



Public Submission

CC 968 (R2026-03)

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First name [required] Patrick

Last name [required] Ryan

How do you wish to attend?

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm a citizen of ward 6, I own a single family home in Glenbrook, and and have been living in Calgary all my life. I'm calling on you to save Calgary's housing strategy by maintaining the zoning rules where R-CG is the base zoning across the city. I spoke at council in strong support of this strategy during the marathon series of sessions. As you know, council heard from hundreds of citizens and subsequently voted in favor. We don't need to reopen this book. I believe the strategy is working and enables the flexibility our city needs to grow sustainably. More homes in desirable areas helps moderate prices, reduces competition for scarce housing, and improves overall affordability across the market. I believe that repealing this policy would reverse very positive progress and would be a costly mistake that we will bear for years to come. I urge you to protect Calgary's housing strategy by rejecting efforts to impose restrictive zoning across the city. Maintaining R-CG as the base zoning supports opportunity, affordability, and fiscal responsibility. It's part of securing a sustainable future for our city.



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First name [required] Kathleen

Last name [required] Rogers

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Proposed Citywide rezoning change

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

In favour

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This was a major platform issue in the civic election, with campaign promises to full repeal the bylaw. All councillors who ran on that platform have an obligation to see the reversal through. My original fears and concerns about the blanket zoning have come to pass- it has made an angry and anxious and divided city. Wealthy neighbourhoods have gone the restrictive covenant route, causing a great divide amongst neighbourhoods. Young first time buyers are left anxious as to where they should buy- the uncertainty of having a multiplex next door on a quiet street is disheartening when they have been saving and planning for that stage of life..And there is real anger at the city for spending millions on a sham engagement process last year that was predetermined. Within hours of the bylaw passing, I received an obviously prewritten form letter informing me (as a potential developer) how to facilitate my development. Nothing about affected homeowners rights and any recourse if any. Change can and should and will happen, but through planning and evolution, not ideology. It has been open season for the developers, and we will sadly see the results of this rushed process and poor workmanship within our lifetime.



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First name [required] TERRY

Last name [required] WAGLER

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I prefer that our zoning be much more aligned with the zoning provisions/bylaws that were in place when we bought our home (prior to the blanket re-zoning). If we had wanted to live in an area with high density and parking issues, and a significantly higher percentage of rental properties we would have purchased a home in an area that had that type of zoning in the first place.

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First name [required] Warren

Last name [required] Krushel

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

In favour

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ATTACHMENT_02_FILENAME

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In the summer of 2025, I along with 11 neighbours / co-appellants filed an appeal at the SDAB on the previous H-GO approval, however a few days prior to the first scheduled hearing, the applicant withdrew. We thought we might have won! However, they reapplied, and after 3 drawing amendments ... it has been approved again. And now apparently it is "grandfathered" and will proceed in spite of the current repeal process.

Further, I would draw your immediate attention to the west side of Elbow, where 9747 & 9751 were demolished 2 weeks ago. The DMAP shows approvals to build an H-GO on each lot. Just adjacent to the south, lots 9755 & 9803 have been conjoined to build an 18 unit doubled up H-GO.? So 38 dwellings where there used to be 4, mid block, no parking on Elbow, and each unit can have 1/2 a car and 1/2 a bicycle!

This is not planning, but cramming for \$\$\$! And the reality is that the rental market is already approaching overbuilt! We don't need this.



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First name [required] Anita

Last name [required] Jenkins

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First name [required] Simonetta

Last name [required] Acteson

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ATTACHMENT_01_FILENAME

March 23 Public Hearing Submittal.pdf

ATTACHMENT_02_FILENAME

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I also wish to speak at Public Hearing but this submittal form only allows me to either submit a letter OR speak. I will fill out a second form with a request to speak.

March 15, 2026

Mayor Farkas and Calgary Council,

RE: Proposed Repeal of Rezoning for Housing Bylaw

My name is Simonetta Acteson, I reside in Crescent Heights in Ward 7 and am firmly in favour of repealing Blanket Rezoning. I objected to Blanket Rezoning two years ago and after witnessing its implementation I am even more in opposition. **Please Repeal Blanket Rezoning.**

I am an urban planner, a homeowner, a taxpayer, and a mother of two young men who hope to purchase homes. I can support thoughtful and planned densification of the established areas of Calgary, but blanket upzoning has abdicated from planning and allowed market forces and developers the power to decide what will go where without recourse for homeowners and communities.

My Ward Councillor does not support a repeal. I disagree with his stated reasons, and trust that his viewpoints as shared will be open to persuasion by this Public Hearing as is required. A repeal will not be worse for Ward 7. We need the redevelopment pace to be paused, we need to rethink not just where these forms make sense, but also the rules associated with these forms.

My primary reasons to support a repeal are:

1. Proposed changes to RCG: Any changes to the R-CG forms or rules **must include proper engagement with citizens and stakeholder groups.** On the floor council amendments to these rules should be stricken from this Public Hearing. Repeal must come before changes to R-CG. Trust in city processes is low and ill-considered modifications (however intentioned) without meaningful engagement should be avoided if this Council hopes to win back the trust of their residents. Furthermore, most residents will not be properly informed of the proposed changes. They were not included in detail in the letter to homeowners and require detailed analysis and research to fully understand.

2. Affordability: There has been no indication that blanket rezoning has improved affordability. What it has achieved is to further intensify competition between developers and home buyers trying to purchase an older home in a desired established neighbourhood. Older homes in my community and surrounding communities are infinitely more affordable than any newly built townhome or rowhouse in our general area, but they are rapidly disappearing. Those relatively affordable homes, when up for sale, residents are competing with the deeper pockets of developers. Recently a townhome completed near us was listed for \$925,000 per unit, hardly affordable (Figure 1). A significant portion of these units built in this form are for rent, some for short term rentals.

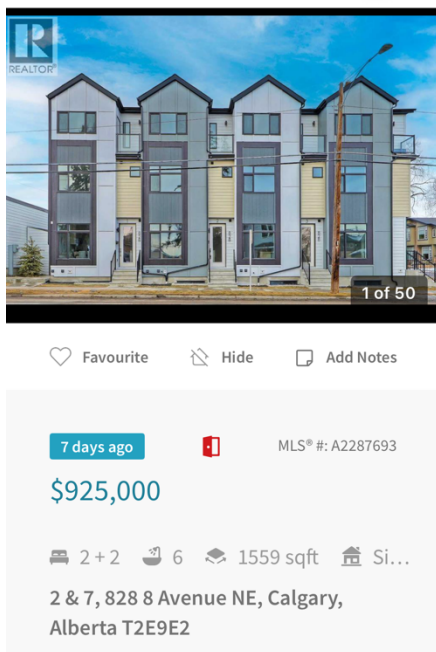


Figure 1

(Source: Realtor.ca)

3. Environment: By adopting Rezoning the city has ensured that on a lot-by-lot basis, the urban forest will continue to decline. 70% of our urban forest is contained in private property (Connect: Calgary's Park Plan, May 2025). Much of that exists in established areas, yet this is where redevelopment is focused. With every redeveloped lot we lose trees, trees that are years old, trees whose environmental impact cannot be replaced for decades. Along with this is the loss of bushes, permeable land, and biodiversity that is essential to the health and resilience of the urban environment and our own personal well-being. The city assured us that the new landscaping

requirements for townhouses/rowhouses offered quality over quantity. This is patently false as there is no guarantee that plantings will survive the shadowed and cramped areas available, and no city system tracks or enforces this. The carbon sequestration and multiple other benefits of a mature tree can't be replaced by a few bushes and small trees which may or may not survive.

With every home that is removed there are significant environmental impacts. First it is the demolition and removal to landfill, then the clear cutting of the lot. Then comes the construction, maximizing lot coverage so that replacement vegetation or permeable land is severely reduced. Construction itself uses huge amounts of energy, equally the materials used and their production, and the end products we see are not built to last as were buildings built in years gone by.

4. Increasing Density: Yes, we can continue to create more homes, but the city can achieve this through the already permitted secondary and backyard suites incentives that easily double unit counts. Contextual, considered locations for townhome and rowhouse development should still be a factor in increasing density, but neither the Local Area Plans nor a blanket approach have provided parameters that make sense in a community-by-community basis.

In addition to owning our home, we own a simple rental property that offers affordability and proximity to essential services, recreation opportunities, and accessibility to downtown and other employment centres. It has sat vacant for 5 months. Apartments and homes for rent as of today on Rentfaster number approximately 8000 (Figure 2). This is only one platform. Using census data sources from 2021 Calgary Profile, the average household size is 2.6. This means the number of people who could be housed today is approximately 20,800. Conversions, new builds and approved developments would further expand that number (unconfirmed sources cite over 26,000 units - space for another 67,600 people). Is this really a "housing crisis"?

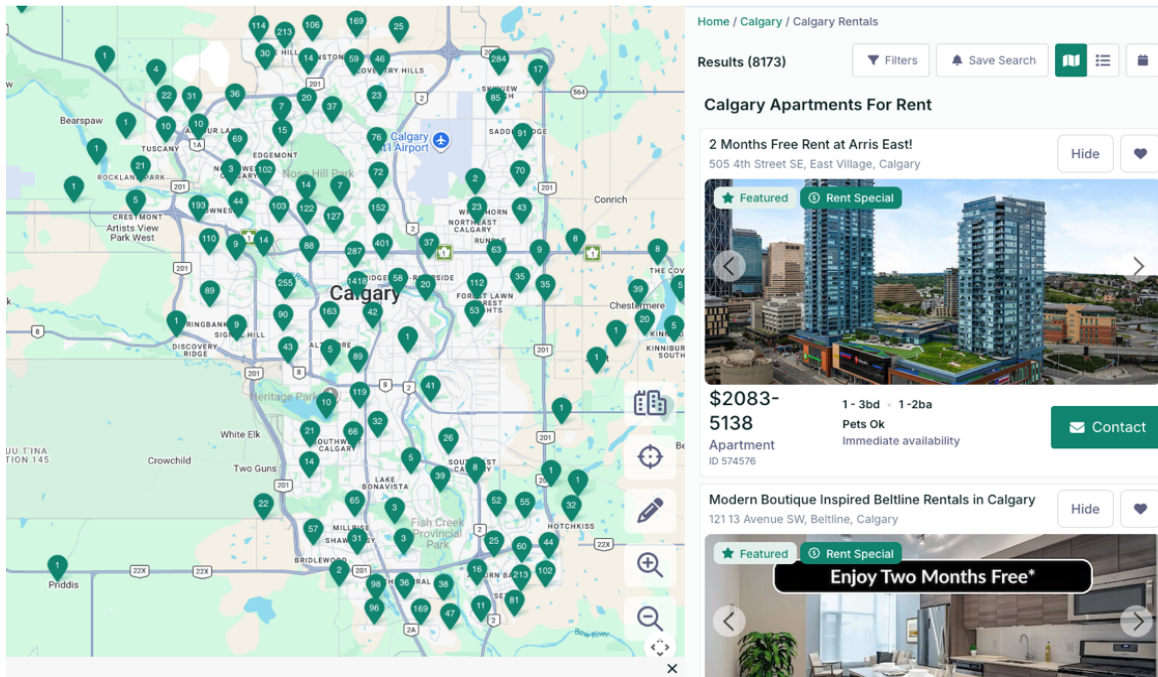
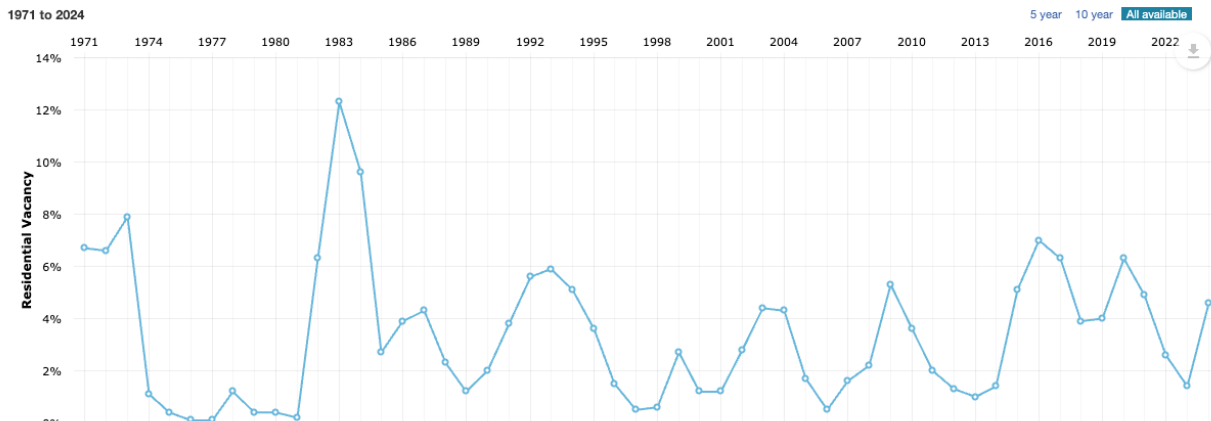


