites, etc.)**
- 4. Re-evaluate rules and guidelines for rowhouse and townhouse development.**
5. Pause local area plans that are underway and initiate a thorough review and amendment of existing local area plans.

NOM 9.4.1 – Repeal of Blanket Rezoning – December 15, 2025

Page 4 of 4

Attachment – Proposed Addition under New Front Setback Rules

Impact of new Front Setback Rule vs old Contextual Front Setback Rule

(the house to the northeast has an unapproved deck with glass railings in the front setback area)

1

2

Your Neighbourhood, Your Say, Our Calgary

Calgarians For Thoughtful Growth

CALGARIANS FOR THOUGHTFUL GROWTH

Office of the Mayor,

The City of Calgary,

PO Box 2100 Station M, #8001B,

Calgary AB T2P 2M5

From [REDACTED] etc. Calgarians for thoughtful growth.

Tuesday, December 9, 2025

Re: Support the Notice of Motion to Repeal Blanket Upzoning

Dear Mayor Farkas,

There is a moment in every city's life when the people speak plainly and ask only that their

government hear them. Calgary has had two such moments.

The first came in the spring of 2024,

through the biggest public hearing this city has ever seen,

when Calgarians lined up for days to say

that blanket upzoning was the wrong tool, imposed in the

wrong way, on the wrong scale. By the City's own count, a clear majority of speakers opposed it. It came again in the municipal election of 2025, when voters returned a Council majority on an explicit promise to repeal that bylaw and start again with real, community-specific planning.

That is what democratic legitimacy looks like: a hearing record and an electoral mandate pointing in the same direction. The question before you is not whether you agree with every person who opposed blanket upzoning. The question is simpler and more honourable than that: **will you respect what Calgarians have asked for, in a lawful way, and keep faith with the democratic bargain that brought you here?**

Calgarians are not opposed to increased housing. **We are not opposed to affordability. We are not opposed to gentle density where it makes sense. We are opposed to a one-size-fits-all decree that overwrote local plans, ignored neighbourhood context, and treated every street as if it were the same street. We are opposed to a system that makes demolition more lucrative than renewal, turning modest homes into expensive infills while calling it "affordability."** We are opposed to an approach

that, before it was passed, had not been matched to the realities of infrastructure capacity, traffic, parking pressure, schools, parks, utilities, or transit at the neighbourhood scale.

Your Neighbourhood, Your Say, Our Calgary
Calgarians For Thoughtful Growth

In 2024, Calgarians pleaded for planned growth — density near transit, along corridors, within activity centres, and through Local Area Plans that mean something. They asked for change with consent, not change by fiat. They asked for a City that grows in a way that is coherent, safe, and fair.

They were not heard in 2024.

And Calgarians remember what happens when they are not heard.

Over the last term of the previous Council, public confidence in City Hall fell to record lows in multiple polls, and columnists across the city described that Council's approval as historically poor.

Whatever one thinks of the decisions of the previous Mayor and Council, the public lesson is unmistakable: when elected officials disregard the public hearing record, dismiss community concern, and govern as if the people are an obstacle, trust collapses. And when trust collapses,

progress is impaired, the city grows more divided, and the Council becomes deadlocked and ineffective.

You have the chance to break that cycle.

The Notice of Motion before you does not repeal anything overnight. It does not deny a fair process.

It begins a lawful repeal pathway and sends the question to a public hearing, where Calgarians will speak again. Supporting the Notice of Motion is not anti-housing; it is pro-democracy, pro-planning, and pro-targeted growth that fits the city we live in.

If you vote for this Notice of Motion, you send a message that the hearing record matters, that

election commitments matter, and that Calgary will not be rebuilt on distrust. ***You say that Council**

will restore the pre-blanket base districts as the governing baseline, then engage with communities in good faith to craft neighbourhood-specific plans to identify targeted redesignations where they belong. By supporting this notice of motion, you say that Calgary can add housing without sacrificing legitimacy, community context, or existing affordability.

If you vote against it — or weaken it until repeal becomes a mirage — you send a different message:

that two clear democratic signals can be ignored; that promises can be shelved; that the public may speak but will be disregarded. That road is familiar to Calgarians now, and it ends where the last Council ended: with public disapproval, a flood of SDAB appeals, litigation and a verdict at the ballot box.

Do better. Do what Calgarians are clearly asking for. Do what you said you would do. Restore trust by restoring lawful, community-rooted planning.

Vote in favour of the Notice of Motion to repeal blanket upzoning, and let Calgary start again — not in anger, but in fairness; not by imposition, but by consent.

Respectfully,

Calgarians For Thoughtful Growth

[REDACTED]

[REDACTED] sent out a list of what should be included in a submission. I don't think it's on this channel.

Key points that I am hoping to include in my submission:

Affordability

a failure to provide housing accessible to low-income households. Need non-market affordable housing.

.

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

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

Community/District Lot Type Original
Value (2023)
R-CG Value
(2025/26)

Tree canopy

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

Social Contract

Social Cohesion and the Erosion of the Social Contract

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

Directives to City Council

1) FULL REPEAL OF BLANKET REZONING. That the City rescind the blanket zoning bylaw immediately and reinstate the last version of the land used bylaw preceding the implementation of the blanket zoning bylaw (IP2007).



Public Submission

CC 968 (R2026-03)

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First name [required] Yolanda

Last name [required] Chan

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

City of Calgary Reverse Rezoning For Housing - March 11, 2026.docx

ATTACHMENT_02_FILENAME

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

Key Reasons for Opposition

- The proposed buildings is non-contextual in scale and massing and would dominate the streetscape.
- Existing water, sewer, waste collection, parking, and traffic infrastructure were not designed to support high-density, multi-tenant housing.
- Significant loss of sunlight, privacy, and livability would occur for adjacent properties.
- Construction threatens mature trees and raises public safety concerns.
- Premature approval during rezoning review – Approval would be premature while City Council is reviewing the August 6, 2024 blanket rezoning. If the rezoning appeal is successful, most properties in Tuxedo Park would return to their previous low density zoning districts (such as R C1 or R C2) that existed prior to August 6, 2024.

The City of Calgary

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS – Reverse Rezoning for Housing

March 11, 2026

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

Subject: NOTICE OF PUBLIC HEARING ON PLANNING MATTERS – Reverse Rezoning for Housing

To the Office of the City Clerk,

I am writing regarding the Notice of Public Hearing on Planning Matters, concerning the City Council's initiation of the process to reverse Rezoning for Housing, received on Monday March 2, 2026. As a homeowner who is negatively impacted by The Citywide Rezoning for Housing that was approved by Council in May 2024 and came into effect on August 6, 2024; I wish to formally express my support and favour for the City Council to bring back the low density residential zones that existed in the land use bylaw prior to the Citywide Rezoning.

In addition, it is essential to also include all properties that:

- Received approval for a development permit, building permit, or subdivision application under R-CG, R-G, or H-GO zoning before the proposed bylaw takes effect; or
- Submitted a development permit building permit or subdivision application 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.

It is essential to include the properties listed above for the following reasons:

- This would be the only fair option for property owners who have been objecting/disputing the Citywide Rezoning since it came into effect and living in these neighbourhoods. To do otherwise would be unfair to neighbourhoods and their residence.
- There would be no benefit to neighbourhoods or their residents; only the corporate and financial interest of external developers would benefit while the neighbourhoods degrade.
- Following the reversal of the Citywide Rezoning, it would be illogical to continue building structures considered to be a mistake, and at the detriment to neighbourhoods, their residents, and the City of Calgary.

The City of Calgary

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS – Reverse Rezoning for Housing

Achieving this great and positive victory will be essential to the wellbeing and livability of the City of Calgary’s neighbourhoods for current and future residents. Over the past couple of years it has become apparently clear that the initial Citywide Rezoning was a mistake, as demonstrated by the level of initial opposition, the number of appeals to developments since then, and the obvious and unfortunate degradation of neighbourhoods around the City of Calgary as these inappropriate developments were allowed to be built.

Following the reversal of the Citywide Rezoning (including and applying to all properties in circumstances listed above), the current City Council will be championed for ending the negatively impactful “Octo-plex Era of Calgary”, and bringing Calgary back into a prosperous future of innovative and contextual development, beneficial to all of its residents.

Thank you very much for your time and thoughtful consideration.

Sincerely,

[Redacted signature block]

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Julie

Last name [required]

Stewart

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 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a detached single-family home owner and I support increased density in all neighbourhoods. I do not support sprawl that will increase our taxes for more failing infrastructure over the coming decades. I live a ward 7 neighbourhood that is tearing down 1950s bungalows and replacing them with million dollar duplexes. This does not make housing more accessible. Since the blanket rezoning was enacted, row houses are being built in my neighbourhood that will help to address the missing middle of home ownership. Yes, it changes neighbourhoods. But for the better. I want the blanket rezoning kept, and I want a much more aggressive set of rules around protecting existing green spaces and requiring developers to protect mature trees when possible and to commit to a more aggressive tree planting strategy. I also want increasing density to come with increased cycling infrastructure and transit options so densifying neighbourhoods are not overwhelmed with cars and parking issues.



Public Submission

CC 968 (R2026-03)

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First name [required] Elizabeth

Last name [required] Fermor

How do you wish to attend?

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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)

The main purpose of blanket rezoning that took into effect in 2024 in Calgary was to increase housing supply and to make housing more affordable. The whole exercise fails miserably. One does not need to look any further than the unit across my street. A single-detached home gave way to 4 row houses. When they were ready last year in 2025, the whole complex was advertised for sale at \$3.8 million dollars. This translates to about \$950 000 for each row house plus basement suite. This cannot be considered as affordable housing at this price. When there was no offer to buy any of the row houses, the whole complex was converted to Airbnb. Looking at the situation now it benefited no one other than out of town people doing short term renting and the developer who got it built.

Hence I am writing to request for a full repeal of blanket rezoning. I am fully in support of our Mayor's proposal to focus on more localized planning, eg. to increase housing density near transit stations, increase housing supply through downtown office conversions, etc. This is a good step forward towards providing affordable housing and increasing housing supply.

