



## Public Submission

CC 968 (R2026-03)

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First name [required] Jessica

Last name [required] Rogers

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

Repeal Blanket Rezoning 2026.pdf

ATTACHMENT\_02\_FILENAME

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

Dear City Clerk,

My perspective on the proposed repeal of blanket rezoning comes from direct experience navigating Calgary's planning process. I spoke before Council in November regarding a parcel adjacent to my uncle's home in Ramsay. That parcel required an amendment to the Ramsay ARP in order to permit a rowhouse development. Although the vote was close, the amendment was approved and the development permit was subsequently issued.

Through this experience I have learned how difficult the planning process is for residents to navigate. Most citizens are unfamiliar with the procedures, timelines, and technical planning language involved. Participating meaningfully requires a level of time and expertise that many people simply do not have.

**In light of this experience, I support Calgary City Council passing a bylaw that would:**

- Reinstatement of the low-density residential zones that existed in the Land Use Bylaw prior to the citywide rezoning approved in May 2024; and
- Revert residential zoning to the pre-2024 designations for properties that are not already under construction.

At times, the process can feel predetermined. During the public hearing, Council was told that the Ramsay Community Association had not submitted comments. After the hearing I learned that the Community Association had in fact raised concerns regarding the development permit. While this may have reflected a technical distinction between the ARP amendment and the permit review process, the statement created the impression that the community had not engaged. I believe that fuller context could have influenced the outcome of the vote.

After filing an appeal, I have also been able to review correspondence within the file. It appears that administration works closely with applicants throughout the review process to address issues required for approval. In contrast, the adjacent property owner—my uncle, whose home is directly next to the site—was never contacted by administration despite being the most directly affected neighbour.

In preparing for our appeal, I have listened to many other appeals before the SDAB. A consistent pattern emerges: many relaxations and limited discretion surrounding rowhouse building forms appear repeatedly. This contributes to the perception that the development review process prioritizes advancing applications rather than balancing community and neighbour impacts.

Only with the threat of repealing blanket rezoning has administration proposed more reasonable adjustments to the R-CG district. Recommendations such as reducing lot coverage, reducing unit counts, and limiting density acknowledge that the current framework has created unintended outcomes.

My concern is that these improvements are being proposed on a timeline that is too far in the future. In the meantime, many development permits currently under appeal—including the one affecting my uncle—will likely be decided under the existing framework that administration is now proposing to revise. This creates the risk that projects will be approved under rules that the City itself has already recognized require adjustment.

I also view this issue through the lens of my professional experience assessing risk. Stability and predictability in regulatory frameworks are critical for all stakeholders. The previous zoning framework provided that stability. Residents had a clear understanding of what types of development could reasonably occur beside them, and developers could plan projects within well-understood parameters.

Blanket rezoning significantly changed those expectations across the entire city at once. It also creates a situation where residents feel they must monitor every development application in their neighbourhood in order to understand potential impacts. For most people, this level of ongoing engagement with the planning system is simply unrealistic.

Housing affordability is often cited as the justification for blanket rezoning. However, increasing supply alone does not necessarily result in affordable housing. Redevelopment frequently replaces modest homes with substantially more expensive units.

Since the introduction of the R-CG district, increased development intensity has made demolition financially attractive even for homes that are structurally sound and historically characteristic of their neighbourhoods.

Importantly, much of the value created by this zoning change is reflected in land prices rather than housing affordability. The increase in value is largely captured in the land itself, benefiting those able to assemble or redevelop parcels while doing little to improve affordability for the broader population.

For these reasons, a more targeted approach to grade-oriented multi-residential zoning would be more appropriate than blanket application across established neighbourhoods. Redevelopment should continue to occur in Calgary, but it should do so in a way that respects established neighbourhood form and provides clear expectations for both residents and builders.

Examples of potential refinements to the R-CG district could include:

- Limiting rowhouse development to corner lots on north-south oriented laned blocks
- Limiting rowhouse developments to a maximum of three units
- Limiting higher-intensity housing to designated nodes and corridors
- Allowing either a secondary suite or a backyard suite, but not both on the same parcel
- Reducing the maximum building height to 10 metres
- Using contextual setbacks rather than fixed minimum setbacks
- Limiting maximum lot coverage to approximately 45 %
- Adjusting parking requirements to one stall per dwelling unit
- Limited discretionary relaxations
- Limiting air-conditioning units adjacent to neighbouring properties
- Requiring garages to meet minimum internal dimensions of 3.5 m × 7 m to ensure adequate space for vehicle use and storage, including waste bins

A more targeted framework would still allow additional housing while maintaining compatibility with existing neighbourhoods.

For these reasons, I support Council restoring the previous zoning framework and undertaking a more careful review of the R-CG district before applying it broadly across established communities.

Sincerely,  
Jessica Rogers



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First name [required] Gloria

Last name [required] Collins

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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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Blanket rezoning poses a significant risk to communities where residents value their Neighbourhood's character and lifestyle. The policy destroys the look and feel of established, low density neighbourhoods and leads to loss of mature trees and green spaces. There is a significant concern of increased traffic, parking congestion and infrastructure and servicing strain that aging water, sewer, electrical and transportation systems that were not built for and cannot handle significant density increases. Blanket Zone eliminates our right to voice concerns about specific projects in our neighbourhood. We saved and worked hard to be able purchase our home because we deeply valued our neighbourhood where we have invested our lives in our home and community. Repeal blanket up zoning. Reset to previous zoning bylaw with no amendments. restart local planning to designate best sites for density. Upzoning does not provide affordable housing. The recent builds are proof of that.



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First name [required]

RAVI

Last name [required]

NAYAK

How do you wish to attend?

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I do not require translation services

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

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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Dear Mayor Farkas and Members of Council,

I am writing to express my opposition to the proposed bylaw that would revert my property's zoning from Residential – Grade Oriented (R-CG) back to R-C1. As a young household with a growing family that also includes senior family members, maintaining our current R-CG designation is essential to meeting our evolving housing needs.

Our plan for a multi-generational home reflects both our family's reality and the broader goals of supporting flexible, inclusive housing options in Calgary. The high cost of living and current housing market challenges make it financially difficult to secure additional properties or expand within restrictive zoning. The R-CG district allows us to responsibly maximize the use of our property (approximately 5,000 square feet) to accommodate all family members safely and comfortably while maintaining compatibility with the surrounding neighborhood.

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

Reverting to R-C1 would significantly reduce our ability to create a suitable living arrangement for multiple generations within one property. The R-CG zoning aligns with the City's planning objectives for efficient land use, gentle density, and supporting diverse family structures in established communities. It promotes sustainability by enabling families like ours to remain within the same neighborhood as our children grow and our parents age, without contributing to urban sprawl.



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I respectfully request that Council allow my property to retain its R-CG zoning to support our family's needs and to uphold Calgary's commitment to housing diversity, family-oriented planning, and responsible growth.

Thank you for your consideration and for the opportunity to share our perspective.

Sincerely,  
Ravi Nayak



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First name [required]

Karen

Last name [required]

Sherman

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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 vote strongly for the city zoning to remain the way it was prior to May 2024.



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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

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Citywide rezoning is not working. It can result in buildings that are totally out of character with their surroundings, exacerbate parking and other infrastructure issues and needs to be repealed.



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First name [required]

Rachel

Last name [required]

Lamacchia

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

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First name [required]

Dianne

Last name [required]

O'Quinn

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Standing Policy Committee on Infrastructure and Planning



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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)

Good day!  
Please repeal the blanket rezoning bylaw.  
Never has a political decision impacted our community, street and secure feeling in our homes.  
We came to Calgary in 1996 and bought our forever home in Lake Bonavista.  
Due to the blanket rezoning legislation, ourselves and our neighbours on either side of us and across the street felt compelled to spend \$500 on legal fees to place a Restrictive Covenant on our properties.  
There should be in a great city such a Calgary and there is diverse communities ranging from quant and old to the trendiest and modern.  
My hopes are on all of you as my beloved Mother taught all the kids" Just do what's right."  
Thank you, Dianne.



## 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] Patrick

Last name [required] Taylor

How do you wish to attend?

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

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



### Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Council,

I am writing to express my strong support for the current zoning regulations in Calgary and to respectfully oppose the proposed changes to revert the zoning back to its previous state.

The recent zoning adjustments have positively impacted my community of Renfrew by providing greater flexibility, encouraging responsible development, and better accommodating the evolving needs of residents and businesses. The inner city needs to become denser in order to maintain affordability for the city. Maintaining the current zoning helps foster a dynamic neighborhood, supports local economic growth, and enhances the overall quality of life for those who live and work here as we move towards a population of 2 million.

Reverting the zoning would undermine these benefits and potentially stall progress that our community has made and put federal funding at risk. It is important to build upon the improvements we have achieved rather than reversing course and risking setbacks.

I urge you to retain the existing zoning regulations and continue supporting policies that reflect the current and future needs of our area. Thank you for considering my perspective.

Sincerely,  
Patrick Taylor



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Ward 9



## Public Submission

CC 968 (R2026-03)

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First name [required]

Scott

Last name [required]

Lamacchia

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 14, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

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

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

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezone Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Blanket Rezoning Letter.pdf

ATTACHMENT\_02\_FILENAME

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

To: City Clerk's Office, City of Calgary  
Re: Support for Repeal of Blanket Rezoning (Bylaw 21P2024)  
From: Dean Turner  
Address: 3739 36 Avenue SW  
[REDACTED]  
Date: March 15, 2026

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle.

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

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

1. Democratic legitimacy and social licence

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

2. One-size-fits-all zoning is poor planning

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

3. Infrastructure and transportation impacts were not properly assessed

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

#### 4. Loss of affordable housing stock

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

#### 5. Targeted alternatives exist and should guide growth

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

#### 6. Transition must protect approvals — not create an amnesty window

It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts. But merely applying, or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application. If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

#### 7. Council should move swiftly to First Reading and set a clear cutoff

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

#### 8. Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

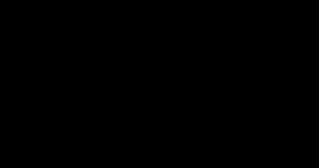
#### 9. Cost is not a reason to avoid democratic correction

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

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

Thank you for your time and for considering this submission.

Sincerely



**Public Submission**

CC 968 (R2026-03)

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First name [required] Garry and Janice

Last name [required] Norton

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)

We support bringing back the low-density residential zones that existed prior to city-wide blanket rezoning. There was no benefit to allowing higher density across the city. Properties being developed were not affordable, they put stress on existing infrastructure (which was never properly addressed), created parking issues and impacted the character of existing neighborhoods. A far better approach is to look at transit-oriented development, which also means providing decent public transportation in new areas where proper density planning is done in advance. Alos, even in R-CG zones, sufficient parking needs to be included (and not 0.5 of a car).



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First name [required]	Michele
Last name [required]	McKenzie Boag
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

Cancel Blanket rezoning.docx

ATTACHMENT\_02\_FILENAME

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

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

City Council members:

RE: Public Hearing on Planning Matters – Reverse Rezoning for Housing

We SUPPORT REVERSAL of Blanket rezoning and zoning changes in 2024 to what existed before.

Consultation is listening to concerns and giving them full consideration – not ticking a box and ignoring. The city needs to reverse recent decisions as we feel they do not reflect the feedback of citizens and, more importantly, will NOT accomplish the goal targeted and at great cost. Blanket rezoning allows developers to cherry pick areas they can densify for big profit; damage neighborhood feel and NOT actually provide housing for the population in need. Blanket rezoning and zoning changes in our area allow exactly that – developer profit with a negative impact to current residents.

We purchased in Hounsfeld Heights (HH) wanting an established family neighborhood with a distinctive feel and character, walkability, and a central location. The family orientation was protected with zoning to not allow infills, apartments, and side-by-sides duplexes; an area for single family homes (RC-1). Within HHHH there are different zoning providing for multifamily/condo/apartment dwellings and elder facilities. More so, if you look at this area of the Inner-city in total, HHHH provides complementary alternatives to the differently zoned Sunnyside and Hillhurst areas. Traditionally you see families that started in Hillhurst or Sunnyside and move to HHHH at a different stage to have R1 living.

Blanket rezoning and other previous zoning initiatives ignored this character and the needs of those who bought in this area for this very specific style of living. Yet it is our understanding that appreciating Calgary's diversity and uniqueness of neighborhoods is a core value of the city.

Here are some of the issues raised that we feel are not addressed:

- Blanket rezoning does not mean "increase in housing starts for those needing housing". The land value in many areas where developers are using the blanket rezoning to build structures that would NOT have been allowed are often in areas where land value makes the resulting housing beyond the means of the target market.
- Providing housing and areas with distinct style to meet the varying demands for different families provides value to the city which is being lost with Rezoning. Attracting "talent" from other provinces (doctors, companies with senior staff) requires they also have places they WANT to live and that provides better and different alternatives to where they are moving from. Yet rezoning changes do NOT consider the value of diversity and options.
- Concern about the lack of consideration of infrastructure challenges already in our area, which densification would impact – water, electricity, sewage – and the cost of ensuring it is ready (which we can probably say was not done) and able to handle the increase in density. I know we and others identified this in our concerns but it did not appear to be considered seriously – this comment is not voiced because of current water challenges.
- Concerns with on street parking
- Concern with runoff and proper drainage as density and % of lot coverage increases. In hilly areas there seem to be more and more issues and one has to wonder if the lack of uncovered land (% coverage) with no mitigating requirements (like dry wells) is causing issues, potential for flooding, and city damage as it drains through areas, possibly mining out dirt under roads and running into the river. Has anyone looked at this???

Does Calgary need to address support to get more affordable housing? Absolutely; however, housing starts does not represent the housing needed. Innovative support like new land or re-imagined areas make sense – there are some good examples like down by the old Lloyd roller arena, and the former mobile home park on 16<sup>th</sup> Ave NE. We also know in our sessions some urban planners identified specific City parcels that would be great candidates for development of NEEDED housing – yet this was seemingly ignored. If you leave the selection of where to develop to developers, it becomes about PROFIT, not NEED. The result is negative impact to the current tax base without truly addressing the problem. And worse, needed construction resources are tied up with spec housing that is not what is needed. This does not mean other housing cannot start, but housing starts with an owner and within existing zoning rules is different than allowing blanket rezoning (often spec) builds. If you review ideas and suggestions brought forth during the blanket rezoning and other rezoning initiatives, you may have a lot of really good options to actually meet the target of more housing for those needing it.

Please stop and reverse all the rezoning initiatives of the last few years to refocus on city needs, respect diversity and meet goals of housing for those in housing crisis.

Michele McKenzie Boag, B.Sc. MBA [REDACTED]

Thomas Boag, B.Sc. M.Sc. [REDACTED]  
1720 12 Ave NW



## Public Submission

CC 968 (R2026-03)

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First name [required] Jacqueline

Last name [required] Pollard

How do you wish to attend? Remotely

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

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



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 Public Hearing Letter March 2026.pdf

ATTACHMENT\_02\_FILENAME

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

March 15, 2026

Dear Calgary City Councillors,

I strongly urge Council to **repeal the blanket rezoning bylaw in its entirety with no amendments** and to restart the planning process through genuine community-based planning.

Calgary is growing, and thoughtful intensification can be part of a responsible planning approach. What we are opposed to is the way the citywide rezoning policy has been imposed and the scale of development now being forced into established family neighbourhoods. **This policy is anti-family. It ignores the realities of raising children, balancing work, and keeping families safe.**

The scale of density being allowed is extreme. In my neighbourhood, a recently approved development will replace one home with seven rowhouses and seven secondary suites: **fourteen units in total on a single lot**. These fourteen-unit developments show how dramatically this policy can exceed what was originally communicated in the draft proposal that was published for public comment.

- Sixteen garbage, recycling, and compost bins along one lot, towering fourteen-meter heights, reduced setbacks, and loss of privacy fundamentally change the character of single-family streets and eliminate the quiet enjoyment of existing homes (DP2024-06989).

**Families are most directly affected** in many ways; one such way is by the lack of adequate parking. The current proposal provides only 0.5 stalls per unit, forcing parents to park far from their homes. In a winter city, this is not just inconvenient, it is unsafe. Hardworking parents must carry infants and guide young children through snow and ice when maneuvering daily to daycare and/or before-and-after-school care. **This policy actively makes daily family life more difficult and more dangerous.**

There is also good evidence that blanket upzoning alone is not a reliable path to housing affordability and can actually have the opposite effect, resulting in increased land values and speculative demand. Empirical research shows that prices of upzoned parcels increased by 11-38% more than nearby unaffected parcels, indicating that expanded development rights can actually raise land values rather than immediately lowering costs for families<sup>1</sup>. There is strong evidence that when zoning policies are changed to favour increase densification, even when upzoning increases housing supply, short-term effects on affordability are often limited or mixed, and land speculation can further raise costs<sup>2</sup>. Expert analyses also highlight that blanket upzoning can trigger a “speculative feeding frenzy,” making housing less affordable for everyday residents<sup>3</sup>.