Figure 2 Source: Rentfaster March 14, 2026

The cycle of residential vacancies in Calgary has been a constant wave as illustrated in Figure 3. Troughs of vacancies occurred with steady regularity in the past (1974-1981/2 being the longest) and yet the market responded, vacancies returned, all without implementing blanket rezoning.



Calgary Residential Vacancy Graph 1971-2024

Source: Alberta Government Residential Vacancy by Municipality

Figure 3

We do need to consider anticipated population growth, but a blanket approach is the wrong approach. We have a need for truly non-market housing to accommodate those who need it, we need to consider built forms that cater to an ageing population (and a 3 storey skinny house does not meet that!). An increasing percentage of seniors need reasonable alternatives that cater to mobility and lifestyle (2021 census data: 14% of Calgary was over 65). The RCG model needs to be reconsidered and placed strategically to address at least some of that anticipated sector of future growth.

5. Abdicating Planning: I have planned new communities. We delineate housing forms and group them in areas. Multifamily housing is not mixed haphazardly next to single family or even semi-detached housing. Pockets of different housing forms are carefully planned around services, transportation, and recreation opportunities. But haphazard placement of what is essentially multifamily housing amongst lower density forms is exactly what the city has allowed under rezoning. Many of us living in the established areas already live in communities that contain liberal amounts of alternative housing forms and have densities that far exceed the goals of the MDP. Ask any community where and how they can assimilate more density, and they can likely tell you where it would make the most sense.

6. No Voice: Development Permits whether discretionary or permitted allow citizens to voice comments, but the caveat is you must be constantly vigil to see when one is proposed around you. Moreover, there is no requirement for the reviewing file manager to take your comments and insist that a developer respond to them. Planners have the power to grant relaxations and even the basic rules of a district can be modified based on their discretion. As a member of our community association planning committee, I repeatedly see submitted plans that push the boundaries of a land use, especially the heritage guidelines and landscaping requirements, with few to no alterations being made before approval. Policies in our Local Area Plan are routinely ignored despite them being written as "should" (vs "may" or "could"). Few people are willing to take on the process of appealing a decision by administration, and outcomes are uncertain. No one at the city is fighting for residents, only facilitating redevelopment.

7. **Value:** To potentially reduce the value and enjoyment of what homeowners have strived to accomplish in purchasing a home in a particular community is simply wrong. That the city has previously assured us having an R-CG locate next to a single-family home does not affect value is not provable or evident. Land value may increase because of redevelopment potential (increasing costs), while home value decreases. Moreover, value is not just measured in dollars, but in how you use and enjoy your home.

REPEAL BLANKET REZONING. Find alternate, made in Calgary, solutions that are respectful of existing communities and homeowners, while preparing the city for its bright future.

Sincerely,
Simonetta Acteson



Public Submission

CC 968 (R2026-03)

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First name [required] Nadia

Last name [required] Perna

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 believe in vibrant communities. Blanket rezoning allows for increased vibrancy and life in communities across the city, especially communities that are losing young populations. I want my friends, family, and neighbours to be able to afford to live in transit accessible neighbourhoods. I want to slow the cities sprawl to protect infrastructure, save money, and further the development of inner city transit. There are so many reasons why city wide rezoning works. But I don't need to remind you of all of them. Instead I implore to you imagine the vision for the city's future that I have: one that is vibrant, interconnected, affordable, and diverse. I want to be able to live in the communities I love and share those spaces with people of every background and income level. I want to be able to walk to the corner of the street and pick up groceries, in a local store, one that doesn't die from a lack of foot traffic and transit access. I want to be able to afford to live near a c-train station, and a connected walking network. On a tree lined street. And I want every single Calgarian to be able to afford those dignities as well. A vote against city wide rezoning is a way of taking that future away from all of us.



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First name [required] Brian

Last name [required] Rogers

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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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First name [required]

Anna

Last name [required]

Strasser

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

March 2026 Calgary Zoning SUBMITTED.pdf

ATTACHMENT_02_FILENAME

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

Please see attached comments

Dear Mayor and Members of Calgary City Council,

Thank you for the opportunity to provide feedback regarding the proposal to repeal the city-wide blanket R-CG rezoning.

I support repealing the blanket R-CG rezoning. While Calgary needs more housing and a broader range of housing options, blanket rezoning is not the right approach to achieve those goals. Repealing it would allow the City to pursue a more thoughtful, evidence-based housing strategy that balances growth, affordability, infrastructure capacity, environmental sustainability, and the needs of existing communities.

Support for Housing and Densification

Calgary is a growing city and must continue to expand housing supply. I support:

- Thoughtful densification
- A variety of housing types
- Increased affordable and non-market housing
- Transit-oriented development
- Purpose-built rental housing
- Gentle density options such as secondary suites

However, increasing housing supply should occur through **coordinated planning**, not through a one-size-fits-all zoning change applied across the entire city.

A planful, balanced, and phased approach to housing growth is required. Blanket rezoning is not a comprehensive plan — it effectively allows redevelopment to occur wherever developers and builders dictate, rather than where planning, infrastructure capacity, and community design suggest it should occur.

Blanket Rezoning Is a One-Size-Fits-All Policy

Calgary is a diverse city with neighbourhoods that differ significantly in design, infrastructure capacity, and planning history. Blanket rezoning applies the same zoning change across fundamentally different communities without sufficient site-specific analysis.

By rezoning R-C1 / R-C2 lots to R-CG, many key planning decisions are effectively shifted away from the City and toward developers. Developers and builders understandably respond to market incentives and profits, but they are not responsible for balancing broader community needs, infrastructure limitations, or long-term city planning objectives.

This approach limits meaningful evaluation of important considerations such as:

- emergency access and road design capacity
- traffic flow and on-street parking impacts

- utility, sewer, and drainage capacity
- tree canopy preservation and environmental impacts
- neighbourhood safety and infrastructure strain

These are important infrastructure and safety considerations.

Repealing blanket rezoning would restore the City's ability to **guide development strategically** and ensure growth occurs where it can deliver the greatest benefit for Calgary.

Developers and Builders Benefit While Communities Carry the Impact

Under blanket R-CG zoning, developers and builders are the primary beneficiaries. They gain increased land value and development flexibility, while communities and existing residents often bear the negative impacts and unintended consequences of redevelopment.

Developers are not responsible for planning the long-term development of Calgary — that responsibility belongs to the City and its residents. Allowing development patterns to be dictated primarily by developer opportunity creates risks of undermining decades of thoughtful city planning.

At present, developers are often able to redevelop properties without meaningfully contributing to the surrounding community. New multi-unit developments can place significant strain on existing infrastructure and neighbourhood services without proportional investment in improvements.

When new communities are built, developers are typically required to contribute to infrastructure, parks, and community amenities. Similar expectations should be considered when redevelopment occurs in established neighbourhoods.

Growth should benefit the entire city, not just those who profit from redevelopment.

Affordability Concerns

Blanket rezoning has not clearly demonstrated that it meaningfully improves housing affordability. The new developments in my community and surrounding area have resulted in more expensive housing.

Without affordability requirements attached to redevelopment, upzoning can increase land values and encourage speculation. When land values rise rapidly due to rezoning, redevelopment becomes more expensive and new housing must incorporate higher land, labour, and construction costs.

This can result in the demolition of older, more affordable homes and their replacement with more expensive housing units. In effect, blanket rezoning risks creating an **inherently inflationary housing model**.

Calgary's housing challenges are influenced by many factors, and zoning changes alone cannot solve these complex issues.

It is also important to recognize that **“more housing” and “more affordable housing” are not the same policy outcome**. Without targeted affordability policies, the market may primarily deliver higher-priced housing rather than homes that are attainable for many Calgary families.

Policies focused directly on affordability would likely be more effective, including:

- partnerships with non-profits and housing providers
- purpose-built rental housing
- co-operative housing
- incentives for non-market affordable housing
- mechanisms that maintain long-term affordability

Repealing blanket rezoning provides an opportunity to refocus housing policy on solutions that directly address affordability.

Infrastructure Capacity and Safety

Higher density development requires careful coordination with infrastructure capacity.

Many Calgarians are concerned about whether existing infrastructure can support widespread densification across established neighbourhoods. These concerns extend beyond roads and traffic to include the full range of public infrastructure and services required to support growing populations.

Recent water main breaks in Calgary highlight the vulnerability of aging infrastructure and demonstrate the importance of thoroughly assessing infrastructure capacity before increasing density across the city. During periods of extreme temperatures in both summer and winter, Albertans have also been asked to reduce electricity use because the power grid was approaching its demand limits.

Infrastructure considerations should include:

- water supply and distribution systems
- sewer and stormwater capacity
- electricity and gas infrastructure
- road capacity and traffic congestion
- on-street parking availability
- waste and recycling services

Community services must also be considered. Higher population densities require adequate access to:

- hospitals and healthcare services
- schools
- policing and emergency response
- community facilities and recreation space

Without proper planning, additional density can place significant pressure on these systems.

Safety is an important consideration. Higher density housing in neighbourhoods designed for lower density can increase risks related to:

- traffic congestion and pedestrian safety
- emergency vehicle access on narrow streets
- reduced building separation and potential fire spread between homes

Development standards should ensure adequate setbacks, emergency access, and fire safety protections to maintain safe neighbourhood environments.

Environmental Sustainability and Green Space

Redevelopment can significantly impact environmental sustainability through:

- removal of mature trees and loss of urban tree canopy
- reduced permeable ground leading to greater runoff and flooding risk
- urban heat island effects
- disruption of local wildlife habitats

Green space and urban trees are essential for environmental health, neighbourhood livability, and climate resilience.

Densification policies should therefore include strong protections for tree canopy, green space, and permeable landscaping.