**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]

Samuel

Last name [required]

Andrekson

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I grew up in Kelvin Grove. I played in the nearby park. The field was packed with kids playing community soccer. The streets are already filled with parents vehicles. When I see these big multi-unit complexes coming up in place of a single family home, I wonder where they will park. What happens to the safety of the kids running out between parked cars. I love my neighbourhood with its mature trees. I also see some great areas built with strictly multi-unit buildings, such as Garrison Woods near MRU. They look just as beautiful, and appear to be well laid out and thought through. We don't need to mix single family homes with multiple units. While we need increased density, many of these multi-units are NOT affordable housing. What we do need to do is step back and have a well laid out plan, in consultation with people who live in the neighbourhood.



Public Submission

CC 968 (R2026-03)

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First name [required] Jay and Sharilyn

Last name [required] Kmech

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

We support full repeal of blanket rezoning with NO amendments.

In our mixed density community, surrounded by three subdivisions, little thought appears to have been given to emergency access and evacuation with only two main entrance/exit roads and one secondary road. A planned retail development was rezoned into condos and apartments. These residents must enter and exit through a secondary road. None of these roads were designed or intended to be for high volume traffic.

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

On visiting other communities in South Calgary, newly renovated single detached homes, with or without secondary suites, have been slated to be demolished. These affordable homes, appealing to families or individuals wishing to downsize to less expensive housing, are being replaced with more expensive townhomes and multiplexes.

I urge council to remember that blanket rezoning was a contentious election issue and that the previous council ignored the wishes of approximately 70% of Calgarians. Elected officials are not elected to represent their own interests or preferences or special interest groups, but those of the majority of Calgarians.



Public Submission

CC 968 (R2026-03)

Thank you for your consideration in this matter.



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

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



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)

With the current bylaw in place, significant (up to 20 units!) multi-unit complexes are coming up in place of single family homes. While densification is important, so is affordable housing (the majority of these units are not "affordable") and cohesive neighbourhoods. Having mature trees in established neighbourhoods are to be treated; not thrown out. We need to step back and have a plan going forward to increase density and affordable housing, while also maintaining the character and charm of older neighbourhoods.



Public Submission

CC 968 (R2026-03)

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First name [required] Steve

Last name [required] Forrest

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The blank rezoning will bring irreversible harm to established neighborhoods. There is no way to accommodate up to 8 houses in established communities with aging infrastructure. At what point are we pushing our aging sewer systems in these areas? Look no further than the flood of 2013; many reports showed sewer backup as a result of aging infrastructure. I request council for a full repeal of blanket upzoning and return to planned, community-based growth.



Public Submission

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First name [required]

Loretta

Last name [required]

Hornby

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I fully support the reinstatement of RC1 zoning of my property in Brentwood, my home for the past 13+ years. My husband and I spent a year looking at potential single family homes before we relocated from Mt Pleasant (our home since 1988) to this location. We saw the influx of infills which was bringing increased congestion on our streets and destruction of many mature trees that made Mt Pleasant just that, pleasant. When the blanket rezoning to RCG somehow managed to be pushed through in spite of the concerns Calgarians brought to City Council in 2025, I lost all hope that we would be able to remain in Brentwood if the devastation imposed by the monstrous rowhouses spread onto our streets. All plans to maintain and improve our property came to a screeching halt. Why put money into a property if it was only going to be torn down and dug up in a few years? And now where were we going to be able to move to enjoy our retirement years in a moderate house with a backyard and trees and birds and a pleasant place to enjoy the sunshine, maybe tend a few plants, entertain some friends, without having to leave our own property? RCG blanket zoning took that choice away from us. Does Calgary not want that type of housing? Of course it needs higher density housing, all sorts of housing, where it makes sense, but that should not eliminate the single family housing and yards that are so precious in our older neighbourhoods. They should be protected, just like our magnificent trees and green spaces that are the envy of other cities. Not only should RC1 & 2 zoning be reinstated but a thorough study is essential to determine what 'denser housing' properties should look like and where they should be.

Public Submission

CC 968 (R2026-03)

The monsters being built today in the name of 'density' are not meeting the requirements for accessibility (stairways are allotted more space than parking), affordability, and livability. People should not have to become landlords of rental units in order to own a home, nor should children have to go to parks to enjoy some outside space with their friends. The city is providing lots of rental choices but home owners need choices too. I believe a balance can be found and assurances made that the home you live in today, whether it has a back yard or not, is valued as part of a caring community of like minded homeowners and cannot be so easily and thoughtlessly replaced. City Council didn't listen in 2025. Are they going to listen any better this time?



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First name [required] Nancy

Last name [required] Larsen

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) NA

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2023

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support revisiting the proposed citywide rezoning change and am opposed to blanket zoning.



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CC 968 (R2026-03)

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First name [required] **Natalie**

Last name [required] **Bakko**

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 today to express my disagreement with the proposal to rescind city wide rezoning. Not only is it an incredible waste of time and money to rescind this decision and the work that has gone in thus far, it also risks a loss of critical federal funding to improve housing affordability and security in the city. The idea of city-wide rezoning has been controversial since it was proposed, but that doesn't mean it wasn't the right thing to do. This city needs density, we cannot continue to build out instead of up, for both social and environmental reasons. The housing strategy already made concession from the original HATF suggestions attempting to quell concerns about the issue. I am a homeowner, and I love the character of the community I live in, which is mostly single family homes. But owning property doesn't mean I get to restrict access to this community to other people and prevent necessary processes of densification. Since rezoning has occurred, several single family homes in my neighborhood have been taken down to build townhomes. These builds are occurring exactly where they should. Along a major transit line and close to community amenities and services. We can't pretend that this isn't a necessary process if we are to ever make this city affordable and accessible to all. I would much rather 8 more affordable townhomes on a lot near me than two incredibly expensive infills or huge million-dollar-plus single family homes which were essentially the only options before. We cannot continue to prioritize the value of homeowners investments over the deep necessity for more diverse and affordable housing in this city. With that, I ask you to be bold and not allow a backslide



Public Submission

CC 968 (R2026-03)

from real progress. Please do not rescind the city-wide rezoning.



Public Submission

CC 968 (R2026-03)

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First name [required]

Tyler

Last name [required]

Hornby

How do you wish to attend?

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

Calgary

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

CC 968 (R2026-03)

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 14, 2028

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

[required] - max 75 characters

"Proposed Citywide Rezoning Change"

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Simply put, developers and potential new land use owners have not taken into account the stress on communities and the negative impacts to parking, accessibility, flow of traffick and general fuctionality and purpose of community. Developer greed has seemed to take over without proper insight.



Public Submission

CC 968 (R2026-03)

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First name [required] **Shailender**

Last name [required] **Randhawa**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

While increasing affordable housing is important, blanket rezoning is unfair to existing residents in low density neighborhoods. Each project should be evaluated in terms of impact on street parking and fit with surrounding properties. Higher property taxes for areas with increasing density should be reinvested in those communities instead of funding suburban sprawl.



Public Submission

CC 968 (R2024-05)

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First name [required] **Kendra**

Last name [required] **Curtis**

How do you wish to attend? **In-person**

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? **No**

What meeting do you wish to comment on? [required] **Council**

Date of meeting [required] **Mar 23, 2026**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters **Repeal of the city-wide blanket rezoning policy**



Public Submission

CC 968 (R2024-05)

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

In favour

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am requesting to speak on behalf of the Lake Bonavista Homeowners Association regarding the impacts of blanket R-CG rezoning. Lake Bonavista includes over 5,000 residential front doors in a mix of housing types; however, 3,261 of those homes were originally designed and developed in the late 1960s as a master-planned community centered around a fixed-capacity private recreational lake. Blanket rezoning has created unintended environmental, infrastructure, and governance challenges that were not contemplated in that original design. I will speak to broader planning concerns associated with one-size-fits-all rezoning, including infrastructure capacity, predictability for homeowners, and alignment between public zoning decisions and private community stewardship responsibilities, and why targeted, infrastructure-aligned densification is preferable.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Paddy

Last name [required]

Constance

How do you wish to attend?

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The blanket rezoning has changed the community aesthetically , lowered housing prices, lack of parking and more vehicle congestion. Most importantly it has not made housing more affordable, it has only made developers & realtors more wealthy!



Public Submission

CC 968 (R2026-03)

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First name [required] Bryan

Last name [required] Curtis

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)



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First name [required]

Kelle

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

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Not enough parking



Public Submission

CC 968 (R2026-03)

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First name [required]

Nancy

Last name [required]

McClelland

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 language service 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

Mayor Farkas and Members of Council.pdf

ATTACHMENT_02_FILENAME

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

Mayor Farkas and Members of Council,

Thank you for the opportunity to share my opinion on blanket rezoning.

I want to be clear that I strongly support repealing this blanket rezoning policy. I believe it has taken away an important level of choice for residents who live in long-established neighborhoods that are now facing intense development pressure.

People moving into the city or relocating within it have many choices. They can choose to live in higher-density areas, or they can choose the parts of communities that are made up of single-family dwellings. Residents who already live in these areas no longer have that same level of choice. If my neighbor sells their home and it is replaced with an eight-plex, potentially bringing many additional residents to a single lot, those of us living beside that development have no say in the matter.

My concern is not simply about development itself, but about the very real impacts it will have on neighborhoods and infrastructure. It does not appear that enough consideration has been given to issues such as parking, garbage storage, traffic congestion, and the cumulative effects of multiple developments on the same street.

One example is the corner of **89th Avenue and Elbow Drive in Haysboro**. This intersection is already a critical access point, as it is the only traffic light that allows residents of Haysboro to safely enter Elbow Drive. A new daycare for 73 children is scheduled to open on that corner. Next to that site there are plans for a multi-unit development, and directly across the street another multi-unit building is expected to be built. Concentrating that level of activity at a single corner on a major traffic corridor raises serious concerns.

A large number of vehicles already use 89th Avenue because of the traffic light at that intersection. In addition, six school buses travel that road twice every day. With increased density in Haysboro, traffic and congestion will only increase. Yet there is still only one traffic light providing access to Elbow Drive, and the corner itself is quite tight. It is reasonable to ask how emergency vehicles will safely make that turn if traffic is backed up or the road is lined with parked vehicles.

There are also practical realities that need to be acknowledged. As someone who drove a school bus for three terms, I witnessed daily how parents drop off children at schools and daycare centers. Parents understandably focus on their children first, often pulling up to the curb, stopping in traffic, opening car doors into the street, and walking their children across the road regardless of the disruption to traffic around them. This happens at nearly every school and daycare location. With a 73-child daycare operating at that corner, this type of activity will likely occur frequently and could create additional traffic congestion and safety concerns.