The approval process further undermines communities. Developers routinely request numerous relaxations, which the planning department grants. In one case across the street, ninety letters of

opposition from families were ignored, yet a project was approved with fourteen-meter height and multiple relaxations. Residents are forced to spend evenings and weekends reviewing technical documents, writing submissions, and attending hearings while developers and planners are paid professionals. **Families are left frustrated, stressed, and robbed of time for work, children, and community involvement.** The City of Calgary planning department rarely, if ever, listens to or acts on, community members legitimate concerns. Calgary residents, despite taking pride in our homes and neighbourhoods, dutifully paying property taxes, volunteering, and caring deeply about our neighbourhoods, are constantly ignored by the City of Calgary planning departments with these development “consultations”. These so-called consultations are simply a rubber-stamp process where developers are favoured disproportionately compared to concerned residents.

Blanket rezoning also ignores the unique character of Calgary’s neighbourhoods. Lot sizes, street layouts, school and infrastructure capacity vary dramatically. A single policy across all communities removes context-sensitive planning. **Organized, well-funded lobbying groups representing real estate interests have gained disproportionate influence while authentic community voices have been sidelined.**

Calgarians are not opposed to growth. We are demanding responsible, family-friendly growth that respects families, respects neighbours, and protects the safety, privacy, and quality of life that residents have worked hard to create.

I urge Council to:

1. Repeal the blanket rezoning bylaw in full.
2. Reject proposed amendments.
3. Restart Local Area Planning so that planning reflects actual community conditions.
4. Restore genuine community engagement where families have a meaningful voice.

**Residents deserve respect. Families deserve a planning process that listens, protects, and safeguards their daily lives. This bylaw does none of that. It must be repealed, and planning must start again with families at the center.**

Sincerely,

Jacqueline Pollard

**Footnotes:**

- 
1. Empirical research on upzoning shows that residential transaction prices on upzoned parcels increased by 11 %–38 % compared to similar, untreated parcels. ([sciencedirect.com](https://www.sciencedirect.com))
  2. Comprehensive reviews of zoning reforms indicate that even when upzoning increases housing supply, short-term effects on affordability are mixed, and land values often rise in desirable areas. ([urban.org](https://www.urban.org))
  3. Housing market analyses highlight that blanket upzoning can trigger speculative pressures, increasing land values and making housing less affordable for ordinary residents. ([sfccho.org](https://www.sfccho.org))



## Public Submission

CC 968 (R2026-03)

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First name [required] Gary and Karen

Last name [required] Durbeniuk

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are very supportive of repealing blanket upzoning and resetting to the previous zoning bylaw with no amendments. A one- size-fits-all zoning ignores neighbourhood history, context, and sense of community. Homeowners purchased homes in these areas as they were looking for a specific type of community and the blanket upzoning ignores the wishes of many of the taxpayers who live in those communities. Large multi-unit structures interfere with sunlight, privacy, and quality of life for adjacent homeowners. They may also interfere with road sightlines and reduce safety of pedestrians as well as vehicles. In areas where parking is restricted there will no be places for additional cars.  
With current upzoning entry level homes are being replaced with higher priced builds, meaning families must compete against commercial buyers for these homes. Upzoning does not require affordable units and is actually increasing land costs as the properties are being purchased by builders. Which means families must compete against commercial buyers.  
Existing neighbourhoods weren't designed or built for a drastic increase in density. This increase in density put excessive stress on water, sewer, electrical, roads, parking, and safety. Upgrades to support the potential stress of these services are either delayed, completely underfunded, or unplanned.





**Public Submission**

CC 968 (R2026-03)

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First name [required] Dinnie

Last name [required] Baker

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)

My name is Dinnie Baker. I have lived in Mount Royal for 27 years and enjoy the walkability of neighbourhoods surrounding our neighbourhood.

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

The issues that matters most to me is planned and paced development according to approved expansion and growth where needed, not where developers wish to make a profit.

AND the tree canopy...with climate change, shade from our existing tree canopy is in danger with multi-family townhomes taking up the entire lot. It is impossible to regain this lovely and vital tree canopy within a generation.

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



**Public Submission**

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First name [required] **Robert**

Last name [required] **Clapperton**

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

2016-56th Ave SW Rezoning Public Hearing.docx

ATTACHMENT\_02\_FILENAME

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

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

**Re: Reverse for Rezoning for Housing Land Use Bylaw  
2016-56<sup>th</sup> Ave SW Calgary, Alberta**

We would like to express our strong support for the reverse Rezoning for Housing at the upcoming Public Hearing. We purchased our property and have been paying taxes on the property in good faith for Twenty Nine Years. We believe the city wide Rezoning for housing approved by Council in May 2024 was a breach of trust by the City and Council. This is a dangerous precedent for private property and zoning and is destroying our community.

Our primary concern for the current rezoning is that the City of Calgary has/is not engaging in good faith with all stakeholders or the community of North Glenmore park. Further the City does not meet its own redesignation requirements for densification in this location. Developers are constantly changing plans for higher densification. This means at there would be space for between 15 and 25 individuals which is massive densification. It also could be substantially more as the price point for purchasing or renting the properties mean multiple families in one tiny home. This has already occurred in the GTA and in Vancouver. That would mean that there would be a 1.5 to 2 densification of the entire block. This is unacceptable. This is not gentle diversification and the infrastructure cannot support it.

1. Stakeholder Engagement has not been completed for the increased traffic and parking with the City of Calgary development plan of the new track and field, Arena, Swimming pool and Tennis Court development directly adjacent to this property, above. It is also our understanding that the Arena and the Pool are scheduled for demolition and construction for new larger Community buildings. The first portion of that redevelopment (track and field) has been completed but not put into use yet. The impact of that increased traffic, pollution and parking have not been assessed. The Arena and pool development are coming afterwards and will cause further stress on the Community. The City of Calgary has not conducted any Stakeholder engagement or townhall open house to address those implications and **any** further development without addressing those implications is a failure of best practices and good faith. This includes changing the Land Use designation on the property above and its stress on the entire community. We as property owners and stakeholders within our community are not receiving representation or consultation for any of these projects or the land use Designation proposal. Our concerns have not been put forward.

2. This property sits at the junction of the Track and Field Parking, Tennis Parking, Tennis Dome parking, Green space parking and this corner is an access for the **Elbow Park pathway**. As well, it is at the main entrance to the City of Calgary Water Plant. Any more densification at this key location will mean increased parking issues at this junction point which is dangerous for pedestrians and cyclists as well as access to the Water plant. Currently, during the start and release of the schools (4), the three exits and entrances of this community are currently backed up for several blocks and it would be difficult for emergency vehicles and buses to exit or enter. **Currently the City of Calgary has not conducted any type of traffic review or monitoring to see the current flow and volume of traffic here. It also should be assessed by emergency services. At this specific location of the proposed land use designation there**

**has been several near misses of pedestrians and cyclists by vehicles that have failed to stop at this corner.**

**We are also surprised that the City of Calgary Water works is not objecting (as a major Stakeholder) to the increased densification at this location as this is key access point for critical infrastructure. We believe there is a serious water pipe infrastructure problem in these older neighborhoods They may also have further long-term concerns for this Critical Access point.**

3.This property is not located close to rapid transport, grocery shopping, banking, a gas station, or often used amenities that are needed to support the City's agenda for densification. Currently there are properties further West and North towards Crowchild trail that meet these needs. In addition, properties closer to Crowchild Trail are already designated R2 and the land value is less expensive which would encourage more affordable housing. The price point for anyone purchasing these proposed units on this property list above, would be substantially higher than other areas closer to Crowchild Trail. Properties already rezoned closer to mass transit and Crowchild Trail amenities are more affordable housing for new Calgarians, landed immigrants, and new families.

4.We have already seen issues with the development in the area including abandoned development on 19<sup>th</sup> St., (firehazard/eyesore) and parking issues at the top of 19<sup>th</sup> Street- limiting access.

5.. For us as homeowners and our direct community, the rezoning had a profound negative effect. We purchased this property in good faith as R1 at a higher rate and have continually paid higher taxes for that privilege. We felt the previous City Council rammed through R-CG without community support and previous **Ward 11** representative **Kourtney Penner** did not put our community concerns forward or held any open houses or Town Halls. For land use Redesignation (zoning) of this magnitude, we believe the City of Calgary **failed in its own best practice of public consultation and consultation in good faith for putting forward this amendment to land use (zoning)**. The current rezoning has long term implications for everyone in this community. There has been no attempt made by the **City of Calgary**, to share their sustainable plans for this area.

In conclusion, the Lands Use Designation for this property does not currently meet the **City of Calgary's** own standards for densification: adjacent to rapid transit, access to amenities within walking distance, or affordability. The increased development here would also strain the current infrastructure. This development should be a single-family home keeping with the character and heritage of the neighborhood. We ask all involved parties to reject this application and protect the longstanding integrity, sustainability, and safety of our neighborhood.

**Scott and Kim Clapperton**

2016 56<sup>th</sup> Ave SW





## Public Submission

CC 968 (R2026-03)

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First name [required] Patricia

Last name [required] Smith

How do you wish to attend?

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

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



### Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning

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)

Good Afternoon  
I have lived in the community of Acadia for 40 years. Our street is beautiful and quiet with the majority of the homes, bungalows. Our neighbours and including myself were quite happy with our beautiful crescent until the city decided to grant the owner two doors down from us to erect a side by side condo unit with two basement suites at today's maximum height structure. This monstrosity sits higher than all of our houses right smack in the middle of the street. We have lost sun in our yards and my next door neighbours house has disappeared which will decrease the value of her property and the neighbour on the other side. Since our City Planners do not seem to care where these structures go as they are up to code in todays standards they are not up to the standard to put them between two 60+ year old bungalows. Maybe you should start looking at the surroundings before granting these to be built. If you were to drive down our street and come across this duplex I'm sure the first words out of your mouth would be "what where we thinking when he stamped approved on this "  
Please STOP putting these in our older neighbourhoods, they do not belong beside our homes. Your not making Calgary a beautiful place to live anymore also, if people can't afford to buy a house how do you think they can afford to buy one of these at 900 thousand a piece???? We were not asked or given a forum to say no to this build. If someone in your office would like to discuss this or even drive down our street and have a look I would love to talk to you.  
Thank You



**Public Submission**

CC 968 (R2026-03)

---

Patty Smith



**Public Submission**

CC 968 (R2026-03)

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First name [required]	Henry
Last name [required]	Garbowski
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)

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 22, 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 fully endorse the proposal to reverse the zoning change made by the previous council under Mayor Gondek and replace the same with the proposed zoning changes made by the current council.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Mark**

Last name [required] **Bowman**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Mar. 23 Council Appeal Letter, Bowman.pdf

ATTACHMENT\_02\_FILENAME

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

We urge council to "Repeal Blanket Rezoning with No Amendments" and remind them that most of them won their seats on council based on their commitment to repeal Blanket Upzoning.  
The 2024 Council decision to invoke blanket rezoning was largely based on the lure of federal funding to help provide affordable housing without a proper long term impact study. We now have the results and you will see dozens of submissions from citizens and legal suits against The City which prove BUZ is not appropriate or wanted by the majority of Calgarian's.  
I have attached a letter summarizing just a few of these key concerns.  
Sincerely,  
Mark Bowman

**RE: Full Repeal of Blanket Upzoning  
Public Hearing Meeting of Council, March 23, 2026**

March 14, 2026

We are writing to strongly object to any continuation of the existing Blanket Upzoning (BUZ) brought in by City Council in in 2024 despite the approximate 70% Opposition to it by Calgarians. The current council was elected based on the majority of them that stated they would repeal BUZ so now is the time for them to follow through with that commitment.

We have owned our home here in Glamorgan for 36 years which we chose because of the R1 zoning in place by law, and have been active supporters of several community endeavours to keep Glamorgan a safe and attractive community that adds safety & value to our properties.

Statistics are now emerging proving that recent high-density projects in established inner city neighborhoods like Glamorgan are negatively affecting the resale value of neighboring properties. For-Sale signs pop up within days and weeks of a new land development proposal sign being posted on a neighboring lot. Surely this was not an accepted vision of the blanket rezoning approval but it is a reality that must be better managed now.

Blanket rules do not guarantee equitable growth across the city. Statistics show that the majority of the recent high density building growth has occurred in the inner-city which is not fair that the approximate 20% of the city's neighbourhoods bear the load of growth for the rest of the city.

Several studies have proven that BUZ has not provided a significant supply of affordable units and further, it has increased the price of otherwise affordable houses as developers are outbidding potential home buyers.

We urge council to "Repeal Blanket Rezoning with No Amendments", and restart local thoughtful planning by designating best areas for density and protecting sites that are not suited for density.

Sincerely,  
Mark & Pamela Bowman  
64 Glenway Drive S.W.  
Calgary T3E 4V1



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Andrea**

Last name [required] **Gould**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in opposition to the Blanket Upzoning Bylaw. It needs to be fully repealed to allow for adequate, affordable development to address the housing shortage, not create high density homes inside established neighbourhoods where sewer, streets, parking, and infrastructure aren't designed for it. Please consider the tree canopy as well! High density developments take away our large trees that provide oxygen, shade, and moisture retention.

Calgary needs to return to planned, community-based growth within neighbourhoods, then do consultation and targeted redesignations through Local Area Plans and corridor planning with proper notice.

Lower-cost homes are being lost. Older, modest and less costly houses are being replaced with high-priced infills and multi-unit developments. Our young adult children want a single family house, with a yard and garage. Nothing fancy, just something affordable; a place to live while growing their careers and families and contributing to his great city.

Thank you for your consideration,  
Andrea Gould



**Public Submission**

CC 968 (R2026-03)

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First name [required] Joan

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) 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 3, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

- 1.The zoning must consider quality of life. By allowing too much parking on street makes for difficulties for anyone passing through. (Look at 30th Ave and 4th Street NW development.) That block was busy before the current structure south of the church on that corner. So on property parking is needed.
2. Developments on the out skirts of a community, adjacent to bus routes make most sense. Neighbourhoods with single family dwelling is a different lifestyle that the occupants have sought. To lose that vibe seems unfair for anyone that has lived in and area like that before these changes were introduced.
3. Are we assured with these changes that affordable housing will be included in the mix?

**Public Submission**

CC 968 (R2026-03)

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First name [required]

John

Last name [required]

Hamilton

How do you wish to attend?

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

Council



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are 100% in favor of repealing the blanket rezoning. It has been a nightmare causing extreme parking problems on our streets. We are blocks from a high school and even without the additional units...parking was at a premium. Seems every high school kid drives to school now.



Public Submission

CC 968 (R2026-03)

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First name [required]                      Linda

Last name [required]                      Kurtz

How do you wish to attend?

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

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

Public Submission

CC 968 (R2026-03)



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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In 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)

Since my neighbour next door tore down his house and built a huge monolithic residence 2 feet from my fence, I feel my quality of life has been diminished. My privacy has been invaded, particularly by a huge deck overlooking my back yard. Any vegetation along that side of my house will not live due to continuous shade. My family has owned my home since it was built in 1956 but I have been so upset by this occurrence due to the city rezoning policy that I am considering moving.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Lauren

Last name [required]                      Gewring

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

ATTACHMENT\_02\_FILENAME

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

I am in favour of reversing the blanket rezoning for housing in Calgary. I am concerned that under blanket rezoning, 8 units would exist on the same property as my one small house does today. Only being required to provide 4 parking spaces for 8 units is not reasonable; one property could generate >16 vehicles if each unit had two individuals with a vehicle in it. Where is everyone expected to park? Waste pick up is also a concern of mine and the number of bins that would be provided, and the available space for those bins. My community already contains a mix of single family homes, condos, and townhomes. Individuals have sold their homes in my community after signs went up at the home next door to them for proposed land use change. Blanket rezoning is not strategic or mindful, and is negatively impacting homeowners ability to enjoy their properties.

Thank you.



**Public Submission**

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First name [required] **Pamela**

Last name [required] **Scott**

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 opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

My support of blanket rezoning is informed by three books. Homelessness is a Housing Problem, Our Crumbing Foundation, and The Affordable City all specify upzoning as a key measure to address housing scarcity and affordability. It is not the only measure, but it is key.

Recent articles and commentaries in the Calgary Herald, the Calgary Sun, and the Globe and Mail offer reasons for the retention of blanket rezoning as well. The Western Standard published a commentary, from the Frazer Institute, that refutes the claims made by opponents of Calgary upzoning.

For a long time, most residential land in Calgary allowed only one type of housing: a single detached home. That worked in a different era, when land was cheaper and the city was smaller. But today it limits the number of homes that can be built in established communities. Blanket rezoning moves us forward by allowing modest forms of housing, such as duplexes, rowhouses, and secondary suites, throughout the city.

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

Where and how we grow matters. Shane Phillips, the author of the Affordable City, advocates for upzoning, increasing density, and encouraging mixed-use districts as these strategies reduce urban sprawl. In addition to high infrastructure cost, urban sprawl means destruction of farmland and wetlands, longer commutes, and more pollution. If we are serious about long-term health and sustainability, eliminating exclusion-

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ary zoning is essential.

I know some of you were elected, in part, on a promise to repeal blanket rezoning. I ask that you re-assess that commitment. You now have more information to consider. The Bearspaw South Feedermain Report linked our previous focus on growth and expansion to the failure of our water infrastructure. Retaining blanket rezoning will help us shift our focus and realign our expenses from building bigger to maintaining better. We have also learned that support from the Housing Accelerator Fund and the Canada Basic Public Transit Fund may be impacted if blanket re-zoning is repealed. Calgary desperately needs that money. Any risk to this funding is not a risk worth taking.