Community Engagement and Public Trust

Planning decisions that affect neighbourhoods for decades should involve meaningful community engagement.

Many residents feel that blanket rezoning limited their ability to provide input on decisions that significantly affect their communities. When policies with significant impacts proceed despite widespread concern, it risks eroding trust between residents and municipal government.

Meaningful consultation should involve:

- early engagement with communities
- transparent sharing of planning data and assumptions
- opportunities for residents to provide input on redevelopment in their neighbourhoods

Repealing blanket rezoning presents an opportunity to restore meaningful public engagement and rebuild trust between Calgarians and City Council.

A Better Path Forward

Repealing blanket rezoning does not mean abandoning housing goals. Instead, it allows Calgary to pursue a more strategic and effective approach to growth.

Potential alternatives include:

- targeted densification along transit corridors and major roads
- mixed-use development along commercial streets (ie residential on top of commercial uses, etc)
- redevelopment of underused public land
- expanded affordable housing partnerships with non-profits and co-operatives
- incentives for secondary suites
- purpose-built rental housing initiatives
- phased densification aligned with infrastructure capacity

High-density housing along major corridors and transit routes can deliver far more housing units while minimizing disruption to established neighbourhoods.

Closing

Calgary needs housing solutions that are thoughtful, sustainable, and aligned with long-term planning goals.

Repealing the blanket R-CG rezoning and restoring the previous zoning would allow the City to move forward with a coordinated strategy that supports housing growth while addressing infrastructure capacity, affordability, environmental sustainability, and community stability. Please listen to the majority of Calgarians who have expressed concern about blanket rezoning, as reflected in feedback from the previous public hearing and in the recent turnover on City Council in the last election.

This decision will shape Calgary's future for decades. Taking a more deliberate and strategic approach to housing will help ensure Calgary remains a vibrant, livable city for both current and future residents.

Thank you for taking the time to consider these comments.

Anna S.



Public Submission

CC 968 (R2026-03)

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First name [required] Diane

Last name [required] Tymko

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Reverse blanket re-zoning March 2026.docx

ATTACHMENT_02_FILENAME

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

Please bring back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024. Specifically, we request that our area be returned to R-C1 (from R-CG).

We were opposed to the blanket up-zoning proposal in 2024 and want the current rezoning to be approved for the following reasons:

We have invested substantial money buying, maintaining and upgrading our home and lot in Westgate. The potential to have a large multi-unit complex built beside and around us would severely limit sunlight, cause issues with privacy, parking, noise and potential infrastructure issues.

Our single family/detached dwelling neighborhood is wonderful and should be preserved, not destroyed. The current city-wide rezoning is disrespectful to families like ours who have worked our entire lives to enjoy our homes, yards and gardens and treasure the quietness and feel of our neighborhood. The city should offer areas for residents who want to live in quieter, less dense neighborhoods, as well as areas for those residents who enjoy the busier, bustling neighborhoods. Our current blanket zoning is not balanced in its approach.



Public Submission

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We have invested substantial money buying, maintaining and upgrading our home and lot in Westgate. The potential to have a large multi-unit complex built beside and around us would severely limit sunlight, cause issues with privacy, parking, noise and potential infrastructure issues.

Our single family/detached dwelling neighborhood is wonderful and should be preserved, not destroyed. The current city-wide rezoning is disrespectful to families like ours who have worked our entire lives to enjoy our homes, yards and gardens and treasure the quietness and feel of our neighborhood. Yes, purchasing and maintaining a home in our neighborhood may not be monetarily possible for a number of Calgarians, just like purchasing a mansion in Mount Royal is not possible for us. This fact should not dictate a blanket rezoning approach.

When we started out as a young couple we did not own a home in our neighborhood – we rented in a high density area. Our previous mayor stated *“If you are wanting to ensure that your community is vibrant then you need younger families and young professionals to be there.”* *“They need to have the type of accommodation that suits their needs while they’re just starting out.”* Today’s young couples should not feel entitled to living in our neighborhood without having the means to do so. As a neighborhood we should not be building high density units amongst our homes simply to allow young families to “afford” to live here. Why are we not able to work hard, save and buy a home in a quiet, less densely developed neighborhood? The city should offer areas for residents who want to live in quieter, less dense neighborhoods, as well as areas for those residents who enjoy the busier, bustling neighborhoods. Our current blanket zoning is not balanced in its approach.

A number of years and millions of dollars were spent on the Westbrook Communities Local Area Planning project which was approved in April 2023. This plan was comprehensive and considered many factors. The Westbrook LAP for example, stipulated that *“new development, major renovation and retrofit projects should be designed to limit the amount of impervious surfaces, retain and enhance greenspaces, and exceed minimum landscaping requirements for trees and soft surface areas to limit impacts of extreme heat events and stormwater flooding.”* Our lot for example, has 6 mature trees, gardens and plenty of green grass which would all be gone if an R-CG property was built here. Is effective carbon capture from trees, grass and gardens no longer wanted by the city? This LAP became null and void since the blanket rezoning was approved.

The blanket rezoning was not a plan – it was an irresponsible move to supposedly solve a housing shortage and housing affordability that had been years in the making and was being

fast tracked by pressure to meet the demands of the Housing Accelerator Fund, which was also not a plan. The blanket rezoning treats housing as a numbers only approach with no sense of community planning. It is time to reverse the citywide rezoning.

We recognise that more affordable housing is needed, but blanket rezoning did not achieve that. Developers typically don't build affordable, low-cost housing unless subsidized by the city and blanket rezoning has not solved the problem of affordability.

The fact that actual, strategic plans such as the Westbrook LAP would no longer apply to our neighborhood was unacceptable and extremely irresponsible of our city and previous council. There were specific areas of focus for growth and the blanket rezoning proposal completely ignored that. We welcome the fact that our current Calgary City Council is considering reversing the blanket re-zoning bylaw and sincerely hope it moves forward.

We had a vision of retiring in our quiet neighborhood, gardening in our back yard and having the pleasure of knowing many of our long term neighbours. With plans for higher density and multi-story housing, that vision has become less and less a reality. We have earned this vision thru a substantial monetary investment in our property and paid city taxes over the past 28 years. Blanket rezoning is an insult to the neighborhood we have helped create. Please reverse the zoning and bring back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning in 2024.

Most sincerely,

Diane and Dean Tymko
75 Winchester Cr. SW
Calgary, AB T3C 2V2





Public Submission

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First name [required] Ashley

Last name [required] Arcuri

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

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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)

I love my community as is and I would not want the feel and space around me to be limited. There is limited street parking on my street as is, I pay alot of money for my home and I don't want to fight for parking outside my own house.



Public Submission

CC 968 (R2026-03)

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First name [required] **Mandy**

Last name [required] **Hampton**

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 Members of Council,

I am writing to express concern about the citywide blanket upzoning policy recently adopted in Calgary.

Rather than improving affordability, this policy risks pushing regular families and young adults out of the housing market by forcing them to compete with commercial developers and investors purchasing redevelopment lots.

Current economic indicators also suggest housing demand pressures may already be easing. Reduced immigration and recent reporting from CERB indicate housing prices and rents are beginning to decline.

Additionally, many established neighbourhoods were never designed for large density increases. Parking, water, sewer, electrical capacity, roads, and school infrastructure doesn't support rapid intensification.

A one-size-fits-all zoning policy ignores the unique context of individual communities.

I respectfully ask Council to Repeal the blanket upzoning, Reset zoning to the previous bylaw, and Restart local planning to designate appropriate areas for density.



Public Submission

CC 968 (R2026-03)

Sincerely,
Mandy Hampton
Lifelong Calgary Resident
Ward 6



Public Submission

CC 968 (R2026-03)

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First name [required] **Jeffrey**

Last name [required] **Donald**

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)

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



Public Submission

CC 968 (R2026-03)

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First name [required] Gabriela

Last name [required] Villarroel

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 opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Housing is a right, not a privilege. We need more housing options. Blanket rezoning is the first step to addressing the barriers that come with a lack of housing affordability. Young people and families of all backgrounds deserve the chance to stay in Calgary.



Public Submission

CC 968 (R2026-03)

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First name [required] William

Last name [required] Royal

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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)

Please make no mistake about this, you were all elected to change the citywide rezoning law back to what it was and single family areas are to be kept as single family areas. Yes there were other issues but this was by far the number one reason. It doesn't matter how much money the federal liberal government offered as a bribe to screw us over, we should "just say no ". Be warned, If this council comes up with a half way change or try to wiggle out of doing what it is supposed to do and think that will be good enough, well it won't. There will be recalls and maybe another election. Legally you are obligated to change that law so do the right thing.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Calvin

Last name [required]

Davies

How do you wish to attend?

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I support the proposed citywide rezoning change.

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to express my strong opposition to Calgary's city-wide blanket rezoning and to request that this policy be repealed.

When I purchased my home, I did so with the clear understanding of the zoning that applied to my property and the surrounding neighborhood. That zoning framework was a fundamental factor in my purchasing decision, as it provided certainty about the character, density, and development expectations of the area. Like many homeowners, I relied on the stability of those rules when making one of the most significant financial decisions of my life.

The city's decision to impose blanket rezoning fundamentally undermines that certainty. Changing zoning across the city is particularly concerning when properties were purchased with specific zoning and, in some cases, restrictive covenants intended to preserve the nature of a neighborhood.

Planning policies should not be altered unilaterally in a way that overrides the legitimate expectations of homeowners. Zoning has long been the mechanism through which municipalities balance growth with neighborhood stability. A city-wide rezoning approach removes the careful, case-by-case evaluation that is essential to responsible urban planning.



Public Submission

CC 968 (R2026-03)

Residents deserve respect for the conditions under which they purchased their homes. Broad, sweeping changes that ignore these considerations risk eroding public trust in municipal governance.

For these reasons, I urge the City to repeal the blanket rezoning policy. Bring back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024.



Public Submission

CC 968 (R2026-03)

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First name [required] KEITH

Last name [required] JAMES

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

PROPOSED CITYWIDE REZONING CHANGE

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I FULLY SUPPORT REPEALING THE BLANKET ZONING AS PROPOSED



Public Submission

CC 968 (R2026-03)

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First name [required] Ron

Last name [required] Miiller

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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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

Rezoning Submission Monday March 23^J 2026.docx

ATTACHMENT_02_FILENAME

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

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

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

Public Rezoning for Housing Hearing March 23, 2026

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

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

Sincerely
Ron & Elise Miiller

.cc Ward 7 Myke Atkinson



Public Submission

CC 968 (R2026-03)

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First name [required] Jay

Last name [required] Roman

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

Please repeal the blanket re zone - it's simply not working

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Repeal the blanket re zone it has not worked it has resulted in un safe illegal basement suites which are dabgwrous and unwanted. Supply in Calgary will be caught up in months and migration is down. There is no need for the overdevelopment as my community's infrastructure cannot support it. It simply hasn't worked economically or on any level - the density is ruining neighborhoods



Public Submission

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First name [required] Basil

Last name [required] Cuddihy

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

PROPOSED CITYWIDE REZONING CHANGE

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My wife and I are opposed to the City Wide Rezoning Change as it will ruin the neighbourhood we have lived in since 1991, 35 years. We did a lot of research about the Varsity estates Area, when we moved from Kingston ON., to Calgary. We drove in out of a number of areas over a 2 month period to assess traffic, distance to schools, medical facilities as well as current and proposed public transit improvements. We were fortunate enough to have the time and the ability to make these assessments prior to making the purchase of our home. We even consulted City planning to find out any future plans for the Silver Springs Golf Course. We chose this area as it met or exceeded all of our critical criteria, none of which assessment included the radical changes to the City Wide Rezoning chages introduced by the previous City Council.