Some parents may also park across Elbow Drive and walk their children across the road, which could further interfere with traffic trying to enter or exit Haysboro.

Another issue that deserves attention is the construction phase of these developments. There will likely be large trucks, equipment, and temporary road blockages. Residents will be dealing with traffic disruptions and safety concerns long before the buildings are even completed.

Beyond traffic and construction impacts, there are also concerns about the loss of green space. Many of these multi-unit developments appear to include little or no yard space, and existing lawns and green areas are being removed. What about PETS? The pet industry is one of the fastest growing industries. The plex's going in do not appear to have any yards, no fencing, lots and lots of green space is being removed for them as in grass and yards.

What concerns many residents most is the uncertainty this policy creates. People are now left wondering when the next development will appear on their street. For most homeowners, their house represents their largest investment and the place where they planned to spend many years.

Change and growth are inevitable in any city, and thoughtful development can benefit communities. However, blanket rezoning feels like a sweeping decision that did not fully consider the specific impacts on individual neighborhoods and the people who live in them.

I hope Council carefully reviews the feedback being provided by residents and considers these concerns with the seriousness they deserve. For many of us, this is not just a planning policy—it affects our homes, our safety, and our future in the communities we care about.

Thank you for your time and consideration.

Nancy McClelland



Public Submission

CC 968 (R2026-03)

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First name [required]

Anne

Last name [required]

Meier

How do you wish to attend?

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

Not required

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 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 community is Brentwood. It's a lovely, long-established, flourishing, low-density neighbourhood with multiple schools, parks, mature tree-lined streets and a strong community. The very LAST thing we want is unsightly, cheaply built, shade blocking, multi-storied infills. Please fully repeal the current zoning and return it to the previous designation which will maintain the integrity of my beautiful single family home community as well as all the low density neighborhoods in Calgary, who are counting on you. Do the right thing, as you've repeatedly promised, for your constituents. Thank you.



Public Submission

CC 968 (R2026-03)

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First name [required] BONYONG

Last name [required] GU

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)

Bring back the low density residential zones and Change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024. I think this is a really great idea. I think if the Calgary grandmothers and grandfathers in heaven hear this news, they will stop crying and smile.
I think the people of great country live in the beautifully designed village, community, and city to get more beautiful compassion, passion, inspire, motivation, creative ideas, pleasure, happiness, proud, the strongest spirit power and to make the strongest and great country for all people.
Aren't the grandmothers and grandfathers of Calgary very beautiful and great in the world?
Aren't the things and cultures that the grandmothers and grandfathers of Calgary had made for us and our children very beautiful and great?
Then, what are the most beautiful and great in Calgary, and why?
I think we must clearly and definitively identify these, inherit them, and further develop them. Furthermore, we must never again make such a mistake.
Let's create a Calgary where all our children can live happy lives, joyful and fulfilling lives, and free from war. We believe that because Calgarians are cool, beautiful, and great, they can solve the housing shortage problem in a cool, beautiful, creative, and excellent way. For example, please construct so nice and beautiful complexes of the highest apartments and condominiums in the empty land of Calgary in around from 86 Ave to 114 Ave and from 24 St to Barlow Trail South East Calgary to solve the housing



Public Submission

CC 968 (R2026-03)

shortage problem.

I sincerely deeply greatly have appreciated on the grandfathers and grandmothers of Calgarian, Albertans and Canadians.

Please have peaceful days. Again, I greatly appreciate your efforts to make beautiful and great Calgary in the world.



Public Submission

CC 968 (R2026-03)

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First name [required] john

Last name [required] fahie

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[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)

rezoning with increased density has only increased affordability, disrupted neighborhoods with good houses torn down to add density, developers taking advantage of this increase profits, parking issues, safety, congestion, infrastructure problems, heights' affecting all neighbors, taking away from the community that people choose to move and live in with their hard earned money. Let's get back to old rules and work from there to add density and affordable housing to areas not affecting the whole community. Some good planning with community input. I receive offers to sell my home to developers constantly. What does that tell you?



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First name [required] Paul

Last name [required] Murphy

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 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)

Many developments in the established community I reside in Glendale are unacceptable As an example construction is at all hours outside of their development permits and lack of cleaning up is an issue as I walk thru daily with our dog . I find the same issues as I commute to work daily. No consideration for egress in or out of the communities for increased traffic & pedestrian safety for these developments. It appears most new developments are of the rental nature and not homes for the young or first time buyer . In the end the finished product is poor and takes nothing into consideration of what the community looks like.
Calgary prides & promotes it self as a world class city yet many of these developments are sub standard and the only consideration is the amount of units to stuff into lot(s) for federal grants .
My opinion to Calgary city council is to repeal the blanket upzoning and to come up with a better plan moving forward.
Thanks for considering my input.



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First name [required] Tyler

Last name [required] Ko

How do you wish to attend?

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

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ATTACHMENT_01_FILENAME

Blanket Rezoning - Tyler Ko.pdf

ATTACHMENT_02_FILENAME

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

Dear Council,

I am writing in regards to the upcoming public hearing on blanket rezoning. While blanket rezoning is not a perfect policy, I believe it is an important step toward addressing housing supply, maintaining fiscal responsibility, and supporting a vibrant local economy.

Density is good for business. When more residents live near commercial areas, restaurants, shops, and services benefit from a larger and more consistent customer base. Increased foot traffic improves the chances that small and medium-sized businesses can succeed and strengthens the economic vitality of neighbourhoods.

Density is good for taxes. Infrastructure such as roads, water and sewer systems, emergency services, and transit form a considerable part of the City's budget. When development primarily occurs at the city's edges, the geographic footprint of that infrastructure must expand, increasing long-term construction and maintenance costs. Moderate increases in density within existing neighbourhoods allow more residents to share infrastructure that already exists, improving fiscal efficiency.

Density strengthens human capital. When people live closer together, it becomes easier for professional networks, creative collaborations, and community relationships to form. These interactions are an important part of what allows cities to remain socially vibrant, innovative and economically competitive.

Density is good for human health. Dense, walkable neighbourhoods encourage more active lifestyles, transit use, and reduce reliance on long car commutes. Walkable communities also increase informal "eyes on the street," contributing to neighbourhood safety and a stronger sense of community.

Blanket rezoning is an effective tool to support density. Blanket rezoning helps the housing market respond to demand by allowing modest increases in housing options across many neighbourhoods. This flexibility enables the market to determine where redevelopment makes the most sense while distributing growth more evenly across the city.

Blanket rezoning can help moderate housing costs. Increasing housing supply is widely recognized as one of the most effective ways to moderate housing costs. Even when some new homes enter the market at higher price points, they expand the overall housing stock and create movement within the market, gradually increasing options for other households and creating downward price pressure on housing.

Policy stability matters for investment. Calgary has now operated under the blanket rezoning bylaw for a year. Reversing course at this stage introduces uncertainty into the residential construction market, where projects require long planning horizons and significant capital investment. Maintaining a consistent policy environment helps builders, investors, and residents make long-term decisions with confidence.

Calgary is continuing to grow, and planning for that growth responsibly will be critical to maintaining the high quality of life residents value. Thoughtful densification allows the city to accommodate new residents without dramatically expanding infrastructure costs while supporting vibrant neighbourhoods and local businesses. I recognize that some residents have concerns about neighbourhood change, parking, and the pace of development, and those concerns deserve consideration. All policies can be improved, but we cannot not let all that we stand to gain from densifying our city go to waste.

Please continue to be thoughtful and nuanced in your consideration.

Sincerely,

Tyler Ko



Public Submission

CC 968 (R2026-03)

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First name [required] Dinah

Last name [required] Ortega

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)

are in favour of the reversal of the Rezoning for Housing".

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

are in I am in favour of the 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 live in Banff Trail NW and the blanket rezoning just destroyed the character of this community. Just encouraged greedy and low quality developers and business owners at the expense of those, like myself, living in the community. Big mistake of the City. Please REVERSE the BLANKET rezoning ASAP!



Public Submission

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First name [required] Kenwil

Last name [required] Funh

How do you wish to attend?

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



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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of repealing citywide blanket rezoning. I am against density.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Christina

Last name [required] Fung

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

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of repealing city wide rezoning. I am against density.



Public Submission

CC 968 (R2026-03)

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First name [required] **Darren**

Last name [required] **Pickup**

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Darren Pickup and Rebecca Marshall
5132 Baines Road NW, Calgary AB T2L 1V1

OFFICE OF THE CITY CLERK
City of Calgary

RE: Planning Hearing on Reversing Rezoning for Housing

Dear City of Calgary Council

We thank you for the opportunity to comment on the Council's consideration of a bylaw that would bring back the low density residential zones that previously existed prior to the citywide re-zoning effected by Rezoning for Housing approved in May 2024.

One of the reasons for moving back to Calgary from Vancouver was due to the ever increasing density of our neighbourhood. One of the effects of this was to see significantly increased density in the area where we lived and to face, as became evident through the number of proposed towers in the area where we lived, ever increasing density. The effects of significant density is not an improvement to those who live in an area. Rather the effect is to make a community less livable due to increased noise,



Public Submission

CC 968 (R2026-03)

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

traffic, loss of sunlight, reduction in trees, reduction in privacy, and reduction in property values and safety.

Furthermore, increased density does not make for greater affordability. We have not seen the evidence that increasing density makes housing more affordable. It may make smaller units less expensive, but that is not the same as affordable when those units continue to be out of reach of most peoples affordability.

But, in any case, when citizens have purchased homes in an area, like we did in Brentwood, for the express reason of enjoying an established neighbourhood that contains for the most part single family homes, quiet streets, established trees and vegetation, homes not overshadowed by multi-storey buildings besides them, and incurred a significant financial cost to do so, it was galling to have the City pass a blanket rezoning law that effected erosion of these qualities.

The City previously had a public hearing on this issue and from all reports the citizens who elected City Council were overwhelmingly opposed to the blanket rezoning. We trust that City Council will take the appropriate step to reverse the May 2024 decision and provide comfort to citizens that the qualities, as noted above, of the communities they live in, and for which they made decisions to live in, will have protections to continue to exist as such.