If, after in-depth analysis, you remain convinced that repealing this by-law is in the best interest of all Calgarians, please approve a replacement – one that guarantees access to funding opportunities, meets the Home is Here targets, and ensures all Calgarians can experience this city as a great place to make a living, a great place to make a life.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Holly

Last name [required]

Swinton

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

Repeal Blanket Rezoning Support - Swinton.pdf

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 support repealing the blanket rezoning and reinstating the Land Use Bylaw as it existed prior to August 6, 2024. Rezoning properties to R-CG should require a public hearing before Council so residents have a voice in decisions that directly affect their communities.

I do not support the proposed amendments to rowhouse development rules. These changes should be addressed through a separate public hearing after proper consultation with Calgarians. Many residents are not aware of these amendments and deserve the opportunity to review and comment on them.

Finally, only **approved development permits**, not simply submitted applications, should be grandfathered, and this determination should occur 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.

Sincerely,

Holly Swinton  
1215 Varsity Estate Road NW



## Public Submission

CC 968 (R2026-03)

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First name [required]

Lori

Last name [required]

Clauson

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

Re: Proposed Citywide Rezoning Change – Support for Repeal

I am a resident of Capitol Hill and support repealing the blanket rezoning bylaw in its entirety, with no amendments.

I live in a 1912 home, and in my neighbourhood we are already seeing the effects of rapid redevelopment. Character homes similar to mine are being demolished and replaced with narrow infill units that maximize density on individual lots while reducing sunlight, privacy, and green space and dramatically altering the streetscape.

These projects are rarely creating attainable housing for families. Instead, they are often built as high-rent units, contributing to the gradual loss of historic homes and established neighbourhood character that cannot be replaced once it is gone.

There are also environmental impacts that deserve greater consideration. Many established homes have mature trees, gardens, and permeable green space that support birds, pollinators, and urban biodiversity. Gardening, tree canopy, and grass all play an important role in cooling neighbourhoods, absorbing rainwater, improving air quality, and supporting local flora and fauna. These natural features also help cities meet goals around urban canopy preservation and stormwater management. When lots are redeveloped at maximum density, much of this environmental value is lost.

Comments - please refrain from



## Public Submission

CC 968 (R2026-03)

providing personal information in this field (maximum 2500 characters)

Good planning recognizes that built form, environmental conditions, and neighbourhood character should be considered together, and that growth should be guided through context-sensitive planning rather than a one-size-fits-all zoning approach.

For these reasons, I support the following steps:

1. Repeal the blanket upzoning.
2. Reset to the previous zoning bylaw with no amendments.
3. Restart local planning in smaller geographic segments with meaningful collaboration between planners and residents.

Calgary will continue to grow, but growth and community needs—including attainable housing—should be planned thoughtfully and collaboratively, not imposed through city-wide zoning changes that ignore the unique character of established neighbourhoods like Capitol Hill and allow developers to capture short-term profit while communities bear the lasting impacts.

I urge Council to repeal the blanket rezoning and restart local planning so Calgary can protect its historic homes, neighbourhood character, sunlight and green space, urban tree canopy, and the environmental benefits that gardens, grass, and mature trees provide to our communities.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



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CC 968 (R2026-03)

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[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

Lam - Rezoning opposition.pdf

ATTACHMENT\_02\_FILENAME

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

Subject: Public Submission Regarding Blanket Rezoning and Amendments to Land Use Bylaw 1P2007

To Calgary City Council,

I am writing to provide feedback regarding the amendments to Land Use Bylaw 1P2007 implementing city-wide residential rezoning.

I recognize that Calgary is facing real housing affordability and supply challenges, and I appreciate that increasing housing options is an important part of addressing those pressures. However, I have concerns about the use of a blanket city-wide rezoning approach rather than a more measured and locally responsive strategy.

Having reviewed multiple development permits on our street over the past two years, my primary concern is how the blanket rezoning interacts with the expanded secondary suite bylaw. Together, these policies have enabled very rapid densification in some neighbourhoods, where single lots are being redeveloped into multi-unit buildings with multiple secondary suites.

In practice, many of these projects appear designed to maximize unit counts and financial return rather than livability. The resulting developments often have minimal green space, limited parking, and insufficient consideration of privacy, traffic, shadowing, and the cumulative impact on surrounding properties. While increasing housing supply is important, the current framework risks incentivizing the most intensive forms of redevelopment without enough attention to neighbourhood fit or long term community planning.

I am also concerned about the erosion of community trust in the planning process. When zoning changes occur without meaningful opportunities for neighbourhood specific review, residents can feel that their ability to participate in shaping their communities has been significantly reduced. Transparent and locally responsive planning processes are essential to maintaining public confidence in municipal decision making.

I would respectfully ask Council to consider one or more of the following:

Repeal the blanket city-wide rezoning approach and instead pursue targeted upzoning tied to transit corridors, main streets, and activity centres.

Implement a phased approach that allows for neighbourhood specific consultation and infrastructure assessment before rezoning is applied.

Introduce clearer design, parking, green space, and scale guidelines to ensure that new development integrates appropriately with existing neighbourhoods.

Re examine how the secondary suite bylaw interacts with blanket rezoning to ensure that cumulative density on individual lots remains reasonable and compatible with surrounding properties.

I strongly support efforts to increase housing supply and diversity in Calgary. However, I believe these goals can be achieved in a way that is more deliberate, transparent, and responsive to the varying needs of Calgary's communities.

Thank you for considering this feedback.

Sincerely,

Russell Lam  
West Hillhurst / Ward 7  
Calgary, AB



## Public Submission

CC 968 (R2026-03)

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First name [required] Matteo

Last name [required] Molnar

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

ATTACHMENT\_02\_FILENAME

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



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First name [required] **Justin**

Last name [required] **Kane**

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

Submission to Council re upzoning.docx

ATTACHMENT\_02\_FILENAME

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

My name is Justin Kane and I live in the community of St. Andrews Heights. I have been in the unfortunate circumstance of living next door to a proposed development that would turn a single family home on a corner lot into a 10 plex building, actually it's two buildings, yes two buildings on one lot. I kid not.

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

The issue that matters the most to me is the obvious and blatant disregard of the citizens of Calgary and more specifically the community members where the developments are taking place. The city has misled its citizens into believing they have a voice and choice in the matter of developments in their community, when in actual fact it cannot be farther from the truth. The SDAB's only mandate is to make sure the development is following the allowable building requirements, i.e. the building can not be taller than 14 meters, and cover 60% of the lot. There is a fundamental issue with the process of submitting comments with regards to the development, not once, not twice, but three times and having approximately 300 submissions pleading to not allow the development to proceed, versus 11 comments in favor of the development, mostly from people not living in the community and the development is given the go ahead. Then, to have to file an appeal, and spend weeks meeting with neighbours and community members and hiring an expert to help us prepare for the appeal, then spending a whole day, 9am until 6pm, pleading our case, only to have our concerns essentially dismissed and our appeal denied has been an extremely frustrating experience.

I appreciate that the new council has decided to re-discuss the issue of blanket upzoning and am hopeful this time they will hear the undeniable majority of voices against this idea, same as last time, except this time they will not disregard them.

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



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Nadine**

Last name [required] **Johnson**

How do you wish to attend?

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

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

vote yes to repeal blanket rezoning March 23 2026.docx

ATTACHMENT\_02\_FILENAME

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

I urge council to vote YES and REPEAL the blanket upzoning for the reasons indicated in my attached letter.

To: City Clerk's Office, City of Calgary  
CC: Nathaniel Schmidt  
Re: Support for Repeal of Blanket Rezoning (Bylaw 21P2024)  
From: Nadine Johnson  
Address: 1934 12 Street SW, Calgary  
Email: [REDACTED]  
Date: March 14, 2026

Mayor and Members of Council,

I am writing to support the Repeal Calgary's blanket rezoning bylaw and some of the proposed amendments to the R-CG district rules.

At the outset, I want to be clear - I am not opposed to new housing or increased density. I volunteer with the homeless and see firsthand the impact lack of affordable housing is having. I used to live in the Beltline and appreciated its mixture of residential options in a higher density setting. At a certain point I chose to pay a premium to move to a larger property with the assurance that my increased investment would retain value because of the unique characteristics of my new neighbourhood, something that blanket rezoning has started to erode despite the Local Area Plans.

I do not expect nor want my neighbourhood to be identical to every other one in the city – it would lose its character. I do not expect any and every person to be able to purchase a home in all neighbourhoods. Home ownership is about personal choices and tradeoffs ... a longer commute or a smaller house? A bigger yard or lower maintenance? Fences or open spaces? Near highways or pathways? ... the list goes on.

The city needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. We need housing for our aging population as much as for our young people. Older people need homes that do not require walking up numerous stairs in these tall skinny homes that are being built. We need affordable housing that doesn't demolish an older house and replace it with two multi million dollar homes. We need homes that use materials and footprints that are in context with their neighbours. We need to protect - if not enhance - our tree canopy and grassed areas, to ensure a healthy environment rather than increasing the allowable lot coverage for a new build. We need people to be able to park their cars at home, not assume a carless society, and force residents (and their guests) to find parking on the nearby streets and thus make the streets less safe to navigate, particularly for pedestrians. We need the parks, schools, shops and other infrastructure that supports the density and turns homes into community.

I support repeal of Blanket Rezoning. However I am concerned about some of the proposed revisions to the R-CG rules, namely:

- (a) Allowing townhouses and rowhouses on the 3 adjacent properties to each block end. This does not make clear that a laneway is NOT a block end and thereby the 3 adjacent properties to the laneway are excluded from this consideration.
- (b) Allowing 6 units per property between rowhouse/townhouse and suites on block ends is still a blanket one size fits all approach WITHOUT consideration of the differences between neighbourhoods and their unique lot patterns, heritage character, mature tree canopy, existing density, traffic considerations and infrastructure constraints.
- (c) Increasing lot coverage from 45% to 55% is still a blanket approach and does not consider neighbourhood context. What is included in the "coverage" also needs to be specific and should include ALL buildings on the property be it home, garage, shed and/or garbage receptacles. We need to ensure the protection of green space and natural environment within our city so that precipitation has somewhere to go and air has some way to get cleaned.
- (d) Agree that minimum setbacks on front, rear and sides need to be reintroduced. Setbacks also need to be enforced. It is unfair that most neighbours adhere to the guidelines whereas others feel they are entitled to encroach into the setback space and use it for their own benefit thereby reducing the greenspace around homes, infringing on their neighbours' property when attempting to maintain theirs and/or deflecting problems such as rain and snow runoff onto their neighbours since there is nowhere else for the precipitation to go.  
NOTE setbacks must include zero lot line development. This was alluded to but not reinforced in the summary table. Zero line setbacks must be prohibited.
- (e) Reducing parking requirements to less than one stall per unit is INAPPROPRIATE as a universal requirement. Forcing homeowners and their guests to park on the streets creates problems for pedestrians and snow clearing as well as for deliveries and visitors.

Blanket rezoning has increased redevelopment pressure everywhere at once and incentivized demolition over renovation. It has accelerated the loss of lower-cost housing rather than addressing it. The multiple water main breaks is but one example of our infrastructure being under strain.

I urge Council to vote in favour of the Repealing Blanket Rezoning and to further amend the R-CG rules so that future development is contextual and celebrates the uniqueness of our neighbourhoods

Thank you for your time and for considering this submission.

Respectfully,

Nadine Johnson  
Ward 8





**Public Submission**

CC 968 (R2026-03)

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First name [required] **Marie**

Last name [required] **Kane**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Thank you for the opportunity to express my concerns about blanket re-zoning and the personal effects it has placed on myself and family.

We live in St. Andrews Heights and primarily moved into this community because it was zoned for single family homes.

Since the blanket re-zoning, a development for a 10-unit complex, consisting of two buildings and a garage, has been brought forth next door to our house. The whole community was in opposition to this 10-unit development, with over 300 submissions against and only 11 in favour, mainly from people outside of our neighbourhood. Despite this, the development was approved. We took the time and effort to appeal the development, with many meetings, hiring a professional to help us with the hearing, and then taking a day to attend the hearing.

Despite all our time and efforts, the appeal was denied. Now we have hired lawyers to appeal the SDAB. This again is timely and costly.

Blanket re-zoning has made living in my own home stressful and unpleasant. It has made neighbours fight against each other and has not allowed for any engagement from the community and citizens living in the community.



## Public Submission

CC 968 (R2026-03)

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We are in favour of repealing the blanket up-zoning and for allowing the community to have a say in how it develops and changes. We would like a return to community-based planning.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Lori

Last name [required]                      Paine

How do you wish to attend?

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



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Proposed Citywide Rezoning Change

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

In favour

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First name [required]

Robyn

Last name [required]

Duncan

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like to see the City Council bring back the low density residential zones and to change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024. Thank-you for your consideration of my request.



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First name [required]

Zaman

Last name [required]

Popatia

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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

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)

Rezoning allows more kinds of homes to be built in more places, which helps Calgary add housing, support different lifestyles, and grow more efficiently. more types of homes for different household sizes and incomes, such as young families, seniors, and first-time buyers.



## Public Submission

CC 968 (R2026-03)

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First name [required] Yimin

Last name [required] Tang

How do you wish to attend?

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[required] - max 75 characters

NOTICE FOR A PUBLIC HEARING MEETING OF COUNCIL ON PLANNING MATTERS

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 ex-Mayor of Calgary did nothing good to Calgarian during her entire term. The reasons she used to do the rezoning in the first place are ridiculous. I fully SUPPORT to REVERSE "Rezoning for Housing".



## Public Submission

CC 968 (R2026-03)

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First name [required] Joanne

Last name [required] Maurice

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)

We live in Zone 4 community of Thorncliffe. Two doors down from us a Rowhouse that will be 3 stories high and 6 units in it will be going up this summer. All neighbours on our street are devastated by this...these types of buildings will wreak havoc in back alleys and taking up parking on our street with all the extra vehicles and our backyard privacy will be affected with 3 story buildings! This is affecting our quality of life! We know we need more housing in Calgary but not at the expense of ruining our beautiful, older neighbourhoods with these eyesores! There was a development in our neighborhood that we agree with! A house that built a duplex in their backyard facing the back alley. We think that's a very clever idea! Buildings should not be higher than 2 stories in older neighborhoods!

Approval of building these huge monstrosities in established, older neighborhoods must stop! I'm not sure if there will be a vote to fully repeal the blanket rezoning as is until a better solution is found, but if so, we fully expect our Zone 4 councillor DJ Kelly to vote in favour in repealing it! After attending a few debates before the election, this is what award 4 residents want

Thank you for your time! Please make good decisions!



## 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

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

CNS Blanket Zone March 2026 pdf.pdf

ATTACHMENT\_02\_FILENAME

Please see attachment for my full comments. Here is a portion

I would like to state that I agree with the rescinding of the blanket rezoning in the City of Calgary. The City of Calgary did not listen to the citizens and the result was a mess, with the majority of Calgarians upset with the council and mayor. Well, the citizens spoke and that mayor is long gone, as are most of the councillors. We were upset about a mayor misleading the citizens and not telling the full truth on why the blanket rezoning was shoved down our throats (a bad deal with the federal government). I would suggest councillors not supporting the rescinding of this bad bylaw, will have the same fate come to them in the next election.

I would now like to ask, what will become of the local area plans, established in 2023 to 2025? The following was my submission in 2024. Please see attachment for full comments.

...I do not agree with this blanket rezoning. Row houses need to be taken out. b. I do not agree with a blanket rezoning across the city. I believe each neighbourhood (or a grouping of 3 to 5) has to be addressed specifically with a Local Area Plan. c. A plebiscite needs to be called to determine the future of blanket rezoning across Calgary. b) Chinook Communities Local Area Plan (Chinook LAP) ...1) Safety of preschool children that use adjacent churches and the parks. Traffic and speeding will kill children in the area. 2) Crime will increase in the neighbourhoods with hundreds if not more people moving into the centre of existing neighbourhoods. 3) Noise will increase sub-

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



## Public Submission

CC 968 (R2026-03)

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stantially with traffic, music, etc. 4) Existing infrastructure for water, sewer, electricity and gas will likely not be sufficient to support hundreds or more of new users. 5) The value of the land and homes will greatly deteriorate. Calgary needs to attract leaders of the world to Calgary and offer them excellent R1 existing neighbourhoods. e. I would like to make these recommendations around parks in the Chinook LAP 1) Limit growth around these parks to Semi-Detached. 2) Allow development of 4 storeys and above along Macleod Trail and near LRT stations.”

If the proposed return in our neighbourhood goes back to R-C1 goes ahead, I will be happy and supports my submission in 2024. Again, please tell us what the next steps will be with the Chinook Local Area Plan.

Thanks  
Curtis Sager  
916 Crescent Blvd. S.W

I would like to state that I agree with the rescinding of the blanket rezoning in the City of Calgary. The City of Calgary did not listen to the citizens and the result was a mess, with the majority of Calgaryans upset with the council and mayor. Well, the citizens spoke and that mayor is long gone, as are most of the councillors. We were upset about a mayor misleading the citizens and not telling the full truth on why the blanket rezoning was shoved down our throats (a bad deal with the federal government). I would suggest councillors not supporting the rescinding of this bad bylaw, will have the same fate come to them in the next election.