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First name [required] Heather

Last name [required] Sacha

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The majority of citizens move to communities of their choosing for what it has to offer to their lives, families, the look, feel and space. Allowing rezoning to continue takes that away. From what I have seen built since the rezoning was implemented has been monstrous buildings that look like 3 stories high and towers over the original existing residences. They are built closer to lot lines with existing trees ripped out. Fences in communities today were built for a reason and that is so that you can have some privacy. Multi units don't fit in with the neighborhood and nor are they low cost or affordable!!! If I sell my home and it is next door to a multiunit it is not going to appeal to any potential buyers. I would likely sell and move somewhere else, out of the city and possibly another province. The drawback to selling my home is that it would be devalued because of the multi units built next door to my home. Few people would want to purchase a home next door to a development. Similarly, if I was to buy a home in another community I would be faced with the same thing which is the potential for a multiunit to be built beside me. This leaves me to the belief that there wouldn't be any community in this City that I could move to.
Parking is a big issue. If there is a duplex with basement suites. there is the potential for a 1 and 1/2 cars per unit. On our street today, there are more and more teenagers that have their own vehicles and are already parking on the street. I can see neighbors getting annoyed/mad as they can't park close to their house (it's happening now). Or if you have a delivery of a new appliance that the delivery truck has to park in the middle of the road as there is nowhere for them to pull over close to your house. I can

Public Submission

CC 968 (R2026-03)

see people then parking their vehicles in the alley which would then make it difficult to go around them. Never mind the volume of black, green and blue bins that have to be picked up. The Mayor and many of the councillors ran their campaigns on repealing. There's more I could say but I have run out of space here. I submitted comments the first time the City requested feedback on rezoning but I'm with the majority of citizens that felt that they were not heard!

Developers are in it for the money and they will be at the public meeting in full force. Please listen to the citizens. I respectfully request to repeal for a full repeal of blanket upzoning and return to planned, community-based growth.



Public Submission

CC 968 (R2026-03)

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First name [required] **Angela**

Last name [required] **Gislason**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed city wide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



Public Submission

CC 968 (R2026-03)

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First name [required] Benji

Last name [required] Reil

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)

Every day I walk through my neighborhood and see countless people who need homes. Our city is growing faster than we can accommodate with the old zoning laws can allow, especially for affordable homes. Some think that making rowhouses or apartments leads to drug users moving in, but I would rather people use drugs in an apartment than in the train station, and I'm sure the drug users would rather have the privacy as well. Our city is affected by extreme weather regularly, and so many Calgarians risk dying of exposure because they have nowhere safe to go. Please build homes for people. If homeowners don't like it, they can be sad in the privacy of their home, and they will survive.



Public Submission

CC 968 (R2026-03)

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First name [required] **Angelo**

Last name [required] **Carnovale**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

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ATTACHMENT_01_FILENAME

A.Carnovale - Mar 15 2026 - 12-43 PM.pdf

ATTACHMENT_02_FILENAME

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

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,

NAME	ADDRESS	EMAIL
Angelo Carnovale	254 Legacy Mount SE T2X-2G7	[REDACTED]



Public Submission

CC 968 (R2026-03)

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First name [required]

Blake

Last name [required]

Lehodey

How do you wish to attend?

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

I do not require any language or translator services.

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The city needs to take a good hard look at the Citywide rezoning. The previous mayor and councillor team forced the blanket zoning changes upon this city even though there was a very large portion of the public that was concerned with the nature of the change. The city used a false narrative of "affordable housing and densification" to justify repealing the processes of development permits and zone changes. What followed was exactly what many citizens were concerned would happen: Large development companies buying up affordable starter homes, older heritage aged homes, and others and cramming multiple units without proportionate parking and other infrastructure into lots where originally only one or two family units previously lived. Under this false guise of affordability, they then were able to put multiple \$500K - \$1M units on a lot purchased for \$750K - \$1M. These units are not affordable, constructed with zero regard for culture and community shared aesthetic, and the profits of them just flowed back to the pockets of wealthy developers. I know many young people that originally thought this would be a good thing for the city and would allow them to purchase their first home early, however they now are dealing with neighborhoods changing at such a rapid rate, they have no confidence that the street on which they decide to start their life, will be a shadow of itself in the next 5-10 years. Furthermore - the guidelines of what constitutes as "affordable housing" are not followed or enforced to ensure these units are sold to those in need. Instead, wealthy Canadians are taking the chance to purchase these units for their children or as a second home/downsized dwelling.

Public Submission

CC 968 (R2026-03)

Mayor Jeremy Farman's was interviewed immediately after his mayoral election and stated something along the lines of: affordable housing does not need to be an 8-plex constructed in the middle of a residential street. We can still access federal funds for densification while building true, affordable housing for those in need while also building strong neighbourhoods around Calgary. He also stated that almost all of his city councillors were not happy with the status-quo and were not happy with the blanket zoning bylaw the way it was.

Zoning, development, and evolving communities needs to be at least partly determined and directed by those communities themselves. People that live there, walk the streets, shovel their neighbours walks, and build communities. Not wealthy developers.



Public Submission

CC 968 (R2026-03)

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First name [required] Beckie

Last name [required] Thain-Blonk

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

RESIDENT COMMENT SUBMISSION TO CITY COUNCIL_Repeal of Blanket Rezoning_03_23_26.pdf

ATTACHMENT_02_FILENAME

My name is Beckie Thain-Blonk, and my family and I live on 20th Avenue Northwest in Calgary.

I am asking Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land Use Bylaw to what existed 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 primary topic I am concerned about is: Planning & Local Context

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

The issue that matters most to me is ensuring that neighbourhood growth is planned in a way that aligns with infrastructure capacity and the existing character of communities. On our block of 20th Avenue NW, which is primarily detached homes, duplexes, and infills under a mature tree canopy, an eight-unit development is being built mid-block that moves the building envelope forward and disrupts the established streetscape. At the same time, our street has experienced two water pipe breaks in the past three and a half years, with no infrastructure upgrades to support additional density. This project alone could increase households on the single plot of land from one to eight, and current zoning could allow several more similar developments on the same street, raising concerns about parking, waste management, and water and sewer

Public Submission

CC 968 (R2026-03)

capacity. Blanket upzoning ignores these neighbourhood differences and overrides context-sensitive planning, applying a one-size-fits-all approach without local analysis of infrastructure, lot patterns, or design character.

I respectfully request full repeal of the blanket upzoning bylaw and a return to community-based planning that thoughtfully integrates densification with infrastructure, services, and the character of Calgary's neighbourhoods.
Thank you for your consideration.

RESIDENT COMMENT SUBMISSION TO CITY COUNCIL

RE: Repeal of Blanket Upzoning

Hearing Date: March 23, 2026

My name is **Beckie Thain-Blonk**, and my family and I live on **20th Avenue Northwest in Calgary**.

I am asking Council to **fully repeal the blanket upzoning bylaw**, reset and reinstate the Land Use Bylaw to what existed 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 primary topic I am concerned about is: **Planning & Local Context**

The issue that matters most to me is ensuring that neighbourhood growth is planned in a way that aligns with infrastructure capacity and the existing character of communities. On our block of **20th Avenue NW**, which is primarily detached homes, duplexes, and infills under a mature tree canopy, an eight-unit development is being built mid-block that moves the building envelope forward and disrupts the established streetscape. At the same time, our street has experienced two water pipe breaks in the past three and a half years, with no infrastructure upgrades to support additional density. This project alone could increase households on the single plot of land from one to eight, and current zoning could allow several more similar developments on the same street, raising concerns about parking, waste management, and water and sewer capacity. Blanket upzoning ignores these neighbourhood differences and overrides context-sensitive planning, applying a one-size-fits-all approach without local analysis of infrastructure, lot patterns, or design character.

I respectfully request **full repeal of the blanket upzoning bylaw and a return to community-based planning that thoughtfully integrates densification with infrastructure, services, and the character of Calgary's neighbourhoods**.

Thank you for your consideration.



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First name [required] Luke

Last name [required] Yakielashek

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

2026-03-15-In Support of keeping Blanket Rezoning.pdf

ATTACHMENT_02_FILENAME

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

As per my attached letter, I am strongly urging council to not repeal blanket rezoning. I believe council should consider ways to improve R-CG and keep that as the base zoning for housing. This is the most financially prudent decision for our city.

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

To Calgary City Council,
From: Luke Yakielashek.

I am writing from the community of Acadia in Ward 11 to share my opposition to the proposed bylaw that would reverse the Rezoning for Housing. In short, I believe that R-CG is a responsible choice as the base zoning district for Calgary's future based on any points that I will add to the end of my letter but first I want to share my experience as a resident and homeowner.

My Story

I came to Calgary after living in British Columbia in both small town Revelstoke and in Victoria both very different places and different from the makeup of Calgary. From my time in Calgary I have lived in many neighborhoods including Brentwood, West Hillhurst, Queensland, and now Acadia and have gotten to appreciate the uniqueness of each area. My wife and I first rented an apartment in Acadia and grew to love the community enough to buy our first home here. We appreciate Acadia for being (relatively) well serviced by transit and road networks, having good proximity to our work and other family members, being well serviced (at least in some parts) by proximity to multiple grocery stores and restaurants, the Bow River pathway networks, and having multiple schools and other amenities. We appreciate our single-family home with a large yard, but I do wish that when we were looking to buy, that there were more options in this neighborhood. Maybe we could have started with a smaller duplex or town home that would have been sufficient in size for our needs. Having a newly built townhome with less space but a similar price point to our current home would have been an attractive option for us at the time. Ultimately, I think what repealing blanket rezoning hurts the most is choice. Repealing the R-CG zoning is our city and council saying that we don't believe choice or in the basic principles of supply and demand. In our time living in our community we have seen many homes go up for sale both before and after the blanket rezoning was in place, the vast majority of these homes seem to fall into a few categories:

- Homes that have been upgraded and well taken care of over the years sell for higher premiums and are usually bought by families and moved into as-is.
- Homes that have had less renovations over the years sell for 100-150k less and often are renovated by the new owner or, more often, flipped and placed back on the market and/or rented.
- A handful have or are actively being built into the 4-6-unit town homes that are seen as the problematic poster child of rezoning. And yes, they don't always match the "look" of the

neighborhood and maybe they have more cars parked in front, but I don't believe that neighborhoods should have to always stay the same but that they should be able to grow and change over time. Parking is a topic I could go on about but there is equally no provision against the single family homes that park multiple vehicles on the street because their garage is used for storage or other purposes, or for homes that are being rented and subleased by multiple individuals or by families with multiple teenagers with their own vehicles.

I worry for many of my generation who aren't able to get into the housing market as easily and who worry about where they are going to find places to live. The push for working from home made it easier for people to find homes on the outskirts of the city but recent corporate pushes towards returning to office means that choice is becoming harder with increased commute times etc. Calgary has lots of room to grow on the outskirts, but we also do so at the cost of land that is perhaps better used for agriculture and other purposes.

A few speaking points in favor of R-CG and increased gentle density.