Sincerely,

Darren Pickup/Rebecca Marshall



Public Submission

CC 968 (R2026-03)

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First name [required] Dianne

Last name [required] Amundrud

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The initial rezoning bill was voted in haste without in depth city/community planning. Some councillors visions were clouded and biased perhaps pressured by the feds promise of funds conditional to the rezoning. People not in favour did not feel "heard". Some Calgarians that spoke in favour thought the bill represented low income housing which is NOT the case. There are so many things to be considered much more thoughtfully...utilities services parking garbage green space etc We need to fully repeal the bill and then proceed with a deliberate and organized go forward plan to chart the city's course. We want to create a healthy organized city that we are all proud of...Thank-you for listening.



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First name [required] Robert

Last name [required] Lehodey

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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 Repeal of the Blanket Rezoning Bylaw

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

In favour

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ATTACHMENT_01_FILENAME

RAL Submission to City Council on Repeal of BUZ.docx

ATTACHMENT_02_FILENAME

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

I do hope members of Council take the time to review my submission (indeed all of the submissions they receive) urging them to repeal the Blanket Rezoning Bylaw 21P2024 together with the various housekeeping amendments made to it by the Administration after it was approved. I also hope that the results of the October 2025 election and thousands of presentations and submissions made to Council in connection with the initial approval of that bylaw in April / May 2024 and the December 15, 2025 Notice of Motion are recognized and are not lost on Councillors.

Submission to Calgary City Council Regarding the Repeal of Blanket Rezoning

Robert Lehodey – March 14, 2024

I am writing in respect of the public hearing scheduled to begin March 23, 2026 to address the repeal of blanket rezoning (the “**Public Hearing**”). I urge Council to:

- (1) **Repeal** blanket rezoning bylaw 21P2024 (the “**Blanket Rezoning Bylaw**”) – by repeal I mean fully repeal it together with all of the housekeeping changes and additions made to it by administration after the April / May 2024 public hearing;
- (2) **Reset** the zoning to that under Land Use Bylaw 1P2007 (the “**Previous Bylaw**”) and the related rules that existed prior to the approval of the Blanket Rezoning Bylaw; and
- (3) **Restart / redo** the Local Area Plans (“**LAPs**”) with full community engagement on the basis of 2 or 3 communities (and not 14 or 16 communities) in each LAP in order that the City planners and communities develop LAPs across the City that serve to guide planning and development in Calgary for years to come. Having all affected parties reach consensus on LAPs provides certainty for everyone and a path forward for City planners, developers and communities alike.

While the Public Hearing provides Calgarians the opportunity to communicate their views for or against the repeal of the Blanket Rezoning Bylaw, many Calgarians have already done that both at the public hearing in April / May of 2024 regarding the Blanket Rezoning Bylaw, at the ballot box in October 2025, and in connection with the December 15, 2025 Council meeting approving the Notice of Motion initiating the Public Hearing. Do not ignore those votes, views, presentations and written submissions which are directly on point for the Public Hearing!

The confidence and trust that Calgarians have for the City’s planning function has reached an all time low in my opinion both in respect of: (i) the City listening to Calgarians but delivering inconsistent outcomes; and (ii) the lack of respect demonstrated for the views of Calgarians who care deeply about their communities and the significant investment they have made in their homes.

How did we get here?

First, there was the “Guidebook for Great Communities” (the “**Guidebook**”) that was proposed by the City in 2021 as a foundational planning document for future redevelopment of all of the inner city and established neighbourhoods. It was to guide redevelopment under LAPs that had not yet been initiated, or if initiated, not yet finalized. The Guidebook would have permitted redevelopment ranging from 3 storeys all the way up to 20 storeys in areas that were zoned R-C1 and R-C2. A public hearing was held March 22, 2021 and there was a hewn outcry from Calgarians against the Guidebook. At the end of the hearing, but before Council voted on the motion to adopt or reject the Guidebook, Mayor Nenshi pulled it from the agenda (presumably fearing it would not be approved). Instead, he slipped it in the backdoor telling Calgarians that it would become as a “tool” to be added to the Planning Department’s toolbox when assessing redevelopments going forward. It never became an approved statutory planning document but

was used by the Planning Department in many cases, much to the chagrin of Calgarians. As a result, the level of confidence and trust of the City's planning function eroded significantly. Even today it appears the Guidebook, a tool not approved by Council and which Calgarians were opposed to, is being used in connection with a significant zoning overhaul that is being considered by administration, and which has not been formally released to Calgarians.

Second, roll forward to 2024, when the City proposed blanket rezoning of all R-C1 and R-C2 communities - affecting some 311,000 residential properties. A protracted public hearing was held beginning in April and running into May 2024 at which 700+ Calgarians presented to Council and 5,500+ Calgarians submitted written concerns about the proposal to blanket rezone. Some 70+% of those presenting or submitting were against blanket rezoning. Despite that the then Council approved the Blanket Rezoning Bylaw. Again, Calgarians felt that they were not heard. This further exacerbated the frustrations of Calgarians and the mounting lack of confidence and trust of the City's planning functions.

What Were the Results?

Council's approval of the Blanket Rezoning Bylaw, and the mounting frustration of many within the City, triggered a judicial review of that decision initiated and supported by some 680+ Calgarians. That judicial review was heard in December 2024 and was unsuccessful. However, two separate legal firms have opined that the judge made a number of errors in his judgement and that there was a strong basis for appeal. Accordingly, the applicants have appealed, and the appeal is expected to be scheduled for later in 2026. The implications of a successful appeal are likely significant for the entire blanket rezoning file. Time will tell.

In addition to the legal proceedings (and given the appeal would not be heard until after the municipal election) the approval of the Blanket Rezoning Bylaw also activated a number of advocacy initiatives seeking full repeal of the Blanket Rezoning Bylaw. Many community associations, on their own or as members of larger community organizations, and concerned Calgarians generally, rallied to lobby for full repeal. Calgarians For Thoughtful Growth ("CFTG") was one of the advocacy groups established by individuals opposed to the Blanket Rezoning Bylaw leading up to the October 2025 Calgary municipal election and was active in seeking full repeal of the Blanket Rezoning Bylaw. Such advocacy elevated repeal of the Blanket Rezoning Bylaw as a major election.

Many of the mayoral and councillor candidates running in the October 2025 election campaigned on promises to repeal the Blanket Rezoning Bylaw and eight members of Council were elected in part on that campaign promise. In fact, of the total of 348,865 votes cast for mayor, 228,984 were for candidates who campaigned to repeal blanket rezoning – some 66% of voters.

Public Perception and Misunderstanding

Many Calgarians believe that repeal of the Blanket Rezoning Bylaw is a "done deal" given the election results – they do not understand the process for repealing a zoning bylaw. This perception and misunderstanding is unfortunate and will likely temper the number of submissions and presentations at the upcoming Public Hearing. Most believe they have already spoken to Council through the public hearing in

April / May 2024 regarding the Blanket Rezoning Bylaw, at the ballot box in October 2025 and in favour of the Notice of Motion passed December 15, 2025 by Council initiating the Public Hearing.

A great many Calgarians also do not understand that the December 15, 2025 Notice of Motion initiating the Public Hearing included amendments to the R-CG zoning form that pre-existed the Blanket Rezoning Bylaw and, accordingly, there will be significant confusion and questions about how this got on an agenda for the Public Hearing that has been advertised by the City as the repeal of the Blanket Rezoning Bylaw. This also is going to further increase frustration of Calgarians with the City's planning function.

Where Are We Going?

On March 23 the Public Hearing to repeal the Blanket Rezoning Bylaw will begin and Calgarians will have an opportunity to, once again, present their positions for or against repeal of the Blanket Rezoning Bylaw. The Public Hearing is an opportunity for the City to build back confidence and trust in the City's planning process.

We all know that the **Blanket Rezoning Bylaw** is not working:

- (i) **It** has not delivered significant additional dwelling units (I understand for certain members of Council only some 500 actual additional units since it became effective). Calgary's "Home is Here" Housing Strategy is delivering the bulk of new housing units (some 42,000+ in 2024/25) separate from blanket rezoning redevelopment.
- (ii) As a result of **it** Calgarians have lost the opportunity to present to Council their concerns on a rezoning proposal next door or in their neighbourhoods and are left with the sole recourse being an appeal through the SDAB (with a short 21 day appeal period, a \$200 appeal fee, and the need to hire a planning expert for \$2,500 to effectively be represented at the SDAB) which makes it more expensive for all parties and delays the final SDAB development approvals.
- (iii) **It** has disrupted communities with multi-unit developments that are not sensitive to communities and which compound parking, garbage service, reduce tree canopy and stress aging infrastructure that was not designed for the additional loads.
- (iv) **It** has not generated any truly affordable housing.
- (v) **It** has financialized residential properties placing them beyond reach for many who, but for the Blanket Rezoning Bylaw, might have been able to purchase a single family home without having to compete with developers who have access to more favourable financing arrangements.

There are other negative implications as well, **but the real focus of Council and the Administration and Planning Department ought to be on delivering truly affordable non-market housing forms to address the housing need in Calgary - full stop.**

CFTG has addressed virtually all of the issues related to the repeal of the Blanket Rezoning Bylaw. The various CFTG memoranda, briefing notes, analyses and responses to publicly communicated concerns by certain councillors have all been provided to Council and are available for review at www.Calgariansforthoughtfulgrowth.com. CFTG has addressed, among other issues:

- (1) The risk of losing funding under the federal Housing Accelerator Fund Contribution Agreement, as amended (the “**HAF Agreement**”) (November 28, 2025);
- (2) The wording of the proposed Notice of Motion presented to Council on December 15, 2025, including an independent legal opinion on the repeal process (December 5th and 9th, 2025);
- (3) Concerns expressed by Councillor Atkinson on his position on not supporting repeal of the Blanket Rezoning Bylaw (December 9, 2025);
- (4) The implications of the water infrastructure failures and accountability (January 13th and 18th, 2026);
- (5) Impacts of repeal of the Blanket Rezoning Bylaw on the City’s “Home is Here” housing strategy (February 8, 2026);
- (6) The claims of CMHC as regards funding under the HAF Agreement (February 12, 2026);
- (7) Concerns expressed by Councillor Wyness in a February 10, 2026, Calgary Herald article by Scott Strasser (February 17, 2026); and
- (8) Concerns of Councillor Kelly regarding the discretion that CMHC may have under the HAF Agreement (February 17, 2026).

I commend these materials to you, as well as any other additional materials that CFTG prepares as it is fact based, well researched and well intentioned.