I would now like to ask, what will become of the local area plans, established in 2023 to 2025? The following was my submission in 2024.

*"I would like to comment on 2 very specific topics, regarding City of Calgary Rezoning a) Rezoning to R-CG b) Chinook Communities Local Area Plan First of all, I have been a resident of Alberta my whole life (65 years) and Calgary since 1980 (43 years). As a resident of the SW that whole 43 years, I have seen a lot of growth and urban sprawl. This needs to slow down substantially and I agree that densification has to occur, however in correct ways and correct locations. Also, the huge population growth of Canada and subsequently Calgary has to be slowed down (the root cause of all of these issues). a) Rezoning to R-CG: a. I do not agree with this blanket rezoning. Row houses need to be taken out. b. I do not agree with a blanket rezoning across the city. I believe each neighbourhood (or a grouping of 3 to 5) has to be addressed specifically with a Local Area Plan. c. A plebiscite needs to be called to determine the future of blanket rezoning across Calgary. b) Chinook Communities Local Area Plan (Chinook LAP) a. I have commented on the Chinook LAP online prior to the December 11, 2023 deadline. b. I would like to restate my major concerns to you specifically below. c. Pink areas have been drawn on the Chinook LAP map around inner neighbourhood parks with a note beside it stating: "The pink areas are potential focus areas for growth to discuss and consider. Based on the Municipal Development Plan and feedback received so far, these are areas that have been highlighted as potential areas for discussion and feedback, where new buildings that are four storeys (or potentially higher) might fit best if proposed in the future." d. I strongly disagree with the statement four storeys (or potentially higher)... This will destroy the heart and the centre of the existing neighbourhoods. High rise buildings around the parks will cause huge problems such as: 1) Safety of preschool children that use adjacent churches and the parks. Traffic and speeding will kill children in the area. 2) Crime will increase in the neighbourhoods with hundreds if not more people moving into the centre of existing neighbourhoods. 3) Noise will increase substantially with traffic, music, etc. 4) Existing infrastructure for water, sewer, electricity and gas will likely not be sufficient to support hundreds or more of new users. 5) The value of the land and homes will greatly deteriorate. Calgary needs to attract leaders of the world to Calgary and offer them excellent R1 existing neighbourhoods. e. I would like to make these recommendations around parks in the Chinook LAP 1) Limit growth around these parks to Semi-Detached. 2) Allow development of 4 storeys and above along Macleod Trail and near LRT stations."*

If the proposed return in our neighbourhood goes back to R-C1 goes ahead, I will be happy and supports my submission in 2024. Again, please tell us what the next steps will be with the Chinook Local Area Plan.

Thanks

Curtis Sager

916 Crescent Blvd. S.W



## 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)

Thank-you to the new (current) council for bringing back democracy to the issue of Blanket Rezoning. The previous council should never have approved the Blanket Rezoning in the face of the majority of submissions opposing the Blanket Rezoning. Blanket rezoning poses a significant risk to communities where residents value their neighborhood's character and lifestyle. The policy destroys the look and esthetics of established, low-density neighborhoods and leads to loss of mature trees and green spaces. Remaining original single-family dwellings might lose 100% of their sunshine, and results in the loss of solar energy from solar panels, if so equipped, due to the massive infills. There is a significant concern of increased traffic, parking congestion, and infrastructure and servicing strain that aging water, sewer, electrical and transportation systems that were not built for and cannot handle significant density increases. Blanket Zone eliminates our right to voice concerns about specific projects in our neighborhood. We have saved and worked hard to be able purchase our home because we deeply valued our neighborhood where we have invested our lives in our home and community. Repeal blanket up zoning. Reset to previous zoning bylaw with no amendments. Restart local planning to designate best sites for density. Upzoning does not provide affordable housing. Demolition of an \$800,000 home and replacing it with two \$1,000,000 duplexes is NOT affordable housing; this was done in our community under the Blanket Rezoning.



## Public Submission

CC 968 (R2026-03)

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## Public Submission

CC 968 (R2026-03)

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First name [required] Andrew

Last name [required] Carter

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support Council's proposed bylaw to revert to zoning that existed before the changes approved in May 2024. This should be effective immediately and, where possible, retroactively.  
This was a really bad idea!



## Public Submission

CC 968 (R2026-03)

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First name [required] Judy

Last name [required] Arnall

How do you wish to attend?

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

I do not need language services.

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Dear Councillors:

Our 5 kids grew up in Acadia and Lake Bonavista, and are now at the age they want to buy a house around the community or in the neighborhoods like Haysboro, Acadia, and Southwood which are close by. This past summer, everytime a reasonable listing hit the market, at the price of \$650,000 or under, a developer would snap it up, sight unseen, for the land value, not to put a single family house on it, but a multiplex. Our kids will not be able to purchase in our community because of the Blanket Rezoning change that occurred in 2024.

Here are more concerns we have:

- Blanket rezoning is a one-size-fits-all policy that removes site-specific planning review.
  - Infrastructure capacity (roads, parking, sewer, and emergency access) has not been clearly demonstrated at the community level.
  - Recent water restrictions and water main failures highlight aging infrastructure challenges.
  - Lake Bonavista was designed as a fixed-capacity recreational lake community.
  - The blanket rezoning policy has not demonstrated clear affordability outcomes.
  - Growth should be planned, context-sensitive, and evidence-based.
  - Community perspectives should play an important role in shaping planning decisions.
- Please vote in favour of REMOVAL of blanket rezoning for the whole city. We need

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



## Public Submission

CC 968 (R2026-03)

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more dense housing, but it must be a conscious, planned decision by all stakeholders.  
Thank you kindly,  
Judy, [REDACTED] Arnall



**Public Submission**

CC 968 (R2026-03)

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First name [required]	Philip
Last name [required]	Handcock
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 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Submission and presentation-rezoningPRH.pdf

ATTACHMENT\_02\_FILENAME

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

Fully support repeal of 2024 Blanket Rezoning. It was not supported by a large majority of Calgarians who took part in the hearing. It has not helped with non-market housing nor speeded up the development approval process. It has created major issues with parking and traffic, low quality design or development, loss of mature trees, new units often too expensive, loss of established community character, impacts on utilities in the long term to mention just a few.

Submission and presentation to Calgary City Council  
Public Hearing on Proposed Citywide Rezoning Change and Changes to R-CG district  
Tuesday March 23<sup>rd</sup>, 2026

Mayor Farkas, members of Calgary City Council; thank you for this opportunity to address you. My name is Philip Handcock, a resident of Wildwood in Ward 6 since 1981, and this presentation can be found on page \_\_\_\_ of the agenda package.

Mayor Farkas, you might remember this shirt from opposition to the East Glenbow Dam. For the benefit of other councillors it reads:

**Don't piss off old people.  
The older we get, the less  
'life in prison' is a deterrent**

Well I am pissed off, especially with groups like More [Bad] Neighbours (Calgary Herald, 2026-02-28) who think that seniors are quite happy climbing three floors in a brand new, cheaply built row house; a group that does not want seniors to gracefully age in place in a single-family bungalow in an established neighbourhood with big mature flowering trees and instead should be in a sterile abomination of ugly multiplexes, skinny aspens and streets littered with parked cars.

I am particularly pissed off with the former City Council who, against overwhelming opposition with detailed and factual presentations, approved blanket rezoning in the first place and refused to hold a plebiscite. We would not be forced to go through the expense of another public hearing, waste of time and possible rewrite of the land use bylaw if they had listened.

I am pissed off with misinformation by Administration which clearly swayed many councillors. For example, on Saturday May 13<sup>th</sup>, 2024, Councillor Courtney Walcott asked questions about rents after upzoning. Lisa Kahn responded that Auckland, New Zealand was a good example and stated that since introducing rezoning in 2016 rents had decreased by fifteen to thirty percent (time stamp 1:50).

She clearly contradicted Administration's own data and failed to mention the fine print which showed prices in Real 2016 NZ dollars and not nominal (or actual current) dollars.

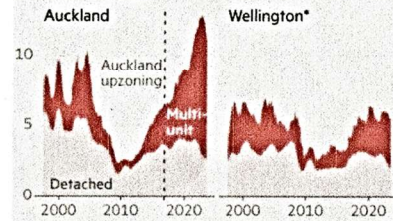
Councillors, when you go to buy a car do you ask what the price is in, say, real 2020 dollars? Of course not. You want to know what the exact price is now. To the best of my knowledge, no other prices in Administration's presentations were in real dollars.



## Auckland

Upzoning in Auckland spurred a surge in high-density housebuilding...

New dwelling approvals per 1,000 people (rolling 1 yr avg)



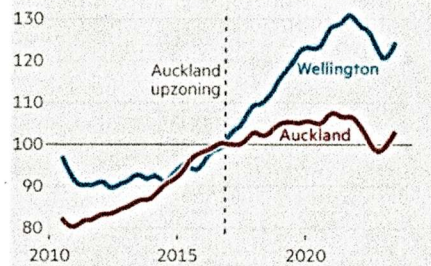
...which slowed rent rises, erasing a 25% premium compared to Wellington

Nominal median monthly rents (NZ\$), seasonally adjusted



...and caused rents to stabilise after adjusting for inflation

Real-terms change in rent (Nov 2016 = 100)

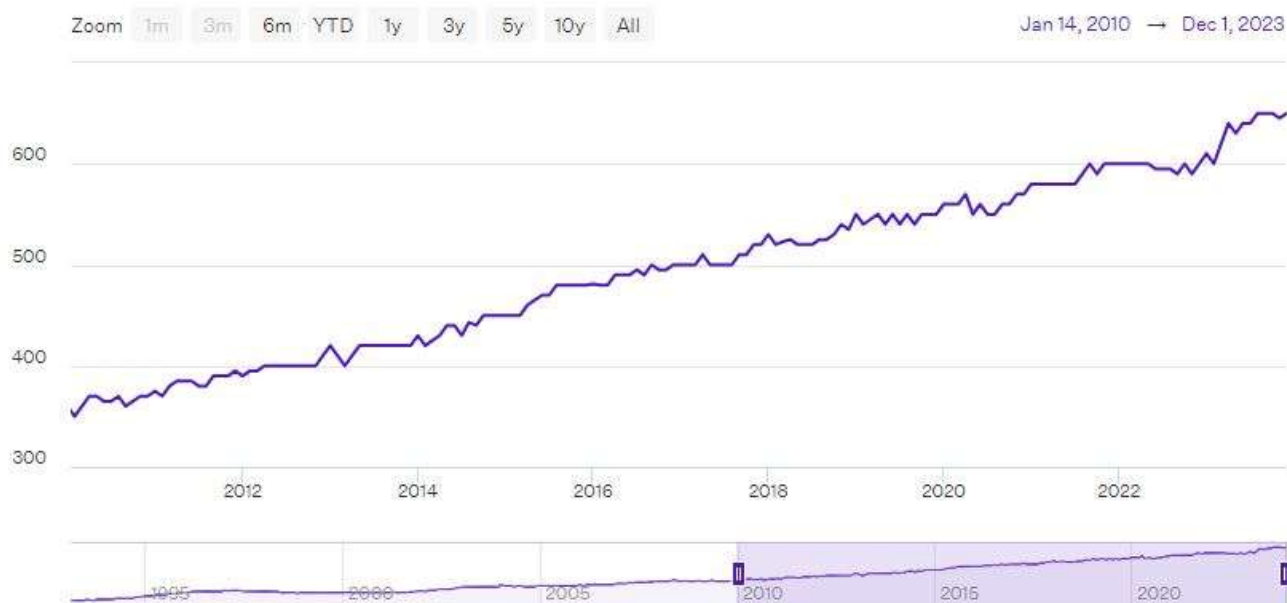


\*Excludes Lower Hutt, which also upzoned in 2020

Sources: FT analysis of data from Stats NZ, New Zealand Tenancy Services, Reserve Bank of New Zealand. Based on prior work by Matthew Maltman

FT graphic: John Burn-Murdoch / @burnmurdoch © FT

## Auckland's median rent



The above graph shows the median rent within a given month.

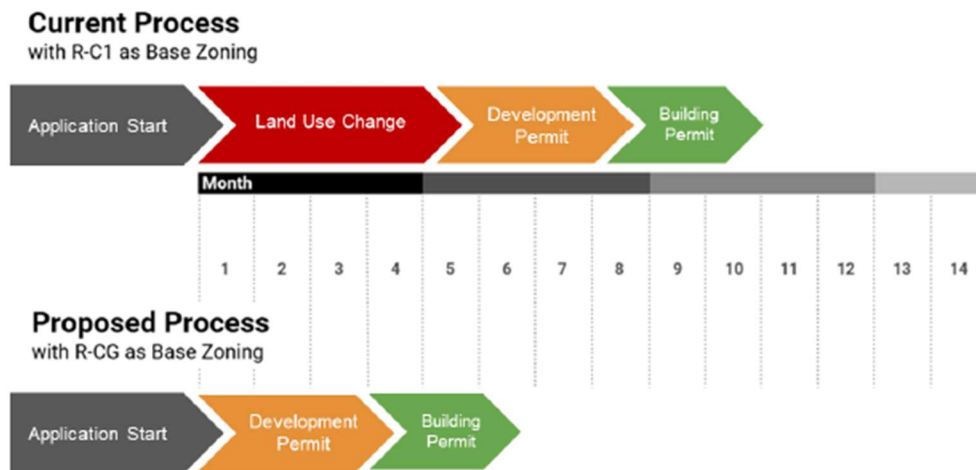
The data comes from the Ministry of Business Innovation and Employment (MBIE) and is provided through their Tenancy Services website.

Their data is based on all the rental bonds lodged by private landlords within the month.

Opes Partners: <https://www.opespartners.co.nz/property-markets/auckland>

Blanket rezoning was meant to speed up the approval process, so here's an example of what really happens when an appeal is based on the proponent providing false information to the DA who ignores this and other city policies:

CPC2024-0213  
Attachment 2



DP2025-01374

I=====I=====

Submitted 2025-03-09

Still pending release

Appeal 2025-09-12

SDAB Decision 2025-12-31

Regarding proposed changes to the R-CG district, this is a step in the right direction, but the new Draft Zoning Bylaw, if approved, will make these irrelevant. There is also the proposed Calgary Plan.

There must be a greater emphasis on designs that are compatible and sensitive to existing neighbourhoods. This is addressed in theory in the MDP (Section 2.2.5 Strong Residential Neighbourhoods and 2.3.2 Respecting and Enhancing Neighbourhood Character), LAP's such as Westbrook, (page 23, section 2.2.1 Neighbourhood) and the Low Density Residential Housing Guidelines for Established Communities (Section 4.2 Context). However, this is totally ignored by developers, the Development Authority and SDAB (see supplemental information).

Regarding the City Building Program Phase 5 What We Heard Report, "Housing was the topic of greatest interest to participants... but always with an emphasis on maintaining neighbourhood character.... Contextual design was emphasized, with calls for new homes to complement surrounding scale, style, and streetscape, while supporting privacy, durability, and quality of life" (page 5).

And the response? The City Building team is thinking about (read ignoring) this theme.

Regarding landscaping, there must be a greater number and variety of new trees. 5 spindly aspen are no replacement for often tens of mature trees including flowering varieties.

R-CG should only be allowed on corner lots, not three, as this will compound parking problems, increase loss of tree canopy as well as many other issues. Some LAP's, for example the Westbrook LAP, only allow three or more residential units on corner lots. (p. 30 section 2.2.1.6 Neighbourhood Local). Even so, during the Westbrook LAP engagement there was extensive opposition to corner lot development (see supplemental information).

In conclusion, time and time again people have said that they support increases in density provided it is sensitive to and compliments the neighbourhood or is located where it makes sense, for example: major corridors and where transit oriented. The 2024 blanket rezoning is not the answer and should be repealed.

Regarding the proposed changes to R-CG, these should include improved landscaping, be only on corner lots and genuinely include neighbourhood context. If approved, these should be incorporated into the new land use bylaw.

To illustrate the success of Calgary's housing policy one only has to look at the area near Westbrook LRT station:



This where development should be taking place but clearly is not.

Thank you

## Supplemental information

Key sections of the MDP are firstly, Section 2.2.5 Strong Residential Neighbourhoods with the following objective: "Intensification should be accommodated within existing communities in a sensitive manner." (p. 37) and under Policies – Neighbourhood infill and redevelopment, Policy: a. "Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing." (ibid. p. 37).

Secondly, in Section 2.3.2 Respecting and Enhancing Neighbourhood Character, the first objective is: "Respect and enhance neighbourhood character and vitality." (ibid. p.41), and "Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment." (ibid). Key Policies are: a. "Respect the existing character of low density residential areas, while still allowing for innovative and creative designs that foster distinctiveness." and c): "Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern." (ibid).

The Westbrook LAP was approved by Calgary City Council on April 25, 2023, despite considerable opposition. As part of the LAP consultation process, residents were asked "Where could small-scale 3+ unit homes be welcomed? Only 20% said on mid-block lots & 32% said on corner lots. (Phase 3 What We Heard Report, page 11, Attach. 9).

The Westbrook LAP, page 23, section 2.2.1 Neighbourhood states: "At all scales, redevelopment should consider existing context, parcel layout, building massing, and landscaping to sensitively integrate into the community".