- **Schools:** Increased density within established communities will support growth in locations where schools already exist (i.e. students from communities adjacent to stoney trail are currently being bussed into Lord Beaverbrook in Ward 11).
- **Taxes and Infrastructure:** As discussed in the water feeder main investigation, Calgary “remains a low-density municipality, resulting in more kilometres of pipe per resident than any other large Canadian peer city,” due to the largely low density nature of most of Calgary’s neighbourhoods we are all paying more taxes to maintain our infrastructure such as roads and pipes. Adding in additional density in these communities represents a greater return on investment and levies for inner city development can help fund upgrades to manage Calgary’s growing infrastructure costs, which per the latest city reports is priced at 49B on the latest 10-year infrastructure plan.
- **Our collective time and money:** As city admin has reported to council the estimated costs saved by not having council and administration deal with the land use applications that would have been required in the past has equaled roughly 23 million dollars over the short lifespan of our blanket rezoning. Additionally, every hour that our council and admin spends deliberating over a duplex or townhome is time that could be better spent on managing our water infrastructure, focusing on actual “high density” land use applications, and otherwise building our great city.
- **Affordability:** Allowing for new growth in existing areas allows for Calgary to continue to grow and provide a greater diversity of housing within closer proximity to where people work, play and live. Many opponents to blanket rezoning have decried that rezoning doesn't create affordable housing, this however is the wrong argument, as with the exception of non-profits new housing stock is only going to be built by developers who can sell it for a profit, this after all is part of the rugged capitalism that Calgary is built on. It is well reported by sources such as the CMHC and Fraser Institute that increased regulation on zoning

increases housing costs. It makes logical sense that building a new duplex, row home or townhome in an inner-city community that is close to downtown and other amenities will have a high land cost. Combine that with high construction costs and it is not surprising that a bungalow home that is sold for \$800,000 is replaced by multiple units each costing \$800,000. However, if the alternative is that bungalow being torn down and replaced by a million dollar plus custom home then we have not only created less housing stock, but we have also made it less affordable. Additionally, building new housing at market rate creates what can be called a “vacancy chain” as people move into those newer homes, leaving behind older housing stock that becomes available at a lower price, and that cascades down the housing market.

- **More on affordability:** The “Calgarians for thoughtful growth” (CFTG) recently mailed a pamphlet to my home with many arguments on it, I would like to comment on a few of these below:

CFTG	Counter points:
“Families must compete against commercial buyers”	Many homes in infill communities are already being bought by developers or flippers who renovate and sell at a premium.
“Entry-level homes replaced with higher priced builds”	See the same point above, a 60-year bungalow is often getting bought, renovated and sold for 100-200k more than it’s previous listing. At least townhomes and rowhomes create additional supply beyond replacing 1 unit with one unit, and greater supply allows for lower prices to buy and rent.
“Existing neighborhoods weren’t built for a drastic increase in density”	Most of these communities were built in an era where the water and sewer supported toilets that used 25L per flush, top load washing machines, inefficient dishwashers etc. etc. Additionally, 1 bungalow would more often support a large family where smaller units tend to have smaller families, single people, couples without children etc. Additionally you could make a greater argument that Calgary’s infrastructure was not built to have all of the new growth on the outskirts commuting into the downtown core. The more we force growth and density to be only on the outskirts the more traffic we continue to generate which is bad for

	productivity and the economy and bad for the environment.
“Upgrades are delayed or completely underfunded”	Forcing new communities that are fare more dense to subsidize the inner city developments of the 60s, 70s and 80s does not make financial sense, allowing for more growth in inner communities will increase the tax base in these areas to make them more financially sustainable and help better support the local economy and businesses in the places people already live.

To close:

If you are still reading this, thank you for your time – I want to close by arguing that repealing blanket rezoning just to go back to a system that was arguably inefficient and costly to taxpayers is not wise governance. This council has had a lot of time to work on an actionable plan to replace blanket rezoning and so far, all I see is a plan to tear something down rather than to build up something better. Is the current R-CG zoning perfect? I can agree no, but nothing ever will be in our political system. I would much rather our council and admin work with the public to address what are seen as the most problematic aspects of the current land use bylaw as some councilors have proposed, whether this is based on unit density, parking minimums, floor area ratios, lot density, height restrictions or otherwise I would much rather we have a discussion on how we can improve R-CG than take a collective step backwards. Please do not vote to repeal blanket re-zoning, please instead consider ways that we can keep and improve R-CG



Public Submission

CC 968 (R2026-03)

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First name [required] Jamie (Dino)

Last name [required] Martucci

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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

ATTACHMENT_02_FILENAME

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

I have lived in Capitol Hill for 32 years. It was a great community when I first moved here. We had great neighbours and great neighbourhoods. Since the redevelopment the sole of our neighbourhood has gone. Parking has been a problem along with all the garbage and recycle bins strewed behind the new builds, blocking the small parking spaces given. This forces them to park on the street Infront of everybody's places. It breaks my heart to see a perfect house being torn down to put up what I call short term housing. The quality of the old houses are far superiors to the row or high density home we are replacing them with. The carbon foot print of the demolished home being trucked to the land fill cannot be good for the environment. Young families are struggling to buy their first home in a inner city community due to the builders out bidding and increasing the overall prices.(not affordable housing)
Affordability, parking and infrastructure are the main points I'm against the rezoning or upzoning.

Thank you for allowing me a voice.

Dino Martucci



Public Submission

CC 968 (R2026-03)



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First name [required] SJ

Last name [required] Bryan

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]

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear City Council Members,

1524 21A Street N.W. Proposed R-CG Section 46 of Procedure Bylaw 42M2025

I've been a resident and volunteer of the Briar Hill/Hounsfield Heights community for 30 years. I appreciate Mayor Farkas listening to the majority of residence in Calgary to create a Motion to Repeal City wide rezoning for housing that got submitted on January 2026. (EC2025-0995).

I have been an active participant in the development phases and attending meetings for 5 years. I was at the March 2025 meeting that approved the Blanket Rezoning. Council did not listen to the residence of Calgary but only the developers and high density advocates.

Per the proposed repeal map on the City of Calgary website my property would revert back to R-C1. This would be in agreement and put it back to the May 2024 guide lines.

Comments - please refrain from providing personal information in

While I support thoughtful density increases and approve of the direction that the current rezoning is suggesting. My specific concerns still include:



this field (maximum 2500 characters)

Housing affordability gap: Many of the original and affordable bungalows have been purchased by developers already a record 160 application . Creating a gap in the housing market for those who cannot afford new homes but would choose to renovate older homes over time. This reduces the diversity of housing options in our community. Up-zoning increased land costs. Entry-level homes replaced with higher priced builds. Families must compete against commercial buyers.

Green space preservation: The proposed rezoning reintroduces a minim front set back based on front set back of neighbouring buildings. Agree, This would be acceptable if it is enforced. Back to 1.5m or 3.0m. I do feel that trees should be a mandatory requirement for development. Max coverage 50%. Could development guidelines be adjusted to preserve more of our urban forest and tree canopy?

Privacy and neighbourhood character: The height and window placement of new multi-unit buildings differs significantly from existing homes. Could design guidelines better preserve privacy between new and existing residences?

Construction impacts: What protections exist for neighbouring properties during construction? Previous developments have caused foundation damage and drainage issues for adjacent homeowners.

Infrastructure capacity: Our neighbourhood's infrastructure was designed in the 1950s for single-family dwellings. Has adequate assessment been done to ensure water, sewer, and drainage systems can sup



Public Submission

CC 968 (R2026-03)

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First name [required] Alan

Last name [required] Paul

How do you wish to attend?

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

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



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CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required] Veronica

Last name [required] Devall

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In favour

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First name [required] **Scott**

Last name [required] **Miller**

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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

S. R. Miller Submission Mar 15.docx

ATTACHMENT_02_FILENAME

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

I am in favour of repealing the blanket upzoning bylaw.

Scott Rusty Miller

March 15, 2026

Dear Mayor and Members of Council,

Dear Mayor and Members of Council,

I am writing in support of the **repeal** of Calgary’s blanket rezoning bylaw, a **reset** to the previous zoning provisions, and a genuine **re-engagement** with Calgarians on a community-informed, durable plan for growth.

I support **repeal, reset, and re-engage** because this is no longer just a debate about unit counts and setback rules. It is a debate about whether the people of this city can still recognize their own reflection in the planning decisions made here, and whether they can trust that their voices matter when the Councillor’s microphones are turned off. Calgary will grow; it has grown, and it will continue to grow. The question is not whether we grow, but how—and whether that “how” honours the people who live in these neighbourhoods or simply clears the way for a one-size-fits-all template that hands the power of profound change to those who do not have to live with its consequences.

In 2024, Calgary held the longest public hearing in its history on this very issue. There were 736 speakers and 6,101 written submissions. Public reporting at the time noted that more than 70 per cent of respondents opposed blanket upzoning, yet the bylaw still passed by a 9–6 vote. Whatever one thinks of that outcome, the effect on public confidence has been real. Many Calgarians came away believing that they had been heard but **not listened to**—invited to participate but **not permitted to influence**. That is not a small matter of hurt feelings; it goes to the integrity of the City’s planning process itself.

During the 2025 municipal election, blanket upzoning was a principal issue. Voters told candidates they wanted repeal, and then elected a majority of candidates who promised repeal. As the Fleetwood Mac line has it, “Been down one time / Been down two time / I’m never going back again.” For many Calgarians and me, that is how blanket rezoning now feels: we said no at the hearing, we said no at the ballot box, and we do not want to be taken down that road again.

That sequence matters for democracy. When residents give their time to a record-setting hearing, see their opposition documented, and then see the bylaw pass anyway, they begin to suspect that the real decisions were made elsewhere, earlier, and without them. When they then go to the polls and elect a Council that campaigned on repeal, they are not just asking for a policy change; they are asking to see proof that their vote still has weight.

Public trust matters because planning decisions reach into the most personal parts of people’s lives: their homes, neighbourhoods, finances, and sense of place. A planning system works only when citizens believe their participation has value, when they can understand what Council is deciding, and when they can see that local knowledge is treated as an asset rather than an obstacle. Residents in established communities understand drainage, traffic, schools, tree canopy, parking, and aging infrastructure in a way that citywide abstractions often miss. When a major

policy is imposed despite extraordinary opposition, and many residents conclude that the decision was effectively pre-determined, the damage extends beyond a single bylaw; it weakens confidence in the fairness and legitimacy of the process itself.

That loss of trust is not just an emotional issue. It has practical consequences. A process that engages communities **early and transparently** is more likely to produce outcomes that are durable, accepted, and easier to implement. A process that does not do so pushes conflict downstream into permit disputes, appeals, delays, added cost, and continuing division. That is one of the central insights in the recent report by Stephan Shawcross and Sano Stante, *“The Unassailable Case Against Blanket Rezoning 2.0: An Empirical Assessment of Urban Planning Failures and Sustainable Alternatives (2026 Update)”* (the “Shawcross/Stante Report”). It is also one of the clearest reasons for Council to repeal first and restart properly. Repeal is not a rejection of growth; it is the first step toward a more durable, community-informed plan for growth.

Regarding affordability, blanket upzoning has not delivered on its promise: more affordable homes for the people who need them most. The record so far shows that this strategy has not produced a meaningful supply of housing that lower-income households can realistically afford, even as it has generated more redevelopment activity. Affordability has to be measured in lived outcomes, not in hopeful projections that conflate more housing with affordable housing. As Bruce Springsteen once asked, “Is a dream a lie if it don’t come true, or is it something worse?” For many Calgarians, the promise that blanket rezoning would bring homes within reach now feels closer to the “something worse”: a dream invoked to justify a policy that has failed to deliver.