In closing, as outlined at the outset of this document, **Repeal, Reset and Restart** to rebuild the confidence and trust of Calgarians in the City’s planning process for the future of Calgary. **AND importantly** do not forget that many Calgarians have already spoken through the public hearing in April / May 2024 regarding the Blanket Rezoning Bylaw, at the ballot box in October 2025 and in connection with the Notice of Motion passed by Council on December 15, 2025 initiating the Pubic Hearing.

Respectfully submitted.

Robert A. Lehodey, K.C.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

David

Last name [required]

Langille

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT_01_FILENAME

2026-03-26_Rezoning_Comments.docx

ATTACHMENT_02_FILENAME

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

City of Calgary

March 14, 2026

RE: Proposed Citywide Rezoning Change

Dear Council,

Within the past year, I opposed DP2024-08770.

I like my neighbour. Their proposed laneway suite design looks cool.

The issue? We live on graded lots, and the resulting structure will tower over our properties. I argued this is out of context.

I'm not wholeheartedly against rezoning. Rezoning must be done in a thoughtful manner. The way that the City of Calgary has rezoned thus far has not been thoughtful.

Yes, every lot in Calgary is different. There should be reasonable considerations for contextual heights pertaining to these differences.

The heights that are permitted for secondary structures in Calgary are too high.

The comparison tables provided on the Calgary website "Comparison between existing and proposed zones" are missing the mark.

We need thoughtful comparisons to other jurisdictions in North America that have already progressed this issue. For reference, please see section "150.8.60.40 Height": [City of Toronto Zoning By-law 569-2013, as amended \(Office Consolidation\)](#).

Regards,
Dave

T



Public Submission

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First name [required] John

Last name [required] baillie

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a 60 year resident of Rideau/Roxboro I support bringing back the low density zoning that existed before the rezoning action in May 2024. The community of Rideau/Roxboro is enjoyed by 1000s of Calgarians who walk/bike/run/raft on river/enjoy the connection with nature that one experiences going through this community. I talk to so many people on the street who say they so enjoy our community and over the last 6 decades I have only seen that appreciation grow. While the Rideau/Roxboro neighborhood has changed/gentrified over the decades, the fundamental of having an oasis in the middle of the city is a treasure for everyone and keeping with the low density zoning preserve's that for all. Future generations will appreciate it!

**Public Submission**

CC 968 (R2026-03)

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First name [required]

James

Last name [required]

Winters

How do you wish to attend?

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Blanket rezoning should be repealed and return to the way it previously.

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

Multi unit buildings should not be allowed in low density zones.

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Blanket rezoning has dramatically impacted low density communities in a negative way. Builders are constructing massive structures and walking away. In numerous cases, builders have a government financial incentive to build and rent out as many units as they can. Sadly communities are the ones in the aftermath, and some who can afford to, elect to sell their homes and move into established neighbourhoods where there is no possibility of having a multi unit structure being built, resulting in a financial loss in many cases.
Blanket rezoning has done enough damage and it is time to repeal the bylaw.



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First name [required]

Holli

Last name [required]

Tamura

How do you wish to attend?

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

Council



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

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First name [required]

Last name [required]

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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

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First name [required]

Sarah

Last name [required]

Barthel

How do you wish to attend?

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

I don't need those services

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

Council



Public Submission

CC 968 (R2026-03)

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23.03.2026

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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 Members of the City Council,

I am in favor of the current blanket rezoning and hope to see that it does not get amended.

I am of the opinion that the rezoning is necessary to provide more housing, diverse housing options and also stop the sprawl of the city.

I strongly believe that blanket rezoning will lead to more affordable housing and allows us to live in a compact and efficient city while protecting currently untouched nature.

Thank you for all that you for Calgary.

Sincerely
Sarah Barthel



Public Submission

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First name [required]

Denise

Last name [required]

Winters

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

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in Tuxedo park and the amount of new very large buildings is having a huge negative affect on the neighborhood we moved here for the low density area and lots of trees. Where one old bungalow was now in some cases there are 16 units. builders are getting government incentives to build there is no thought or care given to existing neighbourhoods it's purely financial driven. Adding a duplex to where there was a bungalow is a fair thing but 8 units or more is too much especially in middle of street it encroaches on existing homes causes ugly sight lines shading and invasion of privacy. Parking is also an issue where potentially two cars at one home could now be 16. Infrastructure is not in place to cope with multiple units on one lot
I am in favour of repealing blanket rezoning



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First name [required] Greg
Last name [required] Wennerstrom

How do you wish to attend?

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

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Mayor and Council

I am in favour of repealing blanket rezoning and immediate change back to the previous zoning.

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

This will respect the majority of Calgarians (over 65%) who opposed blanket rezoning.

Blanket Rezoning was approved in an undemocratic way as the approval by Council did not reflect the majority input from speakers and submissions. Please ensure in future Administration follows the City's policies for Transparency and Accountability, Engage and Engage Framework.

For any future zoning proposals ensure Calgarians are properly engaged and the engagement process presents all of the facts to Council and all Calgarians.



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First name [required] Louise

Last name [required] Hill

How do you wish to attend?

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



Public Submission

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Mar 26, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

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First name [required]

Elaine

Last name [required]

Thomas

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 rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please Repeal the blanket rezoning bylaw
For the reasons that are mentioned in the Calgary for thoughtful growth.
This is clearly explaining all the reasons I personally agree with for repealing blanket rezoning



Public Submission

CC 968 (R2026-03)

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First name [required]

William

Last name [required]

Thomas

How do you wish to attend?

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm personally affected negatively by the blanket rezoning in that my property would be drastically changed and devalued



Public Submission

CC 968 (R2026-03)

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First name [required] Grant

Last name [required] Bell

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support 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 fully support housing densification via a planned and controlled process. Prior to development approval, full consideration needs to be given to the long-term impacts on quality of life of a community's residents (especially new/future residents) with respect to traffic flow, green space, noise pollution, utilities infrastructure and public services. Please do not allow the fabric of established communities such as Varsity to be destroyed for the sake of expedited development.



Public Submission

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First name [required] **JANET**

Last name [required] **YUCHEM**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Repeal Blanket Rezoning (JY).docx

ATTACHMENT_02_FILENAME

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

March 14, 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 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,

Janet Yuchem
Varsity Estates Resident



Public Submission

CC 968 (R2026-03)

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First name [required] Andrew

Last name [required] Howell

How do you wish to attend? In-person

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of Rezoning, I do not want Rezoning reversed, I am willing to speak in favor of Rezoning.

**Public Submission**

CC 968 (R2026-03)

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I just want to add my voice to those opposed to the blanket rezoning. I've seen it in some neighborhoods and I don't like too many apartments and the lack of parking.



Public Submission

CC 968 (R2026-03)

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First name [required] ROBERT

Last name [required] CHRISTIE

How do you wish to attend?

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

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

PROPOSED CITYWIDE REZONING CHANGE

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

In favour

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ATTACHMENT_01_FILENAME

Repeal Blanket Rezoning (RC).docx

ATTACHMENT_02_FILENAME

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

March 14, 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 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,

R. Roy Christie
Varsity Estates Resident



Public Submission

CC 968 (R2026-03)

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First name [required] Mario

Last name [required] Iturbe

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 City 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 on favour to revert the current rezoning bylaw. The city started building building everywhere. I live near of Fishcreek provincial park, in Shawnee Slopes SW, and we are not happy with what is happening near the park. We want that our forest and wild-life be protected. You have all of our support to revert the current rezoning. We are happy to hear this action. Regards,



Public Submission

CC 968 (R2026-03)

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First name [required] Peter

Last name [required] Andrekson

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)

My name is Peter Andrekson. I, along with my wife and 2 children, reside in Kelvin Grove. Our single detached neighborhood has flourished and continues to thrive since we moved here in 1999. We chose to raise our family in Kelvin Grove because it IS a single family home neighborhood - no infills, no semi-detached homes, no row houses and no townhouses. Our neighborhood has a wonderful tree canopy (our lot has 12 trees, many of which we planted - blue spruce, cherry, lilac), manageable traffic and adequate infrastructure. In 2024 we opposed the then council's Rezoning for Housing bylaw and took steps to mitigate its effects by registering a restrictive covenant on the title of our property.
REASONS FOR REPEALING THE BLANKET UPZONING BYLAW
1. It is absolutely disingenuous for anyone to honestly argue that blanket upzoning results in affordable housing. The exact opposite occurs particularly in mature neighborhoods.
2. Blanket upzoning in a very short period of time destroys the nature and character of neighborhoods like ours that have taken decades to mature. The magnificent elm tree on our front lawn is over 40 years old and provides a wonderful canopy. Blanket upzoning results in trees being totally wiped off the property in order to maximize housing square footage. Streets are ripped up and then shoddily patched after the utilities are tied in. Street parking mushrooms because no off street parking is provided once the row house is built resulting in congestion and pedestrian safety concerns.
ACTION REQUESTED



Public Submission

CC 968 (R2026-03)

Please fully repeal the blanket upzoning bylaw asap and reinstate the zoning of residential properties back to what existed before. Thank you for your attention to the foregoing.

Respectfully,
Peter Andrekson



Public Submission

CC 968 (R2026-03)

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First name [required] Hardeep

Last name [required] Gill

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 16, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Previous approval of rezoning has resulted in construction of 4 or more houses where there was only one house and creating problems for parking, extra burden on facilities, congestion and so crowded with traffic and people as it hinder freedom of movement. Some places have big buildings on both sides of a small house sitting in the middle with no light crossing. There should be separate place allocated for town houses, single houses or big buildings. When you buy a house you know how your neighborhood will look like. It should not be like "surprise" now you will have big buildings around your house which compels you to sell your house. I am not in favor of rezoning it should be repealed.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Arran

Last name [required]

James

How do you wish to attend?

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Not required

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I oppose the current high density blanket zoning. Had I wanted to live in a high density neighbourhood, I would have chosen a high density neighbourhood.



Public Submission

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First name [required] Fred & Carole

Last name [required] Melbourn

How do you wish to attend?

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

- General concerns with blanket rezoning as a city-wide, one-size-fits-all

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required]

Last name [required]

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I wish the City to put the Zoning Laws back the way they were before they were changed.
Integrity of peoples Neighborhoods and quality of life are ruined.
Our homes are our biggest investment.



Public Submission

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First name [required] John

Last name [required] Whelan

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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

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First name [required]

Mat

Last name [required]

Bouma

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)

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



Public Submission

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First name [required] Daniel

Last name [required] Bassin

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing the citywide rezoning as the rezoning negatively impacts the area that I live in.