Low Density Residential Housing Guidelines for Established Communities ("The Guidelines")

"The Guidelines provide a comprehensive package of information to guide the development of low density residential housing in Established Communities". (Guidelines, Preface. Page 7, App. 10). It might be argued that the Guidelines do not apply to R-CG or H-GO developments as "They are intended to apply to single-detached dwellings, semi-detached dwellings and duplexes requiring a development permit." (ibid.). The Guidelines were published in December 2010, prior to the approval of R-CG and H-GO Districts. These are clearly considered low density, and the Bylaw Division 11: Residential Grade Oriented Infill (R-CG) District is included in Part 5: Low Density Residential Districts. Consequently, the Guidelines are surely intended to apply to the more modern R-CG & H-GO low density districts.

One key guideline can be found in Section 4.2 Context which states "New development should be designed in a manner which is responsive to the local context." (Guidelines, page

15). “These guidelines are most concerned with whether the design respects the project’s context, and consciously responds to the street and the broader community with a design that is compatible and that will contribute to the quality of the neighbourhood.” (ibid).

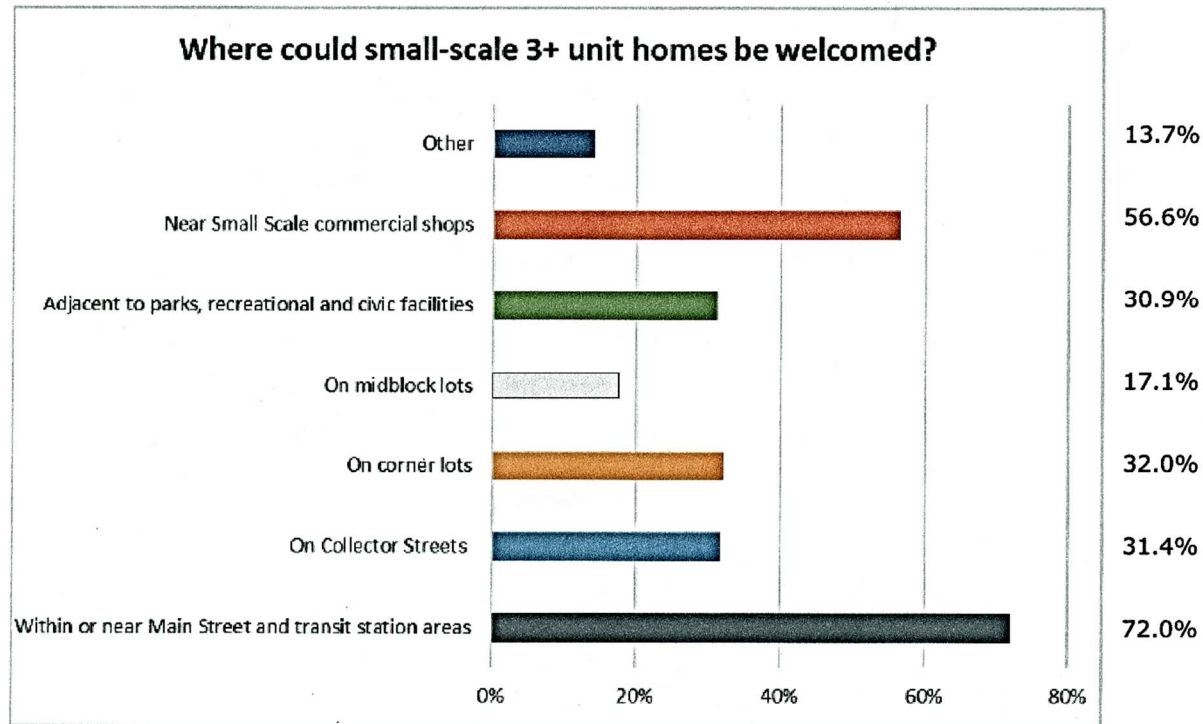


Approved after appeal, 4-plex R-CG townhouse, 46 Windermere Road SW



48 Windermere Road SW

### Topic 1: Small-Scale Homes



Phase 3 What we heard report, p. 11 WESTBROOK LAP

**So, about 70% were opposed to small-scale homes near parks, on collectors & corner lots and 83% were opposed to these on mid-block lots.**



## Public Submission

CC 968 (R2026-03)

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First name [required] Tessa

Last name [required] Miller

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Calgary Rezoning Changes.docx

ATTACHMENT\_02\_FILENAME

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

To Whom It May Concern,

I originally wrote this letter in the Spring of April, 2024. Although my voice against re-zoning was in the clear majority, the City Council at the time ignored its people's wishes and sided with developers and anyone else set to make a massive profit. Since then I am fairly certain that the only new builds resulting from the re-zoning bylaw have cost as much or more than the original home that was torn down. This bylaw clearly did not provide any benefit to people who cannot afford new expensive homes. Rather, it resulted in all of the concerns that were initially voiced by myself and other Calgarians.

Please see my original letter below. I don't feel the need to change anything because a) my concerns stay the same, and b) it was completely ignored the first time.

**Spring, 2024:**

I am deeply concerned about the potential impacts of this rezoning on the beautiful communities of Calgary. I would like to share some of my thoughts and concerns in the hopes that the mayor and city councillors will vote against the bylaw changes.

First, though the initial vote on this subject was in September, 2023, the impacted landowners were only notified in March – this is quoted directly from the City of Calgary website and this timeline was planned out in such a way that the most important stakeholders – community members and homeowners – would have very little time to speak up against this atrocity. Calgary City Council members knew exactly what they were doing when they left it this late to notify us.

Developers are now going to be interested in buying homes they would not have been interested in before. Thus, the competition for single-detached homes will go up and the average person will now be competing for a house against developers who have millions of dollars to invest. This potential re-zoning seems to benefit wealthy developers as much as anyone. And at the same time, it's screwing thousands of people over who could formerly have bought the nice little house that the developer now bought just to tear down and make a huge profit.

House values will go down. There is absolutely no way anyone could argue against this. If a 11-metre monstrosity gets built right next door, blocking the view, blocking the sunshine, and bringing an unknown number of vehicles that need street parking, the next potential buyer of the modest little house that no longer gets sunshine, a view, or street parking is not going to be willing to pay what the house would have been worth prior to a bylaw change. How can city councillors not care that someone who has a mortgage based on a house that was worth \$600,000 can only sell their house for \$500,000?

Saying that a certain number of people can't afford a house in Calgary is actually a meaningless number unless you have done extensive research into WHY they cannot afford a house. We don't know how many of the people who "can't afford a house" even working full time, saving money rather than spending frivolously, prioritizing freedom and travel over consistent work and savings, etc. The same people who say they cannot afford a house may also own 10 cars – we really have no idea what the reason is, so the numbers that the city of Calgary is giving us CANNOT be a reason to change laws and destroy communities.

Communities in Calgary are NOT set up for this re-zoning proposal. Intersections, road access, amenities, schools, sports facilities, and parking, just to name a few, have been carefully thought out, planned, and constructed based on the community around them. Suddenly changing this and potentially putting 4x as many people in the area will see the entire community suffer. And this doesn't even consider unique situations like lake communities. These private community lakes are limited for space – that isn't able to change. Rezoning these communities would completely overwhelm the ability for these communities to maintain the current environments and experiences they offer to their community members.

People bought their homes based on the community as it is. With changes in zoning, this WILL alter the communities forever. The community that someone moved to will NEVER be the same. The view from their window will NEVER be the same. The beautiful old houses that are not cookie cutter homes will disappear. The character that has existed for decades in some communities will be GONE. The safety people felt knowing each family that lived in each single-detached home on their street will NOT exist. Parents will feel less safe letting their children run over to the park, as they won't be able to keep track of the 20 people going in and out of a 4-plex, or be unable to recognize the cars that keep pulling up on their street. It is entirely unacceptable to open the door to potentially negatively impact every single single-detached home owner in Calgary, leaving these homeowners powerless to the whims of the municipal government and big developing companies.

In summary, this decision, should it go through, will

- Decrease the value of peoples' homes
- Have a deep negative impact on the feel of communities, destroying the culture that has been built in each one of Calgary's beautiful, older, unique communities
- Make communities less safe
- Make single-detached homes LESS affordable or available, as big developers will be buying up the houses to make a huge profit
- Overwhelm schools, roads/intersections, and other infrastructure in communities as they were planned based on a certain type of zoning and a certain number of residents

Sincerely,

Tessa



**Public Submission**

CC 968 (R2026-03)

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First name [required]	Barry
Last name [required]	Bortnick
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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

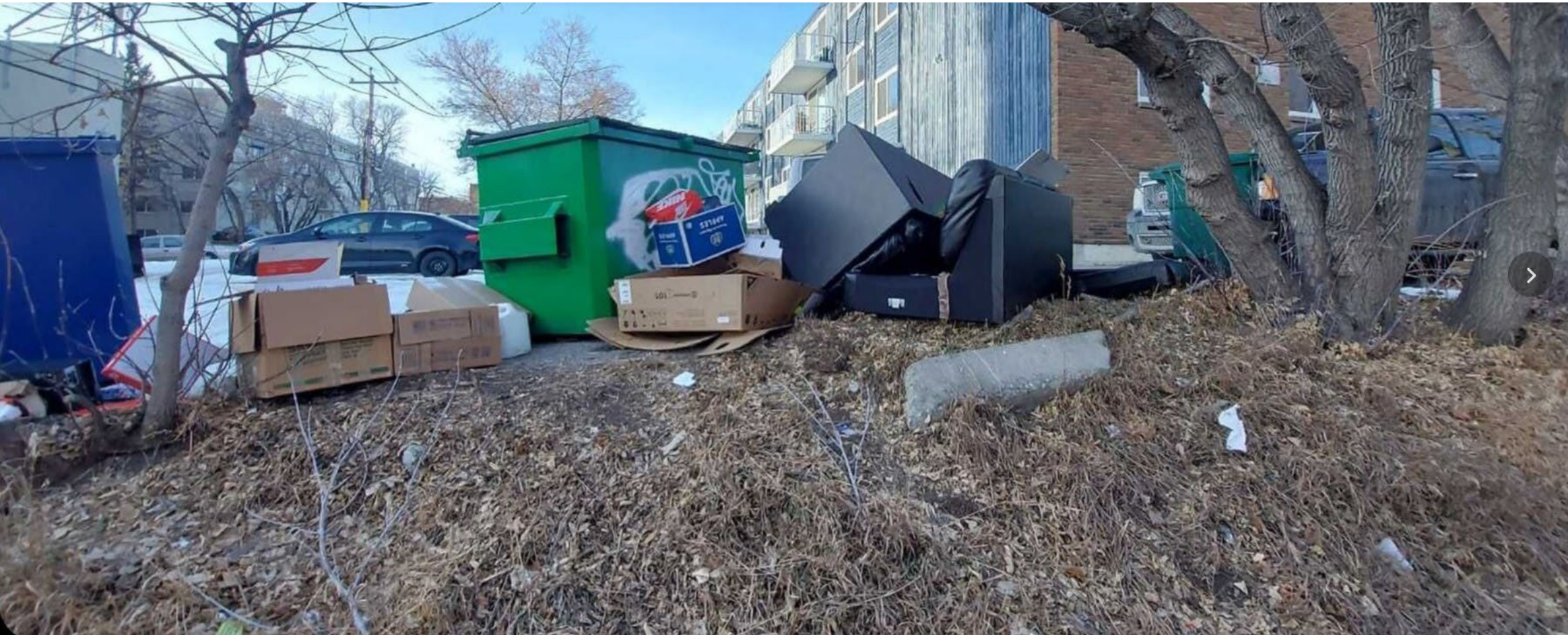
Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Note, I was unable to attach a powerpoint! file, as your file system declines .pptx. I will email it separately.  
Please fix your system to accept powerpoint's, and also correct the maximum file size to allow 1 file of <=6mb, which is also rejected, contrary to the note above.  
Also "I'm not a robot" has forced my to do more than 20 diagrams, what is wrong with your systems???????

# Repeal of Blanket Rezoning Barry Bortnick - For & Against March 23, 2026















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First name [required] Karen

Last name [required] Kopciuk

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I fully support the proposed citywide rezoning changes. My existing older neighbourhood does not have the appropriate infrastructure (e.g., water, sewer, roads) to support substantial density growth. Newer high density builds are drastically changing my community due to streets becoming parking lots. The loss of mature trees and absorbent materials such as grass or gardens is also placing strains on the sewer capacity on my street. With the effects of climate change becoming more frequent, this is exacerbating the impact of new builds that often have concrete yards. Please bring back the low-density residential zones as they existed before and adopt clear rationales for where higher density could be considered. Please let citizens have a say in how their communities and neighbourhoods are being developed, instead of the developers who don't share the same commitment to them.



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First name [required]

Erik

Last name [required]

Fleming

How do you wish to attend?

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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 street (29th Ave SW in Richmond between 21st and 22nd St SW) has already seen the devastating effects of the poorly thought out blanket rezoning. A street full of bungalows and in-fill detached and semi-detached homes, which was already achieving higher densification in a thoughtful and unintrusive manner, has been subjected to an effective 8-plex combination of townhouses and basement suites that will have extremely substantial negative externalities on neighbours, from crowding out street parking, to encroaching on setbacks from sidewalks and reducing green space, to excessive lot coverage overlooking our yard. Worse yet, it is clearly an unsustainable model as the negative externalities would compound if multiple of such projects were in close proximity. The most frustrating aspect of the process was the absolute lack of common sense from indoctrinated City of Calgary planners, who rubber stamped builder proposals without any critical thought or consideration for neighbours. The blanket rezoning could possibly work if planners used the wide latitude given to them to ensure that developments are consistent with the context of the neighbourhood and are respectful to neighbours - unfortunately, this is clearly not the case (the planner in our case condescendingly said "we have high density in my neighbourhood across the city, so you can have it too") and they have failed the clear direction of Calgarians, who made their thoughts clear in both the original blanket rezoning planning process, and the most recent elections. We need a common sense approach providing certainty for property owners, with moderate density increases in appropriate areas such as around transit hubs and major thoroughways, but the current system seemingly takes most



## Public Submission

CC 968 (R2026-03)

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advantage of areas that are inappropriate for extreme densification, as builders are happy to turn these opportunities into larger profits for themselves. For these reasons I strongly support the Proposed Citywide Rezoning Change - while it is unfortunately too late to reverse the negative effects that have already made my family question the appropriateness of our community for raising children in the inner city, we can stop further harm and preserve many other areas of our community that luckily have not yet been consumed by this overreaching policy that was imposed on Calgarians against their wishes.



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First name [required] **David**

Last name [required] **Lennox**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposes 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)

Blanket upzoning should be repealed and reset to the previous zoning by-law with no amendments. The new zoning regime is adversely affecting the quality of life in existing neighborhoods such as mine. Existing housing suitable for young families is being acquired by developers to tear down and replace with higher density and higher priced new builds - not more affordable housing. The City has an obligation to treat residents of existing neighborhoods fairly.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Constance**

Last name [required] **Slippy**

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

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Please reverse the blanket rezoning. It is destroying the unique characteristics of neighborhoods. Bungalows which are needed for our older residents are being replaced with much more expensive 2+ homes on the same lot and each dwelling is selling for significantly more money than the single house. People move to various neighborhoods for how they look/feel and blanket rezoning is destroying that. The blanket rezoning has made everyone nervous and stressed when a home sells for fear that the buyers will tear down the house and build huge sun blocking multifamily building(s), eliminating any sense of privacy, peacefulness, and tree canopy. Additionally the roads are then filled with excess cars, and the alley overflowing with garbage and recycling bins. Please repeal blanket zoning.



## Public Submission

CC 968 (R2026-03)

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First name [required] Kathryn

Last name [required] Berscht

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am sincerely hoping that the Blanket Rezoning can be revoked. We have lived in the same house in Queensland for 40 years now and feel it is unfair to negatively change our neighbourhood. As Queensland is not an expensive neighbourhood there are already many basement suites that do not impact the appearance or functioning the area. What would be terrible is to have buildings that could have as many as 8 units mixed in. Any yard and home could be seriously impacted if a large building is erected next door to them as it would block sunlight and in addition to many others negative impacts the home would cost more to heat and use more electricity for lighting due to lack of sunlight. It also removes a homeowners privacy in their yard. We are avid gardeners and could lose our ability to maintain a garden if sunlight is blocked. We have paid taxes for 40 years on the property and we should not be subject to blanket Rezoning. Our investment in this home, our community and the City of Calgary should count for something!



## Public Submission

CC 968 (R2026-03)

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First name [required]

Luc

Last name [required]

Bouvier

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 opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I urge Council to maintain our current zoning, which allows the market - rather than City beauracrats - to identify where and how new housing should be built.

Across the country, we suffer from a shortage of housing - and therefore high shelter costs. When housing is expensive, homelessness increases. Public disorder grows worse. Young people can't start families.

Thankfully, Calgary has taken a small-government approach to the housing crunch, and allowed the free market to address the issue. We've done this by making it legal to build more housing. And we've been rewarded with high housing starts and a relatively affordable housing market compared to other large Canadian cities - even as some Calgarians still struggle to keep a roof over their heads.

Let's continue to allow the free market to function without excessive government regulation.

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

The alternative means banning many types of housing stock which many Calgarians would be happy to live in. It would mean that our city grows only more unaffordable and that our young people will be unable to ever live in the neighborhoods where they themselves grew up.