The case for blanket rezoning was that more density everywhere would unlock both supply and affordability. The evidence now available points in another direction. Analyses like the Shawcross/Stante Report indicate that only a relatively small share of recent housing output is directly attributable to blanket rezoning, and that the units created under this model are often priced well beyond “entry-level” reach. Instead of preserving lower-cost homes that once served as a first step into the market, blanket upzoning has frequently sped up their demolition and replacement with much more expensive product.

If we stay on this path, we risk spending years of political, administrative, and community effort on a strategy that has already failed its central test. Every year spent chasing affordability through a model that does not deliver it is a year of community conflict where we are not investing in other tools, including purpose-built rental, non-market housing, and targeted, context-sensitive intensification, that have a better chance of bringing real homes within reach for real families.

The experience of the last two years is instructive. Upzoning land increases land value, and that increased land cost is then baked into the economics of redevelopment. The result is often more expensive units, not more attainable ones. That approach has not delivered the affordability gains many Calgarians were promised.

On the issue of federal funding through the Housing Accelerator Fund (“HAF”), I appreciate that Council has been told repeal may carry risk. That concern should be weighed carefully, but it should also be stated accurately. The HAF Contribution Agreement, as analyzed by Calgarians For Thoughtful Growth¹, does not mandate blanket rezoning, does not prescribe a universal citywide scope, and preserves Council’s legislative discretion as to how the relevant commitments are implemented. The same materials note that Calgary has already exceeded its overall HAF housing-supply growth target of 42,667 units ahead of schedule. That does not mean there is no possible dispute with CMHC going forward, but it does mean the situation should not be portrayed as a simple “repeal equals automatic breach” proposition.

Just as importantly, Council was repeatedly told in 2023 and 2024 that the HAF did not fetter its discretion and that federal funding depended on overall progress and housing-supply targets, not on a single blanket rezoning vote. If the position has changed, Council deserves a clear written explanation of what changed and why. Council should not allow vague funding threats or a rewritten history of the HAF agreement to substitute for its independent judgment on the planning merits. The better course is to assess repeal honestly on its democratic and planning merits, while also engaging with CMHC on the actual terms of the agreement.

The impacts on established communities also matter. One of the most persistent concerns raised by residents is not simply density itself, but the **uneven and unpredictable** way blanket rezoning distributes redevelopment pressure. Some neighbourhoods may experience very little change, while others face repeated demolition, rapid infill, parking strain, tree loss, and continuing uncertainty about what their streets will look like from year to year. That is why residents describe the experience as “density roulette.” The issue is not whether change should ever occur in established communities. It is whether major change should occur through a citywide model that concentrates disruption in particular areas without a more deliberate local planning process.

This concern intersects directly with affordability. Older homes in established communities form part of Calgary’s naturally occurring affordable stock. When those homes are acquired for redevelopment because the land beneath them now carries broader entitlements, they are often replaced with market-rate product priced far beyond what the earlier home offered to a younger family or modest-income buyer. At the same time, redevelopment in mature areas raises legitimate questions about drainage, sewer capacity, roads, schools, tree canopy, stormwater runoff, and the cumulative effect of repeated parcel-by-parcel change. These are not anti-growth concerns; they are ordinary and necessary planning concerns, and they deserve to be addressed through context-sensitive local planning rather than citywide abstraction.

¹ See the analysis of the HAF Agreement provisions prepared by Calgarians For Thoughtful Growth. "**HAF Funding Not Conditional on Blanket Upzoning**", November 28, 2025 (<https://mail.google.com/mail/u/0/#inbox/FMfcgzOfCMxVqSckkCGLLXdVZgcXQsnB>) and "**Statement regarding Calgary’s HAF Contribution**", February 12, 2026 (<https://static1.squarespace.com/static/689e2871e1670c41881aa7f5/t/699628f31a8af938e3bbf958/1771448563446/Contractual+Analysis+of+CMHC’s+February+10%2C+2026+Statement+Feb+12.pdf>).

For all of these reasons, I urge Council to choose a **clean repeal**. I also urge Council not to use this hearing to do more than that. If Council wishes to pursue further R-CG changes or other related zoning amendments, those should be advanced through their own notice, consultation, and hearing process. A clean repeal would restore clarity, allow Council to reset the planning framework, and create the conditions for the real work that must follow: a community-informed, durable plan for growth that addresses affordability, infrastructure, and neighbourhood context together.

Repeal, reset, and re-engage. Repeal the bylaw that has eroded trust. Reset the planning framework to something Calgarians can recognize. Re-engage with the people of this city in a way that treats their knowledge as a resource, not a hurdle, and their democratic choices as binding, not optional. Calgary does not need less planning; it needs planning that Calgarians can **trust**.

Respectfully submitted,

Scott Rusty Miller



Public Submission

CC 968 (R2026-03)

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First name [required]

Brenda

Last name [required]

Ringdahl

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-

Standing Policy Committee on Infrastructure and Planning



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[required] - max 75 characters

full repeal of blanket upzoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of a full repeal of the blanket upzoning proposal (BUZ). There are many reasons for this, but primarily my focus is on the quality of life in Calgary. The city is already too dense and the population has grown too rapidly. Schools, hospitals, roads, housing, social services and the job market are severely strained. This has resulted in an angry population. Citizens are unhappy that the city we all helped to build has spiralled out of control. Though the primary blame can be laid at the feet of the federal government, provincial and civic policies and leaders are also to blame. They need to say no. No to out of control immigration. No to uncontrolled and underfunded growth . Yes to a city that can be managed within controls on growth. Current growth has not meant prosperity for Calgary; quite the opposite. City leaders need to stand up to federal policies and create a city that is affordable, livable and attractive. We are not on that path now.



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First name [required] **Matthew**

Last name [required] **McIntyre**

How do you wish to attend?

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Mayor and Council.

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

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

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

The moment that blanket rezoning was identified by the Affordability Task Force as a possible recommendation in 2022/23, engagement should have been pursued by Administration. Instead, they essentially failed to do anything until February 2024, at which point they did the absolute minimum possible. It was simply shameful and utterly failed to meet the expectation of Calgarians.

For any future zoning proposals make sure we are properly ENGAGED. And make sure you have an engagement process where both sides of the zoning proposal are fully and fairly able to present all of the facts not only to council but to all Calgarians.

Comments - please refrain from



Public Submission

CC 968 (R2026-03)

providing personal information in this field (maximum 2500 characters)

Administration has proven they cannot be relied on to fully and fairly present all of the facts.

Under the Alberta Bill of Rights, property owners have the right to be fully heard and this includes the right to address all of the claims made by Administration. The hearing format where everyone is limited to just 5 minutes for such a large and complex issue does not permit this to happen. Not every owner needs to fully present. But at least some owners/representatives must be allowed to fully present to ensure that council can properly consider the matter. If full presentations are made by some, then 5 minutes is sufficient for the rest of us, allowing us to add additional personal perspective, knowing that the core issues have been dealt with by other presenters.

With respect to conducting future engagement, it is essential that council receives all of the facts raised by citizens and that citizens are allowed to make full presentations. This is extremely common in public engagement process for matters of this magnitude.

The current engagement method used by Administration heavily filters public feedback. It is preventing Council from making fair and informed decisions. Please consider what changes need to be made so that public trust with council can be restored.

Sincerely
Matthew McIntyre



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First name [required] Tracy

Last name [required] Hume

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a long time resident and taxpayer of Calgary. I live in an inner city neighbourhood. I oppose the city's blanket up zoning policy that was implemented against the majority of Calgarians wishes.

Long time residents have lost their sunshine, their privacy and their ability to park on their own street.

The practice of blanket up zoning needs to stop.

In my opinion blanket up zoning is a disaster and is ruining our beautiful inner city neighbourhoods, destroying the fabric of these communities and should be fully repealed and return to planned, community-based growth.



Public Submission

CC 968 (R2026-03)

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First name [required]

Penny

Last name [required]

Ahlstrom

How do you wish to attend?

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

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

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Public Submission

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[required] - max 75 characters

Proposed city wide rezoning change.

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I believe city wide rezoning has the potential of negatively impacting friendly neighborhoods. It will cause friction between existing homeowners and the inhabitants of the potential eightplexes not to mention parking and garbage bin issues.



Public Submission

CC 968 (R2026-03)

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First name [required] Denise

Last name [required] Vincent

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I want my community of Lake Bonavista to be the single family residence community I was promised in 1980 when my husband and I purchased our home. I want to keep traffic minimal. I want no additional strain on infrastructure. No home should be overshadowed by new construction.



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First name [required]

Mary

Last name [required]

Canning

How do you wish to attend?

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

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Public Submission

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like to see this rezoning reversed because:

1. Our neighbourhood, previously RC-1, has limited parking, houses have limited driveway. The rezoning saw multistory mixed Commercial/Residential buildings go up along 17th avenue. The infrastructure of the neighbourhood does not support this for parking and ease of access.
2. If the intential was to make more affordable housing for families, we have missed this mark. They are primarily 1-bedroom apartments, and the larger ones (2-3 bedrooms) are priced out of a low-income price. This is not suitable for families.
3. Our street is on a bike route, also with 4 elementary schools in the area. The increased construction and mixed commercial and residential has increased traffic and reduced foot and bicycle safety in the area.
4. Did I mention parking? Due to the proximity of the C-Train (45 street station), many streets in the area have become restricted parking. Increased residential and commercial capacity has placed a burden on the already limited residential parking, for residents, visitors and customers.
5. With the increase in numbers of rental properties, increased traffic and proximity to the C-Train, there is a community concern of increased crime in the area, decrease of green space (taken up by construction), and property devalue of the overall neighbourhood.



Public Submission

CC 968 (R2026-03)



Public Submission

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First name [required]

Leigh

Last name [required]

Wolowski

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to express my opposition to the proposed blanket rezoning bylaw. While increasing housing supply is important, applying rezoning citywide creates significant risks for established communities. Infrastructure capacity in many neighbourhoods is already strained. Water, wastewater, stormwater, and road systems were built for low density development and are aging. Allowing higher density on every lot without prior upgrades increases the likelihood of reduced water pressure, sewer backups, and traffic congestion. Rezoning before infrastructure planning reverses responsible growth management. Parking pressures will intensify in areas where most homes rely on street parking. Additional suites and multiplexes increase demand without ensuring added supply, leading to spillover parking, conflicts among residents, and reduced access for service and emergency vehicles. Older communities with narrow streets are especially vulnerable. Resale value and market stability are also at risk. Unpredictable redevelopment patterns can deter buyers and reduce the value of homes located beside new high density builds due to noise, shading, and loss of privacy. The bylaw may also encourage speculative teardowns, increasing volatility. Despite its stated intent, blanket rezoning does not guarantee affordable housing; new infill units are typically priced at a premium, while older, more affordable homes are removed from the market. Community character and cohesion are threatened by sudden, uncoordinated changes in built form. Established neighbourhood identity, social networks, and consistent

Public Submission

CC 968 (R2026-03)

streetscapes are important to residents' quality of life. Rapid redevelopment risks eroding these qualities and increasing transience. For these reasons, I urge Council to reconsider the blanket rezoning bylaw and pursue a more targeted, infrastructure aligned approach that supports growth while protecting existing communities.