Public Submission

CC 968 (R2026-03)

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First name [required] Arunadevi & Lorne

Last name [required] Hollingshead

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) Translatore not required

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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)

1. There is no heading for this format. This type of format causes confusion. Each question should have been numbered to enable editing between 2 parties when discussing the issue.
The format lacks Clarity. I had to help 2 senior neighbours to understand the last Question..'Are you in favour or opposition of the issue?'This is a matter of serious public interest. Ballots must not be discarded due to lack of understanding/confusion.
2. In some households there maybe 2 owners (co-owners). Provision has not been made to enter additional names.



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First name [required] Marlis

Last name [required] Krueger

How do you wish to attend?

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

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Rezoning.docx

ATTACHMENT_02_FILENAME

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

Submission by Marlis Krueger

Resident of Calgary since 1992, in Braeside for 25 years, Bayview for 2+ years

I was against blanket rezoning when it was initially passed by the previous council. My vote in the last city election was based largely on the candidates' statements about repealing the blanket rezoning decision. I very much support repealing the blanket rezoning law.

Blanket rezoning has resulted in uncertainty for people choosing to live in quieter neighborhoods with lower density single homes. We personally have lived in fear that our elderly neighbors would pass away or sell their home, leaving their large lot available for a multi-family dwelling. Backing on to Glenmore Reservoir in Bayview, such multi-residential units would certainly not be low cost housing; instead, there would be an opportunistic development with units likely to sell for 1.5 to 2 million. We never would have chosen to purchase a single-family bungalow next to a multi-unit development, so to suddenly face that as a possibility has been stressful. As well as the noise and busy-ness that a multi-family property would bring, we would lose sunlight because of a higher building, lose mature trees, and lose privacy in our backyard. Parking would be an issue and numerous cars would suddenly be parked in front of our home. A multi-family dwelling next door would certainly decrease the value of our property and change the culture of the neighborhood, while doing nothing to help with lower cost housing.

Our son purchased a duplex in Montgomery and is planning to move to a single family dwelling. He has been waiting for a decision on blanket rezoning before purchasing, however, so that he has some certainty on what his neighboring properties could become. Uncertainty about the potential for next-door development has led to uncertainty about real estate purchases. People have the right to choose what type of neighborhoods they live in, and blanket rezoning threatens to change neighborhoods in ways that residents/buyers did not foresee.

Blanket rezoning leaves no room for neighborhood differences and nuances. There are many neighborhoods and lots where multi-family properties would fit in, make sense, and help with lower cost housing availability. There are many neighborhoods where multi-family properties would not fit in, would not make sense, and would be geared toward luxury buyers rather than lower cost buyers. Within all neighborhoods, there are streets where multi-family properties work and streets where they do not.

Rezoning changes need to be made with thoughtfulness, planning, and foresight on a neighborhood-by-neighborhood (even street-by-street) basis. This ensures that residents can choose the type of neighborhood in which they live, choose the types of buildings they want next door, and have security upon investing in real estate purchases. Rezoning on a neighborhood-by-neighborhood or street-by-street basis also ensures that the goals of rezoning, such as increasing lower cost housing, can be achieved.

Please follow through on the promise made to vote to repeal blanket rezoning in the last election.



Public Submission

CC 968 (R2026-03)

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



Public Submission

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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)

Repeal the blanket rezoning that Calgarians did not want or need in the first place.



Public Submission

CC 968 (R2026-03)

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First name [required] Trish

Last name [required] Kotow

How do you wish to attend?

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

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Kotow-Jones_submission.docx

ATTACHMENT_02_FILENAME

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

Please see attached Word document.

We purchased our bungalow on a 60ft x 100ft lot in Winston Heights-Mountview in 1999 because we wanted to have a yard for dogs & a garden. All properties in the area were designated as R-2 prior to the blanket upzoning. We do not want to live cheek-by-jowl with our neighbours & would never have considered a tiny zero lot line property in the suburbs or anywhere else in the city for privacy & fire-safety reasons. Our yard & garden receives plenty of sun, & if an infill was built up to the property line, our south-facing raised beds would be useless for growing vegetables, & our sunny patio would be in shade for much of the day.

In front of our property are 4 mature city trees that were planted as part of the Neighbourhoods Program. We have 2 very large evergreen trees & 2 large deciduous trees on our property. All 8 trees contribute to the urban forest & help protect our home from sun & wind throughout the year. It is disappointing that many new housing developments involve the removal of mature trees that are either on city or private property. Often the trees are not replaced. The city-owned trees that are planted in front of new homes are typically neglected & do not survive. Owners of infills are usually not interested in tree or yard care.

In addition to the reasons stated previously, we are in favour of repealing the blanket upzoning, reverting to the previous zoning bylaw, & implementing the local area planning process for the following reasons:

- The previous Mayor & Council always touted that blanket upzoning was about providing more choices for Calgarians by increasing the supply & variety of housing. Well, what about our choice of living in a bungalow on a larger property where we don't feel hemmed in by our neighbours? Our choice was taken away because the goal posts were moved.
- Increasing affordability was also behind the push for blanket upzoning. New infills – semi-detached & detached – in our area are priced from \$800,000 to \$1,500,000 & are not affordable. Affordable housing should be located near LRT stations & major bus routes on large sites such as the new Midfield Heights development.
- Older & affordable bungalows that are great starter homes are being demolished & replaced with expensive, poorly built infills. There are several instances of developers not obtaining demolition permits or completing any asbestos remediation. A great deal of material is ending up in our landfills, & there is little to no attempt to recycle materials or utilize house movers to salvage buildings that are still serviceable.
- Many of the original homes in the area already have secondary suites, albeit some need upgrading to bring them up to code. Seniors could comfortably live in these homes & age in place with any necessary improvements to address accessibility issues. Unless the multi-story infills have elevators, no one is aging in place in them. Chasing out the seniors decreases the demographic mix of the area.
- Multi-family developments (4 units & more) do not belong on standard 50-ft wide lots. While it's been noted that dropping large multi-family developments in the middle of a low-density neighbourhood or street is not the intent of blanket rezoning, nor is it appropriate to place these large developments on all corner lots, especially when neighbouring properties will be overshadowed by the taller buildings. Neighbourhood context is not part of the equation when upzoning is applied.
- Not everyone is ready to give up their vehicles yet & all new developments should be providing adequate onsite parking for each unit. Many households own at least 2 vehicles.

In a perfect world with more than sufficient public transportation options, people would be able to live near their workplace & not require a vehicle. However, when one changes jobs it's not always possible to change where one lives, especially during times when we are in a cycle of a short supply of housing & public transportation is lacking. Some households consist of several people pooling their resources to cut down on living expenses. If everyone in that home owns a car to get them to & from work to avoid several hours of commuting time each day, we end up with crowded streets in certain areas.

Please repeal the blanket upzoning, revert to the previous zoning bylaw without amendments, & reimplement local planning that is better suited for identifying & designating the more appropriate sites for increased density. Winston Heights-Mountview community members spent a great deal of time and effort in preparing an Area Redevelopment Plan a few years ago that was approved by the city, but the ARP is now collecting dust & has been completely ignored.

Thank you!

Trish Kotow & Mike Jones

March 14, 2026
711 33 ST NW
Calgary, Alberta
T2N 2W7

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
Postal Station M, Calgary, AB T2P 2M5

Public Rezoning for Housing Hearing March 23, 2026

We support changing the zoning of residential properties back to what existed before the citywide Rezoning for Housing that was approved in May 2024 for the following primary reasons:

1. The change has resulted in the City creating housing at the expense of vibrant communities.
2. The City has neutered the role of Community Planning groups. Their role is diminished as they have lost control of working with the City to plan neighborhoods.
3. Density should either be planned in new areas or in existing areas that can support the increase with green space for leisure and children's activities.
4. We believe increased utility usage, parking and other issues have not been considered and are simply being pushed down the road for future elected officials to deal with.

Sincerely
Ron & Elise Miiller

.cc Ward 7 Myke Atkinson



Public Submission

CC 968 (R2026-03)

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First name [required] Jacky

Last name [required] Campbell

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)

Please STOP the blanket rezoning bylaw. The majority of submitted and spoken comments were against it as the time and council rammed it through. It will greatly lower the value of my property. I am a senior citizen and own my home.
Jacky Campbell
1148 Lake Bonavista Drive SE Calgary

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Colin

Last name [required]

McClelland

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 translation service 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 City Wide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Dear Mayor Farkas and Members of City Council.pdf

ATTACHMENT_02_FILENAME

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

I am writing to express my full support for the immediate and COMPLETE REPEAL OF BLANKET REZONING WITH NO AMMENDMENTS. A full repeal must include the restoration of the exact wording of Bylaw 1P2007, as it stood prior to August 6, 2024. Please see my the attached PDF with my reasoning and comments

Dear Mayor Farkas and Members of City Council

I am writing to express my full support for the immediate and complete repeal of the blanket rezoning bylaw with **no amendments**. A full repeal must include the restoration of the exact wording of Bylaw 1P2007, as it stood prior to August 6, 2024.

Since the introduction of the R-CG and H-GO land-use districts, the negative impacts of densification on established communities have been profound and far-reaching. We have witnessed the irreversible loss of mature urban canopy, the demolition of older, naturally affordable housing, and an unchecked wave of land-use changes occurring with little regard for meaningful planning that reflects the local context.

In many cases, public input during the development permit stage is consistently disregarded by the Calgary Planning Department. Numerous emails to the Planning Department have made it clear that, as long as developers comply with the current bylaws, permits are approved regardless of community feedback. This lack of responsiveness has not only altered the physical landscape, but it has also eroded trust in City Hall Administration and the quality of life for residents.

The overwhelming public opposition to this policy is undeniable. The 2024 Public Hearing saw hundreds of residents actively participate, with 6101 letters submitted—88% of which were in opposition to the proposed changes. The scale of this opposition reflects the deep concerns of Calgarians' concerns that were clearly echoed in the results of the recent municipal election. Many of you are sitting on council today due to the votes of those taxpayer who are demanding their voices be heard.

This issue transcends individual viewpoints; it is about civic responsibility, democratic legitimacy, and trust in our local government. The message from Calgarians is clear: we demand that you listen to our concerns, prioritize public trust, and respect the unique character of our communities. Your future as a counselor depends on decision-making that is responsive, inclusive, and respectful of the people it impacts.