## Public Submission

CC 968 (R2026-03)



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Some may say we can regulate ourselves out of the housing crunch - by mandating affordable units or spending vast public money to subsidize development. These are wasteful and ineffective half-measures. When government tries to centrally plan entire industries, things rarely go well. Real estate is no different. We should instead have government get out of the way, and allow many types of housing - of many different configurations and price-points - be constructed all across the City.

Calgary's population is growing fast - we need thousands and thousands of housing units every year just to keep up. We can't afford to fiddle around the edges of the issue - we must keep it legal to build the housing Calgarians need.

Let's let the free market decide what kinds of housing Calgarians want to live in, and how many parking spots they need. It's the small-government approach. The conservative approach. And indeed, the only approach which will keep Calgary affordable and prosperous for the next generation.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Blake**

Last name [required] **Fleming**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support changing the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024 with exceptions as noted on the Notice of Public Hearing. While I support some overall increase in neighbourhood density I feel that allowing much higher densities in neighbourhoods that are substantially single family or duplex housing is ill advised. We have had 8-plex and 12-plex buildings proposed in our neighbourhood (Briar Hill) adjacent to single family houses, and I think this is nuts.



## Public Submission

CC 968 (R2026-03)

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First name [required] Deborah

Last name [required] Grochmal

How do you wish to attend?

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

Calgary

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

Standing Policy Committee on Infrastructure and Planning



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Bring back low density residential zone before 2024 rezoning

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)

Bring back the low density residential zones that existed in the land use bylaw prior to the citywide rezoning for housing that was approved by city council in May 2024 and came into effect on Aug 6, 2024

**Public Submission**

CC 968 (R2026-03)

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First name [required]

David

Last name [required]

Pickering

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 David Picking am in favour of low density zoning

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

CC 968 (R2026-03)

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Mar 14, 2026

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

[required] - max 75 characters

I am in favour of 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 David am in favour on low density zoning



## Public Submission

CC 968 (R2026-03)

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First name [required] Creighton

Last name [required] Thicke-Rattray

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am a renter who is hoping to one day buy a house, and that you would like City Council to keep the rezoning. Having more townhomes and duplexes gives me more options when I are looking to buy, and basement suites could act as a mortgage helper



**Public Submission**

CC 968 (R2026-03)

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First name [required] Lorraine

Last name [required] Robinson

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

2026.03.09 Proposed Repeal of Rezoning for Housing Bylaw Lynnwood Resident .pdf

ATTACHMENT\_02\_FILENAME

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

See attached letter - it summarizes my support

Calgary, March 14, 2026

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

Dear Mayor Farkas and City Councillors,

As a 40-year resident in the Millican-Ogden Community, I am providing feedback on the Proposed Repeal of Rezoning for Housing Bylaw. I fully support the repeal of the present Rezoning for Housing Bylaw for the following reasons:

1. As a community resident, and a long time Board Member of my community association, we are the ones who can best identify the areas in our community which are more favorable to housing development so not to impair the streetscape and the general ambiance of a given area or bring about a decrease in property value. This opportunity was taken away from communities with the application of the blanket Rezoning for Housing bylaw which the previous City Mayor and Councillors approved in May 2024, and then had City Administration implement on August 6, 2024. As you are aware, this May 2024 decision did not support the feedback it received from over 70% of the Calgary residents. It was basically a decision motivated by the receipt of Federal Housing Funding regardless of the City of Calgary resident feedback and shared concerns.
2. Recognizing the age of a given community's infrastructure is critical. Higher density was not envisioned in the early 1900s when our community's servicing infrastructure was installed. New development permits should be approved following a study to determine the state of a given area's infrastructure health. This includes the roadway system to limit traffic hold-ups which can be created by new developments in areas when the road system cannot accommodate such developments.
3. Blanket rezoning gave the appearance that though Calgary Community Associations perform an incredible and valuable task for the City of Calgary, and all of this as volunteers and not as paid workers, the City disregarded what was deemed best for a given community. More frustrating was a common reply at sessions and in the wording in City documents, indicating that a community's Local Area Plan would assist in guiding development in their community. This served to only frustrate community associations, as only a very few Calgary communities had the privilege of being selected to develop a LAP as per the City's selection process.

With the present Calgary City Council proposing to repeal of the Rezoning for Housing Bylaw, it is also a sign and a recognition that community associations play a key role in identifying areas in their community which are more favorable for housing development. To note however, in reading what is being proposed, please carefully review the following statement which is made on the **Comparison between existing and proposed zones Chart** stating: ***"Rowhouses and townhouses only be allowed on the three lots at the end of each block."*** If council approves this, it could potentially allow a given street to have 3 rowhouses or townhouses at the end of each block, making the block basically void of any residential houses. Please review this recommendation.

Thank you for the opportunity to comment on this proposed policy to repeal the existing Rezoning for Housing Bylaw.

Yours truly,

[REDACTED]  
Lorraine Robinson  
[REDACTED]



**Public Submission**

CC 968 (R2026-03)

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First name [required] James

Last name [required] Dinning

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Members of Council

□□□□ In our SW community of Elbow Park, blanket upzoning has not improved housing affordability. We have only seen developers scoop up moderate-sized lots, tear down older homes and replace them with very expensive two or more new homes. (And in the case of 6th St SW, it came with the destruction of two +100 year old fir trees. A tragedy.) Density? Yes. Affordable? Not a chance.

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

Our community's infrastructure is old and operates near or at capacity. The same is true in many communities in Calgary. Any effort to increase density must come after a serious review of capacity and should only proceed once it can be safely absorbed. Putting at risk the delivery of essential services to existing homeowners and communities is unacceptable.

I ask members of council to support the resolution to fully repeal blanket zoning and return to planned, community-based growth. Please do not amend the by law. A full repeal is required. Calgary voters sent a strong message in October's municipal election: a 'do-over' on this issue is required. A majority of councillors—elected or reelected—ran on a commitment to repeal. Please fulfil that promise.

Respectfully submitted



Jim Dinning

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**Public Submission**

CC 968 (R2026-03)

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First name [required] Fred

Last name [required] Pynn

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

BUZ Submission.docx

ATTACHMENT\_02\_FILENAME

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

Dear Mayor Farkas and Members of Council,

I am writing in support of the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 4, 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.

In particular, I object to the following potential outcomes that relate to the adoption of blanket rezoning:

- The elimination of the public hearing process. Property owners should have input when significant changes are proposed for land adjacent to their properties.
- Overshadowing, Overlooking and Privacy issues. These issues need to be considered when 3 story buildings are proposed for existing neighborhoods, many of which are dominated by single story homes
- Destruction of the tree canopy. Due to the increase in lot coverage allowed under blanket rezoning, the existing landscaping is typically cleared. This is hypocritical given that property owners are not allowed to touch trees that sit in the city right of way in front of their properties. Furthermore, the city has placed large and arbitrary values on mature trees that current property owners would have to pay in order to remove trees that interfere with the enjoyment of their property.
- Parking. The parking requirements under blanket rezoning are unrealistic with only .5 stalls per unit required to be provided. The inadequate parking requirements sets up considerable scope for unintended consequences as property owners search for parking solutions.
- Management of Waste. Similar to parking issue above, inadequate space for waste and recycling bins sets up the potential for increased litter and further issues regarding the availability of curb space for both vehicles and waste and recycling bins.
- Affordable Housing. If the City wishes to increase the supply of affordable housing it should do so directly, not through the blunt instrument of blanket rezoning.

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.

Fred Pynn

309 Varsity Estate Bay N.W.



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CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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



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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

About rezoning RCG to RC1, as one of our community residents voiced their concerns about bringing back the development bureaucracy, usurping the homeowners' profits, and losing property value. We strongly oppose this rezoning and favour remaining unchanged.



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First name [required] Rick

Last name [required] Eden

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



Public Submission

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Calgary's May 2024 blanket rezoning was big mistake. I want the zoning reverted back to what it was before the May 2024 City council debacle  
The Impact on Neighborhood Fabric  
When a neighborhood designed for single-family homes suddenly sees the integration of 8-plexes and 16-plexes (often through land assemblies), the physical and social landscape shifts rapidly.

Strain on infrastructure: Higher density can lead to increased street parking congestion, heavier traffic on quiet residential roads, and a loss of mature trees and green space.

Loss of predictability: For residents who bought into a neighborhood expecting a certain lifestyle, the rapid development by profit-driven builders can feel incredibly disruptive and out of scale with the surrounding homes.

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

The "Aging in Place" Challenge  
Your point about aging in place is a critical piece of the puzzle.

The resident perspective: Aging comfortably at home often relies on a stable, quiet environment with familiar neighbors and accessible infrastructure. The construction noise, increased density, and changing demographic brought by large multiplexes can

## Public Submission

CC 968 (R2026-03)

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make a previously comfortable environment feel stressful and difficult to navigate for seniors.

The city's perspective: The primary argument from urban planners for blanket rezoning is that introducing diverse housing types (like ground-level rowhouses or secondary suites) theoretically allows older adults to downsize from a large single-family home to a smaller footprint without having to leave the neighborhood they love.

The reality: Large 8-plexes or 16-plexes often do not cater specifically to seniors; they may lack elevators, feature multiple flights of stairs, or be priced out of reach for retirees, meaning they don't always practically support the goal of aging in place.

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First name [required]

Ross

Last name [required]

Crooks

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

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First name [required]

Last name [required]

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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



## Public Submission

CC 968 (R2026-03)

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First name [required] David and Nancy

Last name [required] Bonter

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)

We are in favor of repealing the blanket rezoning. Blanket rezoning has been a failure since it's implementation. Studies have shown it has not improved the affordability of housing, and families wanting a home have to compete investors chasing profits. The overdevelopment in established communities has destroyed the character, eco-system, and overwhelmed existing infrastructure of neighborhoods. The privacy, sunlight and general quality of life has been eroded for those adjacent to 8 plex's, as well as their declining property values. The contextual fabric of established neighborhoods is being ignored with a one size fits all rezoning. Lack of off street parking and traffic safety are paramount.



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First name [required] Heather

Last name [required] Green

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 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Thank you for taking the time to readdress this issue. I am in favour of the majority of the new proposal. Our property would be changing to R-C1 district rules. My understanding is that our lot would be allowed a maximum of 1 unit plus 1 suite with 1 parking stall. I would appreciate if 1 parking stall per unit or suite is required. We live on a cul de sac with 15 houses. Of the 15 only 6 have rear garages so we don't have a lot of street area where vehicles can be parked. Since we live in the suburbs it is realistic for the main dwelling to have at least 2 vehicles and the unit and suite to each have one.



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CC 968 (R2026-03)

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First name [required] Rachel

Last name [required] Wong

How do you wish to attend?

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



Public Submission

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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 believe that we should continue to have blanket rezoning and not change the current strategy. I do not want the city to end up like Vancouver where young and disadvantaged members of the community are priced out of accessible areas. I also believe that blanket rezoning has allowed us to have more diverse and dense housing and that is an advantage to everyone who lives in the city. Just because people want to keep their large single family homes does not mean that others don't deserve to live in these communities.



**Public Submission**

CC 968 (R2026-03)

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First name [required] Jose

Last name [required] Galeano

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

This is such a non issue. We need denser development in Calgary in all areas to support lower property taxes, lower housing costs, easier transit development etc. this is kind of ridiculous that this has been politicized to the point that people think that now 20 storey developments are going to pop up in their sleepy neighbourhood without warning. City wide rezoning was a very soft step in the right direction and repealling it is a waste of time and money.



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First name [required]

Nicolle

Last name [required]

Tokarek

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

- The housing situation has already improved so much since the rezoning from last year took place.
- Repealing would put Calgary at risk of losing the federal housing funding.
- We need affordable and diverse housing options like townhomes and multi-unit dwellings
- No repeal without replacement!



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First name [required] Trevor

Last name [required] Russ

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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)

Since the blanket rezoning bylaw was passed, I have not seen anything that has changed my opinion. In fact, I feel it has made things worse as developers drive up the resale value of homes. The goal of affordable housing was sound, and I support that; high-density blanket zoning, however, was a poor answer and was handled extremely poorly especially in light of poor communication, hasty implementation, and the public opposition demonstrated at the public hearing. I strongly support the repealing of the blanket zoning bylaw, and hope that this council can come up with a solution that addresses both affordable housing in Calgary and also respects its current homeowners. Please do better; engage and communicate better with city residents; involve community development associations. Thank you.



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First name [required] M. Peggy

Last name [required] Bumanis

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)

As the rezoning change came about with Gondek as our mayor - in a totally non-transparent fashion - she and city councillors had already made up their minds regardless of the thousands of people who had stepped up and shared how they felt about the rezoning - right up there for millions of dollars being made by some councillors and land developers - I WAS NEVER IN FAVOR. I am relieved that our new mayor and councillors might actually be LISTENING to Calgarians - I am totally in favor of the proposed citywide rezoning change - returning our communities and city to "bring back the low density residential zones that existed in the land use bylaw prior to tge citywide Rezoning for Housing that was approved by Council in May 2024 and cam einto effect on August 5, 2024." Thank you for listening to what Calgarians want - not what politicians want for us.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Magda**

Last name [required] **Calistrate**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

SupportFull\_BUZ\_RepealComments.pdf

ATTACHMENT\_02\_FILENAME

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

Please see the file attached.

## Comments in support of Full Repeal of Blanket Upzoning (BUZ)

My name is Magda Calistrate. I live with my family at 2607 3 Ave NW in West Hillhurst neighbourhood.

I am asking Council to **fully repeal the blanket upzoning bylaw, with NO AMENDMENTS**, reset and reinstate the Land Use Bylaw to what existed immediately prior to BUZ, and restart the planning process through community-based Local Area Plans and corridor planning.

The issue that matters most to me, my family and neighbours is **how blanket upzoning has disrupted our neighbourhood and overridden local planning rules**. In West Hillhurst, our street is mostly new single and semi-detached homes. When citywide R-CG zoning replaced R-C2, a simple “side-by-side” proposal next door to me **became a four-unit development as soon as the R-CG was approved**, and the development permit was approved **despite many legitimate concerns submitted by my family and many neighbours to the Planning department, concerns which were dismissed or ignored**.

**We have successfully appealed the approved permit, which was overturned by the Calgary Subdivision and Development Appeal Board** proving that the R-CG development was inappropriate for our street.

**Yet, to our shock, the parcel located at 2603-3 Ave NW will retain R-CG zoning even as the rest of the street and surrounding area will revert to R-C2, an unfair and inconsistent outcome that rewards incompatible development while the broader community must adhere to R-C2 (if an applicant lost his permit, then the parcel is not suitable for R-CG building forms).**

The SDAB decision agreed with us and highlighted that the proposed building (fourplex), including its units and accessory garage, **was incompatible with the surrounding built form**.

The massing was extreme—taller, longer, and far ahead of the typical front building line. **The developer pushed the project size to its limits and obtained relaxations from the Planning department to make the main building even bigger**, resulting in spaces too tight for a normally functioning building (hard to access back entrances, garages too small for standard cars, back alley cluttered with garbage, recycling, and green bins restricting access for residents and potentially emergency services and, many more.... )  
Several mature trees were also threatened or would have been lost.

Affordability claims were also false: the four units **were intended to sell for approximately \$850,000 each - as indicated in the developer’s submission**, far beyond what most Calgarians can afford.

**Citizens should not have to appeal simply to ensure the Planning department follows the rules it, itself, implemented.**

The appeal process exists as a safeguard, but it is **time-consuming, expensive, stressful and inaccessible to many residents**.

**Blanket upzoning ignores local context, overrides Local Area Plans, and destabilizes streetscapes**. It does not guarantee affordable housing, and it turns homes into **redevelopment assets**, often pricing out seniors and families.

**Full repeal with NO AMENDMENTS is required to restore a stable baseline for planning, allow thoughtful, context-sensitive growth, and rebuild public trust.**

**I respectfully request full repeal of BUZ, with NO AMENDMENTS or retained R-CG parcels, and a return to a respectful community-based planning.**

Thank you for your time and consideration.  
Magda Calistrate&family



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First name [required] Christopher

Last name [required] Axford

How do you wish to attend?

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

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



### Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I understand that many Calgarians are uncomfortable with rezoning. They feel as though their communities are changing quickly, maybe too quickly. Perhaps some version of replacement can be cooked up by city staff, but Calgary is a rapidly growing city in terms of population, and we can no longer afford to keep our advantages of relatively low taxes and business friendly outlook if we stifle investment and hamper people's ability to own a home or have a stable living situation.

The condo we bought is in Lower Mount Royal. Neither of us drive so we wanted to be centrally located. Lower Mount Royal is a fantastic community with effectively everything we need within walking distance. It is also far more dense than anything that would have been allowed by rezoning: the building we are in is a 10-year old, 47-unit building built on a land assembly of three lots. There is a diverse variety of housing types in the area: single family detached, townhomes, fourplexes and "missing middle" apartments and condos. A lot of critiques I hear about housing density don't make a lot of sense. Parking is hardly an issue here, noise isn't either as once you're away from 17 Avenue it quiets down a lot. Property values aren't an issue either as my condo has increased in value since I bought it even with the building boom Calgary has experienced. Community character isn't being destroyed by this either as the character of a community is defined by who lives there. Lower Mount Royal was built as a working class community and has stayed that way because the housing supply has kept up with demand. The same can't really be said for former working class communities like

---

Hillhurst or Inglewood.