Public Submission

CC 968 (R2026-03)

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

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

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

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Public Hearing Mar 23-FJohnston Submission.pdf

ATTACHMENT_02_FILENAME

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

Public Hearing on Proposed Repeal of Rezoning for Housing Bylaw

Submitted by Frank Johnston.

16 March 2026

Appreciation

Thank you Councilors for the opportunity to speak today and for your attention to my concerns, and to all of the Calgarians who will present to you.

The Long View of Re-Development

When I arrived as a student in the mid-1970s, housing was laughably cheap. Calgary was a place of opportunity. A colleague once reminded me that we had won the lottery by moving here. And homelessness didn't exist, at least not as a city-wide issue.

My wife and I bought our bungalow in 1989 when it was the dominant housing type in our corner of West Hillhurst (Ward 7). It was affordable on our average income. Since then, new single families and duplexes have transformed our community. Their arrival brought an influx of young families who gave our area a fresh vitality and stimulated local business. But we did have concerns with the redevelopment, concerns very similar to what people say about blanket rezoning. They were about:

- Shadowing and loss of views;
- Loss of trees on private and public lands;
- Street parking; and
- Changes to the community's character

We and our neighbours complained but now understand the new housing has made our community different not worse.

The Problem of Exclusivity

We did lose the diversity our community once enjoyed. Our neighbours are now surgeons, project managers, professors and well-to-do empty nesters. We miss the laundry workers, maintenance men, students and single-parent moms who lived near us. Our community no longer benefits from the balance that comes from living next to people from different walks of life.

Recently, 16 rowhouse units were added to our immediate area, breaking the rising trend of exclusivity. Without these units, and the promise of more, we risk becoming a gated community behind an invisible but highly effective fence.

- Exclusivity contributes to the bitterness and cynicism all too present among young adults shut out from the economic opportunities my generation enjoyed; and,
- Exclusivity distorts the housing market and forces households with lesser income into making difficult choices: Do they take on the burden of crushing costs, locate on the edge of the city far from their place of work, or settle for unsafe accommodation? Or like the woman we found sleeping between our garage and the neighbours, no choice but to live on the street.

Look to Future

Calgary through the 70s and 80s was known as the “pretty little city by Bow,”¹ the time when most inner city housing was already in place. Its more affordable housing meant we faced one less barrier to winning our own economic lottery.

We now live in a city of national and international importance. Its growth in size and complexity has pushed along the changes my wife and I have witnessed in West Hillhurst. And it will drive further changes across the inner city. Yet opponents of blanket zoning would insist their neighbourhoods, the ones built when Calgary was pretty and little can be exempted from this reality, that their communities can take a pass on being redeveloped, that the issues of affordability and homelessness can be met by stitching another subdivision on to the edge of city and building apartments somewhere else.

Calgarians can't have it both ways. We can't expect to stay a pretty little city and harvest the benefit of a dynamic and growing Calgary. Make it more difficult for the market to fill in the missing middle, and it becomes harder for young people, the entrepreneurs and city builders of the future, to be successful.

Improve the Zoning We Have

The past two years gave us a real-time demonstration of the gains that flow from blanket zoning. To repeal this bylaw is unnecessary because I believe it can be improved by appropriate

fine-tuning.

- Adjust the bylaw to give more attention to contextual considerations, including increasing planners' discretion in determining the fit of a new project into the likely future re-development of the block; and,
- With regard to concerns like loss of trees, parking, and the like, bring into force policies that will mitigate the negative effects. For example, the policy protecting trees on public lands is outdated and provides limited tools of enforcement.

Leadership on Change is Essential

The more important task before Council is to articulate and guide the changes our city must embrace to remain on its positive trajectory. Encourage Calgarians to look beyond their property line and past the end of their block so they too see the benefits that flow from blanket zoning to the whole of the city. Council leadership is essential if Calgary is to continue to be a welcoming place where all residents can find success and live in safe and decent homes.

¹ Patrick Tivy popularized the phrase while a columnist with the Calgary Herald



Public Submission

CC 968 (R2026-03)

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First name [required] Rick

Last name [required] Black

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

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

We believe the blanket rezoning failed to listen to Calgarians, solve affordability, imposed density too broadly, strained infrastructure, altered neighbourhood character, and reduced local participation in planning decisions.

1. Democratic and Political Mandate

- Council chose to ignore the views of the majority of Calgarians, especially during the original public hearing in 2024, where about 70 percent of speakers opposed it.
- They also took an all-or-nothing approach, without considering the many other options to accomplish more affordable and available housing.

2. Lack of Impact on Housing Affordability

- The policy has not improved housing affordability since its introduction.
- It has not produced housing at the price points needed to address the housing crisis.

3. Loss of Neighbourhood Character, Consistency and Increased Conflict

- The bylaw allows higher-density developments in traditionally low-density areas, changing the look and feel of established neighbourhoods.
- There is loss of private tree canopy and green space when older homes are replaced with multi-unit buildings.
- The bylaw has created increased tension, uncertainty, conflict, and opposition to neighbors when a sales sign goes up in ones' neighborhood.
- When a multiplex goes up in a single-family neighborhood, the result is major



Public Submission

CC 968 (R2026-03)

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

disruption and impact to the character of the neighborhood, including: change to what we bought into, increased traffic, reduced privacy/sunlight, less quiet enjoyment, stressed infrastructure, property devaluation, a hodge-podge of styles, and construction disruption.

4. Strain on Infrastructure

- More housing units in existing neighbourhoods may increase pressure on aging infrastructure such as:
 - o water and sewer systems
 - o stormwater systems
 - o local roads and utilities
- Infrastructure capacity was not adequately assessed for citywide densification.

5. Traffic and Parking Concerns

- increased traffic congestion
- limited street parking
- additional demand on local roads without upgrades.

6. Reduced Public Input in Planning Decisions

- Under blanket rezoning, many developments no longer require site-specific rezoning applications, which previously triggered public hearings.
- This reduces residents' ability to influence development in their communities.

Addressing housing challenges is important, but zoning reform should balance housing supply with infrastructure readiness, neighbourhood stability, and meaningful public participation.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Maia

Last name [required]

Jardine

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 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 homeowner in Tuxedo park and a social worker who works with unhoused and low-income individuals, I am opposed to repealing citywide rezoning. Every day in my work I see people from all walks of life struggle with housing: families, seniors, newcomers, long-time Calgarians struggling to find work, people who cannot work due to medical reasons, etc. Waitlists for subsidized housing programs are years-long and should not be the only solution for people who need affordable housing NOW. Rezoning to allow multifamily buildings is one of the best things the city can do to create more housing as it increases housing density and uses our land, public services, and resources more effectively. Constant city sprawl means more infrastructure, roads, transit extension, and creates disconnect. A plan should be developed to determine which areas are best suited to multi-family homes/apartments, but in the meantime rezoning is essential to create more housing and drive prices down. Calgary's Rezoning for Housing 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 simplified 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 currently do not meet. The housing shortage is a supply problem. Zoning restrictions that limit density in high-demand areas constrain supply and result in 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

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ends each independently reduce the number of units that can be delivered, meaning fewer homes at higher per-unit cost.

We also need to use public resources and staff time more effectively. 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 reversing citywide rezoning has not been made and therefore it would be irresponsible to repeal it, especially with no clear alternative plan in place.



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First name [required] Paul

Last name [required] Valentine

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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CC 968 (R2026-03)

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in opposition to the Blanket Upzoning Bylaw. It needs to fully repealed to allow for adequate, affordable development to address the housing shortage, not create high density homes inside established neighbourhoods where water, 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,
Paul Valentine



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First name [required] Donna

Last name [required] Shannon

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 changes

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

It is essential to bring back the low density residential zones that existed prior to the AUGUST 06/24 change. We need to maintain the character, the trees, and the quiet of our inner city neighborhoods. I have observed what has occurred in West Hillhurst N.W. re:the "new" housing/multi family developments. The results are insensitive to current architectural styles, they are poorly constructed, the heights are blocking sun, noise levels, garbage, foul language from construction crews are out of control. The loss of mature trees is appalling. And many of these supposed much needed new units are not being rented or sold. In addition, this higher density is negatively affecting privacy and property values.



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First name [required] Janet

Last name [required] Wegner

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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 opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposed to the current blanket rezoning for the following reasons:

- I specifically bought our house in Rosedale as it was zoned as RC-1 as I didn't want large scale development going in next to me and I liked the feel and character of our neighbourhood. I also wanted the certainty that my property wouldn't be negatively impacted by major development in the future.
- Due to the rezoning our neighbourhood has had to spend thousands of dollars in legal fees against developers to enforce and fight the illegal removal RC's. We also have had to pay out for new RC's to help protect our neighbourhood in future as the city won't do so. Residents shouldn't have to pay to fight city policies due to blanket rezoning.
- Issues of the rezoning and current city development bylaws are over-development, coverage and paving of lots resulting in loss of old growth tree canopy, green space and wildlife habitat, loss of privacy, height and shadowing, increase in traffic and lack of parking, not enough setback from neighbouring properties (due to minimal side yard setback the lot is dug too close to property lines now, and access to neighbouring properties during construction and in future is needed), and allowance of venting (and raising) of utilities into side yard and setback space (especially across from bedrooms) increases negative impact on neighbouring properties due to 24/7 mechanical noise.
- Not enough weight is given to preserving Calgary's historic resources. There needs to be better policies and enforcement to preserve and save heritage homes, sidewalk stamps and plantings.

Public Submission

CC 968 (R2026-03)



-
- There needs to be improvements made for feedback over developments. There is not enough standardization of development plans and what information they have to include as I have seen quite a bit of variance depending on who is creating the plans. Plans also need to highlight clearer what follows city development bylaws or not as it's hard as a regular citizen to know what the current allowances are. There also seems to be a lack of enforcement of city development bylaws if no one submits comments or complaints which shouldn't be the case. Communication from city staff also needs to be improved as I've submitted comments on plans and contacted the file manager directly and its been weeks and I've never heard back from them regarding my concerns.
 - Too many city policies on development have been influenced for the negative by the building and construction lobbies, this needs to change.



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First name [required] **Deborah**

Last name [required] **Provias**

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) **Language or translator services Not required**

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

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposed to blanket upzoning and I am in favour of changing citywide rezoning to eliminate it,

Density does not equal affordability. In my neighbourhood, an older rental home on a corner 50' ft lot was put up for sale. I believe this home was placed on the market at an inflated price. I believe the home was bulldozed prior to sale to facilitate a potential new higher density building. I believe the house was purchased by a neighbour to ensure this development would not happen. I believe that a potentially affordable home is not longer available because of blanket up zoning.

Real of blanket upzoning does not stop housing growth and focus should be placed on a broader housing strategy that accommodates neighbourhood differences. I live in an older neighbourhood with streets in desperate need of repaving and aging infrastructure. (The water connection to my home failed around 15 years ago making me question the system reliability.) I am very confused about how the heritage guidelines and the local area planning initiative, which provide for neighbourhood differentiation, can effectively operate under blanket upzoning.

I would ask Council to repeal in full the blanket upzoning bylaw and return to planned community based growth.





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First name [required] Adam

Last name [required] Schwartz

How do you wish to attend?