While all Calgarians agree on the need for growth, the current debate is not about whether growth should happen—it is about *how* growth should be managed. Growth must be guided in a manner that balances housing needs, infrastructure capacity, neighborhood integrity, and public trust. These are not mutually exclusive objectives, but they require careful, thoughtful planning—something that is currently lacking in the approach being pursued.

In closing, I urge you to take swift action and fully repeal the blanket rezoning bylaw **without amendments** at the earliest possible opportunity. The public mandate is clear, and it is your duty to act in the best interests of your constituents

Sincerely

Colin McClelland
9028 12 Street S.W.
Calgary AB T2V 1P1

[REDACTED]
[REDACTED]



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Recent changes made to Calgary planning have been based on the assumption that increased density equals increased stock of affordable housing. Instead more expensive homes have been allowed to disrupt communities, traffic and parking issues. While I am not opposed to infill housing per se, I do object to random, ugly housing which does nothing to solve housing affordability. I support the idea of reverting to previous planning guidelines, realize that densification may be necessary, but please, give some thought to the overall picture!

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Sue

Last name [required]

Bischoff

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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

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

In favour

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ATTACHMENT_01_FILENAME

Against Rezoning.docx

ATTACHMENT_02_FILENAME

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

322 Discovery Ridge BLVD SW
Calgary, AB T3H 5L8

I am a retired public school teacher that has worked in all four quadrants of Calgary, with students of diverse socioeconomic backgrounds. For a number of years, I taught Social Studies. This included sharing the role governments play in our society and that as citizens we have a responsibility to get involved. I care about Calgary, and the change to rezoning the entire city has me deeply concerned. This is why I have chosen to share my thoughts with council once again. In 2024, I considered attending the council meeting to speak in person, but had watched council meetings online, and I had witnessed a number of situations where speakers were treated poorly when questioned by certain councilors. I chose not to take that risk.

I paid very close attention to who was running for council in each ward and for Mayor in the last election. I'm happy that repealing rezoning was a deciding factor for many voters, as evidenced by the results.

To start, I feel it's important to explain a bit about myself so that my viewpoints are not simply dismissed as "NIMBY."

- I have lived in Calgary for over 30 years and my husband has spent his whole life here.
- I have lived in all four quadrants of this city as both a renter and a homeowner.
- I have family members that live in low income housing (not in Calgary).
- While I have never been homeless, I have experienced poverty and food insecurity at various points in my life.
- I spend many hours each month volunteering in a variety of ways for non profit organizations, some of which directly serve those living in poverty and/or experiencing homelessness.
- I have a daughter in university that will eventually move out and face the challenge of trying to find housing she can afford as a new graduate.

I recognize there is a big need for **truly affordable housing**, but this can be done without rezoning all of Calgary. Rezone communities closer to the core, that actually need revitalization, and that are directly adjacent to major transit. This is where there is demand for housing. An excellent example of a community that could be revitalized is Ogden. It will be adjacent to the new green line, and will probably be attracting residents once this is developed. I also completely support the number of developments focused on using underutilized office spaces or hotels.

Rezoning the entire city has not created affordable housing in many communities. I think of a beautiful, historic community like Upper Mount Royal, for example. My fear is that developers will swoop in, tear down homes on large lots, remove established trees, and build the largest multiplex possible without any allowance for parking. This will do nothing to create *affordable* housing, but it will needlessly change the existing community significantly. Situations like this have happened throughout the city; threatening to change quiet, established, lower-populated communities into busy communities full of cars and fewer trees. It's not fair to those homeowners or any citizens that prefer to live in this type of environment. Most importantly, this will not create **affordable** housing.

I am concerned that building too much too quickly will have poor results. Where are the skilled workers to build the homes coming from? What about having enough inspectors or permit staff available to ensure

work is being completed safely and on schedule? The city needs to first address the issues that currently exist in subsidized Calgary housing. Are all of the buildings in good repair and every suite rented? Could the current buildings be expanded? Why not focus on this as a priority first?

Homelessness exists for a multitude of complex reasons. Simply giving a person a place to call home will not solve the underlying issue(s). There needs to be a much more comprehensive look at how all levels of government can immediately address mental health, domestic abuse, substance abuse, crime, admission of foreign students and immigration. These are widely not municipal issues.

For many years, my family lived in an older, established community which comprised of almost all single family homes with no retail. It was quiet, close to nature, and people moved there to stay long term. Homeowners knew each other and kids ran freely throughout the neighbourhood safely. When we made the difficult decision to leave and move to a new community a few years ago. We specifically chose to live in an area that only has single family homes. It is quiet, has low levels of traffic, relatively few people and plenty of green space/trees. We considered moving to a community closer to the core because my husband works downtown, but decided against it because we do not want to live in a crowded, bustling place.

What is really needed in the city is TRULY AFFORDABLE HOUSING. By this, I mean subsidized non market housing that would rent for less than \$1000/mo. The new ATCO development is an excellent example to start, but the units rent for \$1100mo, which is still too high for many.

<https://structures.atco.com/en-ca/about/projects/attainable-homes-calgary.html>

Think outside the box!

I'm curious if micro units can be developed... much like hotel or dorm rooms. Each unit would come with a small three piece bath, a small fridge, a small kitchenette (similar to a hotel might have), built in's for storage, and possibly a Murphy bed. People would just need to supply a mattress and have basic kitchen supplies. Try to create something that would be very easy to move into without having much, and at a low rental rate (\$600-1000).

Another huge concern is the stress that development puts on aging infrastructure. Bowness is an excellent example. What a mess!

I urge you, and the rest of council to review all of the previous submissions from 2023-24 about the proposed change to rezone the entire city of Calgary. I'm not sure as many people will have the energy to get involved again, considering everything they went through last time and it was voted in anyway. A huge portion of the city was very angry about rezoning ...they still are. Leave functioning, established, healthy, single family communities alone!

Thank you for your time,

Sincerely,

Sue Bischoff
Citizen of Calgary



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



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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)

Despite the itemized proposed changes to the rezoning bylaw, I am in favor of a full repeal of the blanket rezoning to restore the wording of the Land Use Bylaw 1P2007 prior to August 6, 2024 without amendments. It is important to restore democratic function to city governance, which was diminished by the last council under a climate of political pressure from the federal government to solve demographic pressures from its failed immigration program. There is no housing crisis. The housing affordability is a complex multifactorial social and economic problem that is not being addressed by blanket rezoning. I live in Mt Pleasant and see that the row house infills are selling for 470-490 \$/sq ft, priced at \$775000-790000 per unit, definitely not low cost housing. The character of district is being adversely changed without resident citizen input. We shouldn't be afraid of democracy, council should do the right thing. A full repeal [less valid exceptions of fully completed rezonings] is to restore integrity in city governance. We can lead the way, compared to other provinces. In hindsight, blanket rezoning is another of Justin Trudeau's failures.



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

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

What meeting do you wish to comment on? (If you are provid-	Council
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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

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



Public Submission

CC 968 (R2026-03)

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



Public Submission

CC 968 (R2026-03)

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First name [required]

Hayley

Last name [required]

Gislason

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

Letter of Opposition to Repealing Rezoning.pdf

ATTACHMENT_02_FILENAME

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

March 13, 2025

To Members of Calgary City Council:

Re: In Support of the Rezoning for Housing Policy

I am writing to urge you to maintain Calgary's Rezoning for Housing policy in its current form — or, at the very minimum, to adopt a compromise position that permits four units as-of-right on residential lots across the city. This is a policy that matters deeply for the thousands of current and future Calgarians who are quietly struggling with affordability and who deserve a city council willing to make difficult, evidence-based decisions on their behalf.

Ask Yourself the Hard Question

I want to pose a question that I hope each of you will sit with honestly: What if the thing you promised to do during your campaign — the thing many voters told some of you they wanted at the door — is actually the wrong thing for the greater community?

Governing requires the ability to weigh the voices you heard against the full complexity of the community. You and I both know most people don't understand this policy, perhaps even you knew very little about it when you made your campaign platform. Now that you know more, I'm asking you to find the political will to do the right thing.

Whose Doors Were You Knocking On?

Several councillors have noted that rezoning came up repeatedly on the campaign trail as a concern, but I'm curious: How many of those doors were condos or apartments? How many of the people you spoke with were homeowners already comfortably housed in their single-detached homes, versus renters or condo owners who may never afford a single-detached home but may be able to afford a rowhouse?

The Calgarians most directly affected by this issue are overwhelmingly renters and people in multi-family housing. Something tells me those aren't the households that were most represented in the conversations that shaped your campaign positions.

It is also worth noting that some such as Councillor Dhaliwal reported hearing virtually nothing about rezoning at the doors. That disparity alone should give pause.

Public Hearings Are Not Opinion Polls

Rather than relying on anecdote, let's look at the data. According to 2023 Perspectives on Calgary Survey: Housing Affordability and Affordable Housing research, 83% of Calgarians said they support allowing a variety of housing forms all across the city. That is not a fringe position. That is an overwhelming majority from a statistically valid survey expressing clear values about the kind of city they want to live in.

That number is worth holding alongside the statistic that has been cited by rezoning opponents: that approximately 70% of those who appeared at the 2024 public hearing were against the policy. That figure is not a statistical representative measure of public opinion, and treating it as one would be flawed thinking.

Public hearings serve an important purpose, but they are not statistically valid representations of a city's population. A candid look at who showed up to oppose rezoning reveals a demographic that is not representative of Calgary as a whole: disproportionately older, disproportionately white, disproportionately homeowners — people who have, in many cases, already benefited from the housing system and are now seeking to preserve it.

The Calgarian raising two kids in a two-bedroom apartment while working full time did not come to city hall. Not because they don't care, but because they were working to put food on the table for their kids, or perhaps they didn't understand how this issue affects them. That is the systemic bias embedded in public hearing processes, and good governance requires that council see through it.

Missing Middle Housing and the Filtering Effect

I trust, even if you don't say it publicly, you understand how housing supply and affordability interact. Look up filtering or vacancy chains if you need. Missing middle housing plays a critical role in this process. I know you understand that a rowhouse is more affordable than a single detached house and that people moving into newer products opens up space in older products, so I won't spend more time on this point.