My only issue with rezoning is that it doesn't go far enough. I believe that it should be easier for small businesses like convenience stores, coffee shops and even small scale grocers to open up inside of communities. With rezoning how it was initially implemented, it would still be a journey to get to a grocery store or to a coffee shop in areas positively impacted by densification. I've been watching Toronto debate a corner store in Finch. It almost tore the city apart! Don't let Calgary be like Toronto, and welcome change and growth. It's what made Calgary the city it is today.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Donald

Last name [required] Aitken

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

Dear Mayor Farkas and Members of Council.pdf

ATTACHMENT\_02\_FILENAME

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

Dear Mayor Farkas and Members of Council,

I am writing in support of the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024. 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,

Don J. Aitken  
172 Dalhurst Way NW  
Calgary, AB



## Public Submission

CC 968 (R2026-03)

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First name [required]

Margo

Last name [required]

Pagonis

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The blanket rezoning damaged residential communities. It hurt home owners and did not lower housing costs. It gave too much power to developers who are only in it for the money. Infrastructure has not been upgraded to handle the population growth and traffic problems have increased.



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CC 968 (R2026-03)

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First name [required] David

Last name [required] Lewis

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are VERY strongly in favour of the proposal to reverse the blanket rezoning that was brought in by the previous council. That was a horrible, poorly considered piece of legislation that is very damaging to neighborhoods and very unlikely to achieve it's goal of creating more affordable housing. Our position is based on the following considerations:

- The character of neighborhoods is being destroyed. Builders are racing to put up as many identical looking buildings as they can, with the minimal setback they can get away with, turning communities into Fort Mac work camps.
- The urban canopy is being decimated, as these buildings leave no room for mature trees
- The parking and traffic situation was already being stretched with RC-2 zoning that is still in its early days. Blanket rezoning is making it beyond ridiculous.
- The price of these units is being set as high as the market will bear, forcing the price of all less-dense housing types much higher than they would otherwise go.
- In my neighborhood (Banff Trail), virtually all new homes built since blanket rezoning are 4+4 buildings. No single or duplexes are being built. We will quickly reach a point where we have too many tiny homes and not enough "move up" homes (which everyone buying a high density home will eventually want, especially when they have kids).
- No one will consider building a new single family home or a duplex if there is a chance their neighbor will be an 8-plex. This lack of certainty is devastating to a balanced community. Our housing policy must accept that we need ALL types of housing,

## Public Submission

CC 968 (R2026-03)



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including single family and duplexes, so it must support these types too.

- Thousands of people (myself included) built their homes with an understanding of the zoning. To instantly change that and ask people to just accept it is arrogant and unreasonable...bordering on illegal.
- I very much support thoughtful densification, but we can't push the panic button and do something so stupid. We need more houses, but let's do it in a way that Calgary remains the best city in the world to live in. That designation was achieved, in part, because of great city planning. That needs to be maintained. Let's not destroy our great city because of a poorly considered ideology.



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First name [required] Marlene

Last name [required] Donahue

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 Council, Thank you for initiating the process to reserve blanket Rezoning for Housing. In our little neighborhood, the development plans that we see being put forward is worrisome. I have a number of concerns related to how blanket rezoning changes the character, esthetics, livability, access, and safety of our neighborhood. Every corner lot that has recently been purchased have plans to remove little bungalows, tear up landscaping and cut down trees to make space for rowhouse development. Two corners for which this is planned is on the one road into and out of our neighborhood. Another development has plans for a multi-generational 4 plex where will all these people park? We live near FMC and the Cancer Centre and the parking is becoming increasingly difficult without these developments. I have seen what has happened in other inner-city communities. It is shocking and quite frankly appalling. You drive down streets with hardly enough room for two cars to pass because of all the street parking. Where once there were interesting and unique homes you now have the boring architecture replication. Parks and greenspaces already sparse will become even more so.

I encourage you to please proceed with the reversal of this blanket rezoning for the sake of our neighbors and neighborhoods physical and social space (liveability). Thank you for your consideration of my comments.



**Public Submission**

CC 968 (R2026-03)

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**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] **Roy**

Last name [required] **Harvey**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I live in Bowness. It has larger than average lots and generally one single family dwelling per lot. That is the unique character of this community. The current zoning has allowed six and eight doors to be built on that one lot. It has totally changed/degraded the neighbourhood. There is often no garages and therefore street parking is required for two car residents. First there is not space for that amount of cars and traffic is disrupted. These multi unit residences are not suitable for quiet neighborhoods. They are better considered for main streets and near high activity centres. I accept there may be some kind of consideration for two residences on the typical lot however it should be limited to one or two doors.

Thank you for considering these thoughts.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Alissa 2127

Last name [required] Poulin

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Blanket Repeal Response - 2127 A.pdf

ATTACHMENT\_02\_FILENAME

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

See attached

**From**  
**Part Owner**  
**2127 50<sup>th</sup> Ave SW**  
**Calgary, AB**  
**T2T 2W5**

March 13, 2026

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

Dear Mayor Farkas and Members of City Council,

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

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

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

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

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

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

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

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

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

Sincerely,  
Alissa Poulin



**Public Submission**

CC 968 (R2026-03)

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First name [required]                      Ryan

Last name [required]                      Montgomery

How do you wish to attend?

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

N/A

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

As a young person, the prospect of ever owning my home, much less a desirable apartment, is something that seems incredibly far off, if possible at all. Speaking to other young people about what issue concerns them most, almost unanimously, the problem that is listed as most important is affordability. Chief among these is the cost of rent and housing. Solving this should be the number one concern of every elected official on the council. Revoking blanket rezoning would be a substantial step back and would kneecap Calgary's ability to build the housing it so sorely needs.



## Public Submission

CC 968 (R2026-03)

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First name [required] Chris

Last name [required] Spencer

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Hello, I live in a single detached house in Ward 7. Current in-fills in my neighbourhood are mostly million dollar duplexes which seem to do little for densification. I am in support of keeping to blanket rezoning, as I think this city needs more opportunities for multi-family housing units. This, however, cannot be the only solution. To accommodate densification, our city needs to build the appropriate infrastructure (water mains, of course, but also bike lanes and increased public transit). Thank you.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Gregory 2127

Last name [required] Ferguson

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

Blanket Repeal Response - 2127 B.pdf

ATTACHMENT\_02\_FILENAME

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

In addition to the attached, I wan to emphasize that we are currently witnessing a substantial increase in last-minute Development Permit submissions in North Glenmore Park. These applications alarming as developers are rushing proposals forward ahead of the Public Hearing deadline in hopes they will be grandfathered in under existing rules. This wholly undermines the integrity of the planning process and erodes public confidence. I therefore respectfully ask Council, in addition to repealing the blanket rezoning bylaw, to refrain from approving these Development Permits and to avoid introducing last-minute amendments that have not been transparently shared with, or meaningfully reviewed by, the public.

**From**  
**Part Owner**  
**2127 50 Ave SW**  
**Calgary, AB**  
**T2T 2W5**

March 13, 2026

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

Dear Mayor Farkas and Members of City Council,

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

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

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

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

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

should also be clearly directed that relaxations are intended for exceptional circumstances, not as routine tools to override reasonable and well-founded community concerns.

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

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

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

Sincerely,  
Greg Ferguson



**Public Submission**

CC 968 (R2026-03)

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First name [required]	George and Gertrude
Last name [required]	Harder
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 or translator services required
What meeting do you wish to comment on? (If you are provid-	Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

March 23 2026 Blanket rezoning.docx

ATTACHMENT\_02\_FILENAME

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

Dear Mayor Farkas and Members of Council,

I am writing in support of the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024 without any amendments. 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 multi-media communication and consultation with Calgarians. Most citizens are unaware of these proposed amendments and need the opportunity to review them and speak to them individually. This is necessary to ensure that this council is serving the interests of Calgarians and not the developers, as this was also the platform many council members were elected on.

The previous council and city administration did not have best interests of the city and its residents in mind when they passed the blanket rezoning, the only group that was served by the rezoning was the developers. Infill row homes do not have community involved owners but money hungry landlords, this was born out during the community meetings, when the landowner made it clear he was not interested in the community

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,

George and Gertrude Harder  
Varsity



## Public Submission

CC 968 (R2026-03)

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First name [required] David

Last name [required] Lathrop

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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0006-03-23

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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 for Housing - DML - 20260314.pdf

ATTACHMENT\_02\_FILENAME

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

I am IN FAVOUR of the repeal of blanket rezoning in our city.

2026 March 14

To: The City of Calgary, Members of Council  
From: David Lathrop  
RE: Repeal of Citywide Blanket Upzoning

I am **IN FAVOUR** of the repeal of blanket rezoning in our city.

I am sympathetic to the lack of affordable housing in Calgary, and indeed throughout Canada. However, the brute force and all-encompassing solution of blanket rezoning of the entire City is far too impactful. It allows for, nay, **encourages**, developments in neighbourhoods that will forever alter for the worse their character and liveability.

It does seem to me the recent and ongoing addition to our city's skyline of **dozens** of high-rise apartment buildings indicates there is sufficient capability to accommodate the perceived demand. Why must there be permission for "four units on a typical 50 ft lot, with the potential for each suite to have a secondary suite and a backyard suite", and further, "remove the need to provide a parking space on the property for the backyard suite"? Surely there are better ways.

I understand that the federal government is offering large amounts of funding for the development of affordable housing, and that this may be contingent on the rezoning plan as presented. Can there not be further negotiation for the federal funding without caving to the demand for blanket rezoning?

I have further concerns about the capacity of current infrastructure requirements to accommodate the increased density: water, sewer, electricity, natural gas, traffic. Who will be expected to pay?

There are also concerns regarding urban hydrology and trees. I am located near the Elbow River, and I am depending on open areas, including front and back yards of all houses upriver, to absorb major amounts of water in the event of major rain, as occurred in 2013. If more and more 50 ft lots are covered with buildings and parking areas, that water may be coming to a basement near me.

While I understand the administrative appeal of a "one size fits all" zoning scheme, I believe it behooves City Council to revise this amendment to the Land Use Designation, recognizing **ONLY** those areas where higher density is inappropriate.

David Lathrop



**Public Submission**

CC 968 (R2026-03)

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First name [required] Sarah

Last name [required] D'Alton

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of returning to pre-May 2024 zoning in Calgary. We need areas with low density housing to help act as wildlife corridors in the city. When developers are building multi-units on land that was designed for one house, they are building right up to the property lines, there are is little to no backyards left and block sunlight from neighbours. I don't think it has been contemplated how much habitat we are losing as a city by allowing unplanned urban density everywhere. Calgary has a rich history of preserving and incorporating green space. It is important that this continues to be top of mind as the city grows, so future generations can appreciate all this offers. Wildlife is intrinsically tied to Calgary's identity as a city and we are at risk of losing that through high density zoning everywhere. Thank you for taking the time to review my comment.



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CC 968 (R2026-03)

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First name [required] David

Last name [required] Baker

How do you wish to attend?

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



## Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

David Letter to Council March 2026 FINAL.pdf

ATTACHMENT\_02\_FILENAME

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

March 14, 2026

Mayor Farkas and Members of Council,

I'm writing as a citizen, residential property owner, former board member of the Montgomery Community Association of 20 years and Planning Director for most of that time. As a volunteer, I've worked on the development of City policy and use changes for By-laws, Parks, Transportation and regional development. Professionally I am self employed and a former partner of an Architecture firm. I have worked more than 30 years in Calgary as a designer of homes and commercial spaces.

On the matter of repealing blanket RCG designations I support a return to the previous land use designations and a re-think of alternate methods to encourage density. It's apparent now that both affordability and desirability are not what planners envisioned the RC-G Town and Row house designation to achieve. The negative effects on established neighbourhoods are real.

**Affordability** - More than a year in, it appears that blanket RC-G zoning is achieving nothing to address affordable housing. In our neighbourhood former single family homes have been purchased between \$600,000 and \$700,000, redeveloped as town or row houses with each unit listed in the mid-500 to high 600 thousand price range. These mortgages are not affordable for most people and certainly not a starter home price. The units we've seen so far are not luxurious. In fact, they're bare bones construction meeting the minimum requirements of planning and building code standards.

**Development costs** - In small-scale wood frame construction, the cost per square foot is not significantly reduced by increasing the area of developed space. Rather, Town and Row House structures have greater costs including architectural and engineering fees, site development fees (service upgrades, drywells, sidewalk upgrades, etc) and a more restrictive application of building and safety codes (firewalls, sound ratings, etc).

In Calgary there was already a shortage of skilled trades and capable builders before blanket zoning. As typically happens with supply and demand, trades in this sector are in higher demand and as a result, more costly to retain. Simply put, Town and Row House structures can't be built for less. Developers don't seem willing or able to reduce their profit leaving no way to bring costs into line with the realm of affordable housing.

**Desirability** - We see many of these units going unsold. One local development on the corner of Bowness Road and Home Road has had 5 units + suites on the market for over 14 months without one single unit being purchased despite several price drops and marketing packages. Other nearby town houses for sale or rent are 3 months on the market without sales.

The first handful of hundreds of units have come to market in Montgomery recently with very low acceptance by neighbours and purchasers. It's clear to me that this compact style of housing at this cost is not marketable.

**Neighbourhood context** - Neighbouring property owners are paying the real price of blanket RC-G zoning in terms of quality of life and enjoyment of their own property. In many older communities, neighbours are seniors who have bought and maintained their homes, lived their lives in one place and have invested in the city through taxes with an implied a level of certainty their properties would not be overwhelmed with large developments over the fence.

Overshadowing by tunnelling sunlight between taller buildings with larger footprints, loss of privacy and increased activity, make established homes feel breached. The minimum requirement for on site parking causes conflict on public streets especially when several Town Houses are built on the same block. Larger scale waste collection jams alleys with garbage bins making them less desirable places to be and adds traffic to narrow, icy alleyways.

**Local Infrastructure** - A less known negative impact on established neighbourhoods is internet service capacity. Internet is not a nice-to-have, it is a mainstay of modern life. In our community of Montgomery we have slower-than-normal service than elsewhere in Calgary due to system capacity. I've contacted my provider for a speed and reliability improvement and am told there is no additional band width available in our area without an upgrade to a regional fibre-optic system. Usership in parts of Montgomery is set to jump with the increase in population density, slowing the already sluggish system for everyone indefinitely.

To summarize I believe the RC-G blanket zoning erodes the value and personal enjoyment for adjacent homeowners, local infrastructure and does nothing to address affordable density.

Do I have a solution?

Sustainable urban living is a complex issue which the single blanket land-use policy did not successfully address. The one-size-fits all approach has demonstrated little positive effect with significant failings. I believe the City should show leadership by returning to the more considerate task of finding fair and sustainable solutions.

Encourage densification where it makes the most sense from the perspective of community integrity, movement (transit, vehicular and walkability) and infrastructure. Return to the principles of well-planned neighbourhood growth transitions where existing neighbours are valued.

Thank you for your consideration,

David Baker

2011 52<sup>nd</sup> Street NW



**Public Submission**

CC 968 (R2026-03)

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First name [required] Donna

Last name [required] Douglas

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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)

Hello, My property is in Lakeview, on what was a lovely cul-de-sac with mature trees and well-maintained homes. The blanket re-zoning has allowed a new home which is far too large for its lot to be built next door with no regard to the aesthetics of the neighbourhood. The integrity of my home is now compromised due to excavation that extended beyond the property line. Further intrusion on established communities must be stopped. I am asking Council to Repeal Blanket Upzoning, Reset to the previous zoning bylaw - NO AMENDMENTS and Restart local planning - aka redo the LAPs into smaller segments and ensure engagement is done collaboratively with residents. Thank you.





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CC 968 (R2026-03)

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First name [required] Stephen

Last name [required] Schroeder

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide zoning 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)

Calgary's Rezoning for Housing, approved in May 2024, produced the highest housing starts in the country. That outcome is not coincidental. Removing the requirement for a Land Use Redesignation before building a duplex or rowhouse reduced friction in the development process and the market responded. Repealing a policy with a measurable, positive track record requires a high burden of proof that the proposed amendments do not meet.

The housing shortage is a supply problem. Zoning restrictions that limit allowable density in high-demand areas constrain supply and sustain elevated prices. The proposed R-CG amendments compound this: reducing maximum density from 75 to 60 units per hectare, cutting lot coverage from 60% to 55%, and prohibiting rowhouses except at block ends each independently reduce the number of units that can be delivered. The cumulative effect is fewer homes at higher per-unit cost.

The previous approval process was also a poor use of public resources. Requiring Council to adjudicate individual Land Use Redesignations for modest infill projects consumes staff time and imposes costs and delays on applicants. Streamlined permitting produces faster, cheaper housing delivery, which is the stated goal of the City's own Housing Strategy.

Finally, mid-cycle regulatory reversals introduce uncertainty that discourages builder investment. Developers make multi-year capital decisions. Rolling back the framework they relied on increases risk premiums and reduces future supply.

Calgary has data showing the 2024 reforms worked. The case for reversal has not



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been made.