A Request for Principled Leadership

I am not asking council to ignore what you heard from constituents. I am asking you to weigh it carefully, with full awareness of who was and wasn't in the room — and to govern for all of Calgary, not just the Calgary that was loudest.

Maintain the Rezoning for Housing policy. If a compromise is necessary, a minimum of four units as-of-right represents a meaningful, defensible middle ground that still moves the city in the right direction. But retreat entirely, driven by a public hearing result that does not reflect the city as a whole, and that contradicts what research tells us, would be a failure of the leadership Calgarians deserve.

The people who most need this policy are counting on you, even if they weren't able to come and say so.

Respectfully,

A Concerned Calgary 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)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear City Council,
I am an owner of a single detached house in Calgary. I am in favour of city-wide rezoning but how it has been implemented has been disappointing. Repealing it is not the answer. Calgary needs creative solutions to its housing problem, however the all or nothing options that are being considered seem only to benefit two classes of home builders, with very little consideration given to the long term sustainability of any of our communities. Many of my neighbours fear 4-plexes or 8-plexes, and justify this fear with worries about large new construction blocking out the sun or excessive numbers of overlooking windows, but they don't oppose single family redevelopment with the same oversized buildings and contextual problems. I would like to request that council try again, and come up with a more creative solution. If six single men can share a rental three bedroom up (+ three more in the basement) bungalow, with six cars and six girlfriends visiting on the weekend with six more cars, then surely an appropriately designed 4-plex could be built on the same lot and house four young families or older retired couples or any combination in between. The issue should be the context of the new buildings in relation to the old ones, not the origin or social class of the new residents compared to the old ones. When it comes to setting rules for contextual buildings, council needs to be more creative. In a 1.5 story bungalow neighbourhood, 10 ft ceiling infills, regardless of the number of units, should not be permitted when the neighbouring buildings will be dwarfed. Perhaps you and the planning department could come up with a contextual height rule and a contextual setback rule that is very

Public Submission

CC 968 (R2026-03)

strict about not exceeding the height or setback of one of the existing neighbours, rather than none (currently) or both (before and if repealed). This would encourage corner lot redevelopment first, with only one neighbour, while leaving open the option of mid-block development once a corner has been redeveloped. A second creative solution, to address the problem of 4 new units being unaffordable compared to the 1 demolished house, could be something similar to how Manhattan replaced block end Brownstones with highrises in the 1970s by reserving one unit in each new development for the tenant who was displaced. I want my and other communities to be diverse and I expect council to find creative ways to achieve this.



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First name [required] Michael

Last name [required] Read

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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

Michael Read, EBCA.pdf

ATTACHMENT_02_FILENAME

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

March 12, 2026

Mayor and Members of Calgary City Council

Blanket Rezoning: Seven Reasons to Repeal It

Submitted by Michael Read, Director, Development, Elboya Britannia Community Association

Mayor and Councillors, you will receive many letters on this issue. I will not waste your time. Here is what the evidence shows and what I ask.

1. The City builds Local Area Plans with resident engagement. Use them.

Calgary's Local Area Plans exist precisely to guide this kind of decision. Blanket rezoning bypasses the planning framework your own Administration spent years building.

2. The problem was local. The solution shouldn't be citywide.

Development pressure was concentrated in a handful of Wards and communities, for example in Wards. 7, 8, and 9. A citywide policy is the wrong tool for a neighbourhood-specific pattern.

3. Blanket Upzoning removed the public's seat at the table.

Before August 2024, rezoning required a public hearing. Now it doesn't. Residents lost their right to be heard on changes to their own streets. That matters.

4. Infrastructure wasn't ready then. It still isn't.

Density was layered onto neighbourhoods built for lower loads — streets, schools, utilities, stormwater — without prior assessment. Zoning changed; pipes didn't.

5. One size does not fit all.

Bowness and Beltline are not the same. Applying identical zoning to inner-city, mature suburban, and outer suburban neighbourhoods ignores the realities on the ground.

6. Slow and steady worked.

Site-specific rezonings and incremental change allowed communities and City services to adapt. Blanket rezoning flipped the switch everywhere at once. That's not growth management — it's growth shock. The resulting uncertainty and unpredictability are a nagging concern for ALL residents in ALL communities, not just the one being redeveloped.

7. Trust in planning is at stake.

Residents engaged in Local Area Plan engagement because they believed the outcomes would be respected. If Council overrides that work, why would anyone participate next time?

My ask is simple: repeal the blanket rezoning and return to plan-led, community-accountable growth.

Respectfully,

Michael Read, Director-Development, Elboya Britannia Community Association.



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First name [required] Shelley

Last name [required] Baker

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Proposed Citywide Rezoning Change

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

In opposition

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First name [required] Randy

Last name [required] Caine

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Proposed Citywide Rezoning Change

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

In favour

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First name [required] Susan

Last name [required] Fisher

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Susan and Ernest Fisher submission.docx

ATTACHMENT_02_FILENAME

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

Your question (in favor or opposed to the issue) is ambiguous, so let me clearly state that we are in favor of repealing the blanket rezoning bylaw.

Susan and Ernest Fisher

311 Ranchridge Court NW, Calgary, AB

T3G 1W6

We are in favor of repealing the blanket rezoning bylaw.

We have lived in Ranchlands for almost 30 years, in 2 different homes. As such, we are aware of Ranchlands' history, in particular with respect to its design, and its infrastructure.

Ranchlands was designed as a neighborhood with numerous types of housing, from single family homes to townhomes to apartments to social housing.

There is no need to densify it further.

There have been problems with infrastructure throughout the years for which Ranchlands residents were charged for many years. Also, every summer there are trucks in our neighborhood working on sewer issues.

We don't need further density and all the issues that will bring, including strain on our infrastructure, the parking chaos that blanket rezoning would bring to our neighborhood, and the blocking of light/views by oversize buildings that the neighborhood wasn't designed for.

We only need to look to Edmonton to see further issues; for example there was a recent article detailing how developers were actually turning 4 or 8 plexes into lodging/room houses with 21 separate rooms with keypads. In other words, neighborhood flophouses. Edmonton City Counsel is now having to deal with that issue!

Calgary is going to spread regardless. Let's design new neighborhoods for higher density with the right infrastructure and transit, rather than shoehorning unwanted housing which isn't affordable into older neighborhoods which weren't designed for them.

Please repeal this ugly bylaw, which 80% of the population did not want!



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First name [required] Jodi

Last name [required] Prior

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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 - Support

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

In favour

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ATTACHMENT_01_FILENAME

2026.03.14_Reverse Rezoning Support_Prior_Evans.pdf

ATTACHMENT_02_FILENAME

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

We strongly support reversal of blanket-wide rezoning for housing. Please see attached.

March 14, 2026

Jodi Prior & Graham Evans
3231 Cochrane Rd. NW
Calgary, AB T2M 4J4
[REDACTED]

**Office of the City Clerk
The City of Calgary**

Sent Online: [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions)

**RE: Support to Reverse Rezoning for Housing in Calgary
Public Hearing Meeting of Council on March 23, 2026**

Attention: Mayor and Members of Calgary City Council

We are writing to express our strong support for **reversing Calgary's recent Rezoning for Housing** initiative and restoring zoning regulations to their previous, community-supported levels.

Our position is shaped by direct, firsthand experience. My family and I spent a significant amount of time and effort opposing a mid-block eight-unit development one house away from us. Despite extensive evidence, community participation, and clear demonstrations of incompatibility with the surrounding neighbourhood, the project was approved. It is now proceeding, and the consequences are exactly what residents feared: a structure that is completely out of context, visually intrusive, and built with setbacks that bear no resemblance to the standards we and our neighbours were required to follow (3 m setback versus our 8-9 m). Parking pressures, traffic conflicts, and safety concerns—especially near the nearby elementary school—are already emerging.

This experience has made it clear that **blanket rezoning removes meaningful community input, eliminates contextual decision-making, and prioritizes volume over thoughtful planning**. It is not a responsible approach to city-building.

When families purchase homes, they rely on the Land Use Bylaw as a foundational tool for making informed decisions about where to live, raise children, and invest their savings. Zoning stability is essential to responsible urban planning. For the City to override that trust through sweeping rezoning—despite widespread public opposition—has deeply eroded confidence in the planning process.

Many Calgarians participated in consultations, surveys, and public hearings and made their views known. The majority did not support blanket rezoning. Yet the decision moved forward. To many residents, this signaled that the process was driven by political direction rather than balanced planning principles or genuine community engagement.

We want to be clear: we are not opposed to growth or reasonable densification. We are opposed to **irresponsible densification**—development that ignores context, overwhelms infrastructure, and disregards the lived realities of the people who already call these neighbourhoods home.

Blanket rezoning does not create thoughtful, sustainable housing solutions. It creates uncertainty, conflict, and long-term planning challenges that will be difficult and costly to correct.

For these reasons, we strongly support **reversing Rezoning for Housing** and urge Council to:

- Restore the previous zoning framework that residents relied upon when choosing their homes.
- Recommit to community-specific planning that respects local context, infrastructure capacity, and neighbourhood character.
- Ensure that future densification efforts are evidence-based, transparent, and aligned with the expressed needs and wishes of Calgarians.

Calgary deserves housing policy that is responsible, balanced, and rooted in genuine public engagement—not broad, one-size-fits-all measures that disregard the communities they affect.

Thank you for your attention to this matter. We urge Council to take meaningful action to restore trust and ensure that future planning decisions reflect the voices of the people who live here.

Sincerely,

Jodi Prior & Graham Evans

Cc:

Myke Atkinson, Ward 7 City Councillor



Public Submission

CC 968 (R2026-03)

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

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

First name [required] Elaine

Last name [required] Stadel

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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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

Propose citywide rezoning change

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My opposition to the blanket, rezoning and contextual dwelling is that there does not seem to be enough inspectors for these new builds the poor new homeowners are having to take all the cost of damages and improper construction and payouts for this themselves . New home ownership insurance and builders do not seem to be liable either to fix theses issues it's on the new owner to payout

If this kind of building continues, I think more inspectors need to be hired or there needs to be a moratorium in the sense that builds can only go up if there is enough inspectors to inspect the buildings Thus holding everyone accountable, the new owner should not have to be accountable for bad construction

Second, none of these multi dwelling places have efficient parking built into them so there are more cars on the street in areas where there isn't enough parking already people drive , we would like everyone to take the bus but they don't. It's not efficient so everyone owns a car.