## Public Submission

CC 968 (R2026-03)

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First name [required] Patricia

Last name [required] McCunn-Miller

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

Patricia McCunn-Miller Submission in Support of Repeal of Blanket Rezoning MAR 14.docx

ATTACHMENT\_02\_FILENAME

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

I have attached my written submission in favour of the repeal of balnket rezoning

Patricia McCunn-Miller

1950 13 Street SW

March 14, 2026

Via Email / Submitted to the City Clerk

The City of Calgary

**Re: Public Hearing of March 23, 2026 – Support for Full Repeal of Blanket Upzoning Bylaw 21P2024**

Dear Mayor and Members of Council:

I am writing to urge Council to repeal Bylaw 21P2024 in full and to restore the land use framework that existed before the blanket upzoning bylaw.

In my view, full repeal is necessary because the blanket upzoning bylaw was flawed both in substance and in process. Calgary needs more housing and a range of housing forms. But those objectives do not justify a citywide rezoning approach that has created uncertainty, undermined public confidence, and imposed a one-size-fits-all framework on communities with very different histories, forms, and capacities.

The case for blanket upzoning has been repeatedly tied to housing affordability. That connection has always been overstated. Affordability is shaped by many factors beyond zoning, including land values, financing, construction costs, interest rates, infrastructure, and market conditions. Expanding theoretical development capacity across the city does not, by itself, guarantee housing that is affordable in practice. What blanket upzoning has produced is planning uncertainty, community disenfranchisement, and a loss of trust in the integrity of the process.

That loss of trust is, in my respectful view, one of the most serious consequences of the bylaw. The original hearing drew extraordinary public participation. Thousands of Calgarians invested time and effort in writing submissions, attending the hearing, and speaking to Council. Many did so because they believed they were participating in a process in which their views might genuinely influence the outcome. Instead, many were left with the clear impression that the decision had effectively already been made.

That perception cannot simply be brushed aside. Whether Council agrees with it or not, it has had real consequences. It has weakened confidence in Calgary's planning system and reinforced the belief that consultation is something to be managed rather than something capable of shaping the result. A planning system cannot function well on that basis. Residents do not need to prevail in every case, but they are entitled to believe that public participation is meaningful, that their concerns were genuinely weighed, and that Council remained open to persuasion on matters of this significance.

Blanket upzoning has also raised legitimate practical concerns in established communities, including infrastructure capacity. Parking is one important example. Reducing onsite parking requirements may reduce costs for the developer, but it does not reduce the real-world need for parking. Instead, it shifts that burden onto neighbourhood streets and existing residents. What is presented as a development efficiency is, in practice, a transfer of cost and impact from the project site to the public realm. The result is increased congestion, parking conflict, reduced accessibility, and growing strain on streets never designed to function as overflow parking for intensified redevelopment. That is not an incidental inconvenience. It is a predictable planning consequence.

For those reasons, partial amendment is not an adequate response. Partial amendments would leave the City operating under a framework that remains disputed in substance and uncertain in its application. They would preserve the core problem while attempting to soften its edges. They would also do little to address the deeper issue: the damage done to public confidence by the original process. If Council now acknowledges that the bylaw should not stand as enacted, the principled response is repeal, not revision around the margins.

I am also concerned that what is presented as repeal may in fact include additional amendments to the R-CG district. If Council wishes to consider broader changes to residential districts, those changes should proceed separately, through their own bylaw, public notice, and hearing process. Calgarians are entitled to clear notice of the actual decision before Council. A hearing framed as repeal should not be used to introduce other substantive zoning changes under the same umbrella.

The better path is straightforward. Repeal Bylaw 21P2024 in full. Restore the previous land use framework. Then undertake any future reforms through properly scoped local planning for two to three communities at a time, corridor planning, and community-informed consultation processes that allow growth to be considered in a targeted, intelligible, and context-sensitive way.

This is not a request to stop growth or refuse new housing. It is a request to restore discipline, fairness, and credibility to the planning process. Calgary needs more housing, but it also needs a planning system that residents can trust. Without that trust, every major planning decision becomes harder, more divisive, and less durable. In my respectful submission, full repeal is the necessary first step.

Thank you for your consideration.

Respectfully submitted,

**Patricia McCunn-Miller**



## Public Submission

CC 968 (R2026-03)

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First name [required] John

Last name [required] Rooney

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am against blanket rezoning. or upzoning as you refer to it. to be clear, because the way the City has framed this matter, I want the upzoning law to be repealed and for the city to go back to the old zoning/development approval process.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Kenneth

Last name [required]

Challoner

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 needed

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Calgarians need to live together in harmony. The previous blanket re-zoning change led to a disastrous situation where lack of framework and planning led to neighbours fighting with neighbours over competing priorities. Blanket rezoning lead to completely inappropriate proposals being accepted where the impact to existing communities was excessive and very impactful. For example, the HGO proposals for 8-plexes being shoehorned into a 60x100' corner lots. They were deceptively classified as 3 bedroom 4-plexes however each had a 2 bedroom secondary full suite. Those are 8 residences - not 4. They resulted in virtually no greenspace, a 5/1 ratio of bedrooms to garage space, no room for garbage, recycle, and organic disposal and no storage. The locations proposed would bring upward of 6x as many persons as what the lots are designed for, thereby putting very high load on aging infrastructure (gas, water, electricity, and sewer utilities). The resulting structures are 3 stories high completely blocking any light from adjacent properties. People need to know what to expect when they move into what could be their dream homes in these neighbourhoods. Blanket rezoning without rules IS not an acceptable way to design infrastructure and only leads to territorial in-fighting amongst neighbours. Please rescind the "blanket re-zoning".



## Public Submission

CC 968 (R2026-03)

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First name [required]

Giselle

Last name [required]

Haluszka

How do you wish to attend?

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

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

Council

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like the blanket upzoning to be completely repealed. I live in North Glenmore in an area that was previously R-C1. The citywide Rezoning for Housing that was approved in May 2024 has brought numerous problems to our neighbourhood. Entry-level homes were replaced with larger higher priced builds so upzoning did not solve the problem of lack of affordability. Upzoning increased land costs and property taxes. Our existing neighbourhood was not designed for high density with regard to infrastructure capacity. We have seen multiple water main issues and flooding on the same road while multiple homes were built due to underground water flows and also damage to water mains. One developer of high density row housing across from the Glenmore pool has undergone bankruptcy and it has been left unfinished for over a year. It's an eyesore and a mess and will likely need to be torn down if other developers don't buy it. Many tall and large new homes are shading gardens. I have a vegetable garden that makes up a large portion of my family's annual food intake. I do not want that to be shaded out due to large/tall developments that could occur next door. Repeal the blanket upzoning and reset to the previous zoning bylaw with no amendments.



## Public Submission

CC 968 (R2026-03)

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First name [required] Azhar

Last name [required] Teja

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)

Council needs to keep R-CG as the base land use district. I am a renter in my 20's who would love to one day own a home. Having a house with a basement suite that could act as a mortgage helper is an option I want to be readily available to me and I am concerned that this council will make that harder for me. We have a housing crisis and this bill if passed will make this crisis worse.



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First name [required] Janice

Last name [required] Kylo

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am strongly in favour of bringing back the low density residential zones that existed before the citywide Rezoning for Housing effective August 6, 2024. Prior to the zoning change of 2024, my single family home was zoned R-1 in my neighbourhood of other single family homes. I chose to buy a home in an area zoned R-1 ensuring there would only be single family homes and I did not agree to have the zoning changed in my neighbourhood.



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First name [required]

Troy

Last name [required]

Unland

How do you wish to attend?

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

Repeal blanket up zoning without amendments and restart local area planning

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

Council



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am asking Council to fully Repeal blanket up zoning after the 2026 hearing is complete. This was a key campaign issue, please follow through with your promises. The previous council went against what 70% of the speakers at the hearing and 88% of what submission asked, NO UPZONING WITHOUT AMENDMENTS.

Families are now forced to compete with speculator buyers and are at a clear disadvantage from a financing perspective. Older established communities are being destroyed and abused by speculative builders. Trees are being knocked down. Communities reshaped for the worse.

In order to restore trust with the voting public, I would suggest and request that you repeal this monumental error and reset to the previous zoning bylaw without amendments. In addition, I believe it is also wise to reopen the issue of local area planning.



## 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]

Mark

Last name [required]

Christensen

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)

We are strongly in support of repealing the blanket rezoning. Like most Calgarians we understand the need to build more homes - especially affordable options. The blanket rezoning does not help in this regard in any way. Unfettered density is simply density for density sakes. The city can't reverse engineer master planned communities in established neighborhoods nor matter how hard it tries. All you are left with is a mish mash of poorly built homes with no regard for the nature or spirit of the existing neighborhood. Then there is the lack of support for utilities, parking issues, overcrowding at schools, few grocery stores etc. Returning to the individual zoning allows for more input from the communities and individual home owners as opposed to giving developers free rein. We very much hope that council does the right thing - not to mention what lost of you ran on - and repeal this unnecessary bylaw.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Cheryl

Last name [required]

Gleave

How do you wish to attend?

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Repeal Blanket Upzoning

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

Repeal Blanket Upzoning - NO AMENDMENTS - Restart Local Area Plan

I would request that you vote in favour of the Notice of Motion to repeal blanket up zoning.

Let's start again, do what Calgarians are clearly asking for and restore the trust extinguished by the previous council.

Let's also restart the Local Area Plan. Redo the LAPs into smaller segments and ensure engagement is done collaboratively with residents.

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

Fact: 70% of the speakers and 88% of submissions opposed blanket up zoning at the 2024 hearing. You should comply with the facets of democracy, do what Calgarians have requested repeatedly.

Older, modest, less costly homes are being replaced with higher price redevelopments/ monstrosities. There is no affordability, it is profitability! Profitability for the city (taxes) and the builders. Meanwhile citizens feel abused. Yes abused.

I worked hard to buy in a RC-1 community. Resort my faith, I would like my RC-1 designation back!

I AM ASKING YOU TO REPEAL/REVERSE THIS ZONING BYLAW WITH NO



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AMENDMENTS.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Robert**

Last name [required] **Ross**

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 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

For 33 years I have maintained and enjoyed my lawn, garden, trees and humming-birds. The Calgary population of magpies, crows and ravens ("corvids") has exploded over the last 25 years. Corvids have either fed on the eggs and fledglings of most other bird species or they have harassed and pushed out other bird species like Coopers Hawk and Great Horned Owls. Corvid activity has resulted in either the complete local disappearance of most other bird species or a 95% decline in their population. Examples of decline are Robins and thrushes, all migratory songbirds, all predatory birds, shoreline birds, unique sparrow like birds, flycatchers, mimics and the list goes on and on. In order to help other bird species survive I have installed bird houses on my "green" property (last year Boreal Chickadees raised a family but unfortunately the beautiful song of House Wren disappeared). Nature Canada now estimates we have lost 25% of our bird populations. Please allow citizens with and near green spaces to save our "gift" of biodiversity which is in critical decline. Green spaces and nature are important for mental health. We all know that vegetation absorbs green house gas, releases oxygen and reduces summer temperatures in a warming climate. In history when the Italian City of Venice increased building density and height they named these areas "ghetto".



## Public Submission

CC 968 (R2026-03)

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First name [required] Melodie

Last name [required] Sigaud

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Repeal blanket upzoning MSigaud.pdf

ATTACHMENT\_02\_FILENAME

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

**Subject: Request to Repeal Blanket Up-Zoning Bylaw**

Dear Members of City Council,

My name is **Melodie Sigaud**, and I have lived in Calgary since late 1988. I currently live in an older home in **Upper Mount Royal**.

I am writing to respectfully request that Council **fully repeal the blanket up-zoning bylaw**, reinstate the **Land Use Bylaw as it existed immediately prior to blanket up-zoning**, and restart the planning and densification process by re-engaging with Calgarians through an **expedited, transparent, and inclusive Local Area Plan and corridor planning process**.

The issue that matters most to me is that **density does not automatically equal affordability**. Blanket up-zoning can drive expensive redevelopment and speculation. Builders are increasingly targeting certain neighbourhoods not to build affordable housing, but to construct multiple units at price points significantly higher than the original homes, which can displace renters and families from inner-city communities. Older, more modest homes are often replaced by several smaller units that are substantially more expensive. These units are frequently marketed as luxury single-family or condominium units, with little consideration given to affordability, wheelchair accessibility, or family-oriented housing needs. Other jurisdictions, and even the **Calgary Real Estate Board (CREB)**, have noted that zoning changes alone do not guarantee housing affordability (CREB, 2024).

Furthermore, individuals and families often make real estate decisions based on the character and atmosphere of a neighbourhood. Many residents pay a premium to live in communities that provide the environment best suited to their needs. My family, for example, paid a premium for our older home because of its unique character and the protections provided through restrictive covenants that maintain green space and separation between homes.

Calgary's communities differ significantly in **lot size, infrastructure capacity, transit access, and design character**. Context-sensitive planning therefore requires careful local analysis and meaningful community involvement. Market-driven development tends to concentrate redevelopment pressure in inner-city neighbourhoods, which can create uneven impacts across wards. It also risks overlooking a more intentional **transit-corridor approach to densification**, instead leading to repeated cycles of multi-year demolition and luxury redevelopment in established residential communities.

For these reasons, I respectfully ask City Council to **fully repeal the blanket up-zoning bylaw and restart the planning process with meaningful public engagement**.

Sincerely,  
**Melodie Sigaud**

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Ray

Last name [required]

Mireault

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

March 23, 2026 Hearing photo.pdf

ATTACHMENT\_02\_FILENAME

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

To Mayor Farkas and Calgary City Councillors,

RE: Repeal of Blanket Upzoning Bylaw

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

Since 2024 blanket upzoning has proven it creates severe overdevelopment of residential land parcels within existing neighborhoods whose infrastructure (water, sewer, electrical, roads, schools) wasn't designed for such a drastic increase in density. Blanket upzoning has no requirement for affordable housing units and forces families to compete against commercial buyers for existing housing stock, thereby increasing land costs. There are better ways to address the City's housing needs than by replacing entry level homes with higher-priced units that destroy the character and functionality of existing Calgary neighbourhoods (see photo).

Going forward, I respectfully request that City Council and Civic Administration work together with Calgary communities to develop mutually agreed Local Area Plans for each community, ensuring that these plans address key community priorities such as housing, transportation, and green spaces, in accordance with the principles in the Calgary Municipal Development Plan ("MDP").

Sincerely,  
Ray Mireault



**Public Submission**

CC 968 (R2026-03)

---



Tuxedo Park



**Public Submission**

CC 968 (R2026-03)

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First name [required]                      John

Last name [required]                      Matyas

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)

Of all the things \_not\_ considered in the Rezoning motion is that the water: Will. Run. Dry. with our without a new feeder line. Council should read their own excellent (staff) report on drought to remind themselves that water will become the limiting factor for all growth and will govern the quality-of-life of residents forever.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Gordon**

Last name [required] **Uhlich**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of the proposed changes to densify urban Calgary.  
I am opposed to any council action that would see Calgary's future development spread out further onto neighbouring agricultural and pasture land.  
The tax burden implications of NOT voting FoR the rezoning will come back to bite you all hard politically. As a loyal taxpayer, overtime we can all see clearly which of you speaks out of both sides of your mouths, this rezoning is fundamental to the better growth and development of our city. Not doing it now will just set Calgarians up for higher living costs, and no needed redevelopment and improvement work.  
So please, Don't be a primitive city council living in the past!  
Lead us into the future!



## Public Submission

CC 968 (R2026-03)

### Collection Notice:

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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] Helen

Last name [required] Chang

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

Chang Submission - Mar 13 2026.pdf

ATTACHMENT\_02\_FILENAME

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

For submission to Calgary City Council  
Public hearing on March 23, 2026

March 13, 2026

Submitted online at [Calgary.ca/PublicSubmission](https://calgary.ca/PublicSubmission) (deadline: March 16 at noon)

**Re: March 23 Public Hearing – Proposed Citywide Rezoning Change**

**To the Members of Calgary City Council,**

I/we are writing to express our strong support for reversing the *Rezoning for Housing* bylaw and restoring the original low-density residential zoning that communities across Calgary were built and planned around.

Since the bylaw increasing housing density came into effect on August 6, 2024, we have observed several concerning changes within our neighbourhood, including increased parking violations, heavier traffic, declining property values, and a rise in petty crime such as vehicle prowling and attempted break-ins. These issues have resulted in increased police presence and growing unease among residents. The changes have also placed additional costs and service pressures on the City of Calgary.

Our community was designed and marketed as a low-density residential neighbourhood. The current zoning framework undermines those expectations and alters the character and livability of established communities.

For these reasons, we respectfully ask Council to:

- Reverse the citywide rezoning bylaw and reinstate the original low-density residential zones.
- Rescind rezoning approvals granted to property owners after August 6, 2024.
- Prohibit secondary and backyard suites in residential homes zoned **R-CG, R-G, and H-GO**, as these significantly increase population density through both long-term and short-term rentals.
- Place a temporary pause on approvals for development permits, building permits, and subdivision applications under **R-CG, R-G, and H-GO** zoning until revised bylaws come into effect on August 4, 2026.

Thank you for your attention to this matter and for considering the concerns of residents who wish to preserve the character, safety, and livability of their communities.

Sincerely,

[Redacted Signature]

NAME	ADDRESS	EMAIL
BRAD SMITH HELEN CHANG	251 LEGACY MOUNT SE CALGARY, AB	[Redacted]