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

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



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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a born and raised Calgarian, I have seen the ways that our city has sprawled and is no longer able to withstand the costs of said sprawl. We need to invest in density, and reform not repeal the current zoning bylaw. Please consider reforming and not repealing.



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] Joanne

Last name [required] lennon

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 needed

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



Public Submission

CC 968 (R2026-03)

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

Mar 16, 2026

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

[required] - max 75 characters

Rezoning should not used in established neighbourhoods without due- course

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 should not be allowed in neighbourhoods that were developed with set rules. This change was only to the benefit of developers and not buyers looking for affordable housing. The character of communities is why people buy into them. Lake communities will become dangerous with over crowding. In the older neighbourhoods infrastructure could become compromised with adding in too many new homes.
. ***I totally agree with 'REVERSING' the blanket Rezoning policy' ****. There has to be a better way to get more accommodations without destroying neighbourhoods that are living within the rules set out when they were started..



Public Submission

CC 968 (R2026-03)

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First name [required]

Jackie

Last name [required]

Phillips

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)

language or translator services 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 am in favour of repealing the citywide rezoning to zoning that existed before May 2024. I am a resident of Bowness, and have seen numerous multi-unit developments being built in my neighbourhood and adjacent streets as a result of the blanket rezoning. These new buildings have significantly altered the character and aesthetics of the neighbourhood in a negative way. These are 2 and 3 story monstrosities with no yards and limited parking, if any parking, immediately adjacent to single family bungalows with yards and parking. These multi-unit buildings are unsightly and do not blend in with the character of the neighbourhood. They overshadow adjacent bungalows and have resulted in increased traffic along the streets. There are eight (8) multi-unit developments in various stages of development along my street alone, which has resulted in more traffic on my street and more vehicles not stopping at the stop signs along my street, causing a safety hazard to the children who live and play on the street. The blanket rezoning should never have been approved and implemented.



Public Submission

CC 968 (R2026-03)

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First name [required] Tara

Last name [required] ramsey

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 15, 2026

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

[required] - max 75 characters

Proposed city wide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a homeowner in Varsity, I want my kids to have the same chance to own a home in Calgary that I had. By opposing sensible rezoning and modest infill, we are effectively locking the next generation out of our communities. This isn't about radical change; it's about making room for families to stay in the city they love. We should be proud that Varsity is a place people are clamoring to live in—let's make sure there's actually a front door for them to walk through.



Public Submission

CC 968 (R2026-03)

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First name [required] Gordon

Last name [required] Tait

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

My name is Gordon Tait. I live in Parkhill.

I am asking the Council to fully repeal the blanket upzoning bylaw, restore and revert the Land Use Bylaw to its previous state before blanket upzoning, and recommence the planning and densification process by re-engaging with Calgarians through a swift, transparent, and inclusive Local Area Plan and corridor planning process.

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

The issues that matter most to me are the destruction of neighbourhood character, insufficient parking, and the overall overcrowding of areas not meant for high-density living.

Blanket upzoning does not solve these problems; it only makes them worse. The best cities are made up of individual neighbourhoods. Blanket upzoning would erode each neighbourhood's unique character and flood them with uniform, dull-looking developments. In my view, this would lower the quality of life for most Calgarians.

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



Public Submission

CC 968 (R2026-03)



Public Submission

CC 968 (R2026-03)

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First name [required]

Pedro

Last name [required]

Angotti Neto

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We are submitting our comments to state that we are FOR the proposed city-wide rezoning. Please bring back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024. New residential builds must have adequate parking, roads/access points, and infrastructure. We are against high density builds in low-density residential zones. Low-rise (example 3-story) apartment buildings with adequate underground parking are fine. High density can bring increased crime, decreased safety, lack of infrastructure (e.g., water, roads, sewage, electricity, schools, hospitals, etc.), increased traffic/congestion, and lack of available parking. The proposed "public transit-oriented neighbourhood" is utopic. People have cars and require cars for work, groceries, etc. There will be cars parking up the streets, impacting traffic and the ability for visitors and business-users to visit the area.

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

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

Public Submission

CC 968 (R2026-03)

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



Public Submission

CC 968 (R2026-03)

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First name [required] Jennifer

Last name [required] Adams

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

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

Public Submission

CC 968 (R2026-03)

characters)

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.

My husband and I believe that blanket rezoning has removed choice from the Calgary housing market. While some may choose to live in higher density neighbourhoods, blanket rezoning removes the choice to live in low density neighbourhoods, as any dwelling could end up next to a high density development such as a row house. We chose Varsity specifically because it was zoned RC-1, and as a result of blanket rezoning, we are now impacted by row house developments in our neighbourhood. We value the urban tree canopy, which we believe is threatened by high density developments. We are also concerned about the impact on infrastructure, especially power, water, and school capacity (our community already has portable classrooms at the elementary school).

Sincerely,
Jennifer Adams
Varsity

**Public Submission**

CC 968 (R2026-03)

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First name [required] Nicolas

Last name [required] Krause

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

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

I supported the upzoning that the previous city council undertook and I am opposed to a de-zoning that makes it more difficult to build in the city. As half of a young professional couple looking for a house in the city I have been stunned at how expensive homes are. The best way to make homes cheaper is to allow more supply into the market. That means making it easier for builders to create new homes. Many of our issues, such as homelessness and infrastructure costs stem from the fact that housing is too expensive in the city. A larger population means a larger tax base to support infrastructure, cheaper housing means more people can afford to live in a house, which in turn means that we can spend more money on the homeless who require additional support. Making it harder to build in the city because a vocal minority dislike it hurts everyone!



Public Submission

CC 968 (R2026-03)

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First name [required]

Claude

Last name [required]

Campagne

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of bring back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

James

Last name [required]

Provias

How do you wish to attend?

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of eliminating blanket upzoning for two fundamental reasons. Firstly, there will be a strain on infrastructure and parking. Secondly, it allows the destruction of the attractiveness of individual neighbourhoods and therefore the overall attractiveness of the city of Calgary. I ask Council for a full repeal of blanket upzoning and to return to planned community based growth.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Imran

Last name [required] Mussa

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 zoning

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



Public Submission

CC 968 (R2026-03)

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First name [required] Joseph

Last name [required] Adams

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)

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



Public Submission

CC 968 (R2026-03)

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,

Joseph Adams

Varsity Community



Public Submission

CC 968 (R2026-03)

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First name [required] **Dean**

Last name [required] **Tymko**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of repealing the blanket zoning and going back to the previous zoning structure to respect R1 residential zoning in neighborhoods.



Public Submission

CC 968 (R2026-03)

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First name [required] Rupinder

Last name [required] Kaur

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 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 opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like to express my opposition to the proposed citywide rezoning change. While I understand the importance of accommodating growth and development, a blanket rezoning policy may create several challenges for existing communities. Increased density without proper planning could lead to significant parking shortages, forcing residents and visitors to compete for limited street parking. This may also increase traffic congestion on already busy residential roads, making daily commuting and access for emergency services more difficult.

Additionally, higher traffic volumes and limited parking could raise safety concerns for pedestrians, children, and seniors in the neighborhood. Quiet residential streets may experience more vehicle movement, speeding, and unfamiliar traffic, increasing overall risk factors. Many residents chose their neighborhoods for the peaceful environment, safety, and sense of community they provide. Rapid and widespread zoning changes could disrupt that balance and negatively affect the quality of life for current residents.

I encourage the city to carefully consider the potential impacts on parking availability, traffic congestion, neighborhood safety, and the peaceful character of established communities before implementing such a broad policy change. Thoughtful planning, community consultation, and targeted development strategies would better support sustainable growth while respecting the needs of existing neighborhoods.



Public Submission

CC 968 (R2026-03)



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First name [required] Gokhan

Last name [required] Coskuner

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 am a long time resident of Briar Hill and want to support the city wide rezoning repeal AND at the same time implement the proposed revisions to R-CG rules.



Public Submission

CC 968 (R2026-03)

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First name [required] Makayla

Last name [required] Pickard-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) N/A

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I am a process manager for a large Canadian corporation. Whenever I take on a new process to implement, I need three things for a project to succeed: 1) stakeholder alignment, 2) a strong communication plan, 3) active monitoring of the project post-launch. If one of those factors fails, the project does not succeed. It's also important to understand that there is NO such thing as a 100% successful project when it comes to implementing new ideas. Projects & processes need time to evolve to ensure we see what fits and doesn't fit. It's not a one and done. I see rezoning as a process change. Plain and simple. It's to cut one part of the process out. It doesn't mean construction companies can run wild with whatever they want. It doesn't mean property companies can start building a bunch of random buildings anywhere they want. It means that one part of the bureaucratic process can be cut to make the process faster to complete. It means that the city can meet the growing population where we are at.

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

The citizens who are most worried about rezoning are not well versed in the rights on their own property, which means communication from Council failed. A clear example of this is His Worship (HW) Farkas stating the following back in Dec, 2025: "What Calgarians have told this council is that the blanket rezoning, one-size-fits-all approach, hasn't worked to deliver the housing at a speed, at a scale and at a price point Calgarians can afford." I directly challenge HW Farkas with this statement by saying that there is no one-size-fits-all. For example, Upper Mount Royal is a Direct-Control District. Only single-family homes can be built in this community. This leads me to believe that

Public Submission

CC 968 (R2026-03)

the stakeholders are not aligned, as the people who are enacting the change -- council itself -- are not aligned with what this change actually brings, communication on the changes were not handled effectively. The monitoring is already showing improvements to our housing crisis, with no signs of ill will towards established homeowners. 2024 saw 21k home starts. For 2025, Calgary saw 28k home starts, which is a 33% increase and is a direct result of the bylaw. Housing prices are still high, the market will adapt as houses continue to be built (simple supply and demand logic). HW Farkas stating that it "hasn't worked" is a misrepresentation of the facts and numbers. Repealing rezoning will be like ripping a bandaid off of a wound that is just starting to heal.



Public Submission

CC 968 (R2026-03)

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First name [required] JOANNE

Last name [required] DICKIE

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, AB (YYC)

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

Support for the Repeal of the Citywide Rezoning Bylaw .docx

ATTACHMENT_02_FILENAME

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

the completion of this form alone indicates already the city will not listen as they make it as difficult as possible to provide comments

March 13, 2026

Subject: Support for Repeal of Blanket Rezoning Bylaw

Dear Councilors,

We are writing to express our strong support for the repealing of the citywide RC-G blanket up-zoning bylaw that will be considered at the upcoming Public Hearing on March 23, 2026. It is also our hope that City Council will listen this time, this third time! An amendment or keeping the current situation is not acceptable. We do not need the blanket upzoning bylaw as the housing strategy

The introduction of the proposed R-CG residential up-zoning bylaw city-wide, has had extraordinary implications for single-family residential property neighborhoods and owners in Calgary. The significant and broadly applied zoning change is not solving affordability issues as the current rezoning allows for expensive redevelopment but does not require lower cost housing and in fact older, modest and less costly houses are being replaced with high-priced infills and multi-unit developments.

Market conditions have changed, which should now allow for more deliberate, stable, local planning. Realistic parking requirements and transit access should be a big part of local planning. Whether the City Council likes it or not Calgary is very much a driving city. The current bylaw helps developers to outbid families for homes as they often benefit from low-cost financing.

We urge you to support the motion to repeal in full the city-wide RC-G blanket upzoning as City Councilors on March 23, 2026. Please restore thoughtful growth to our communities. And stop putting money in developer's pockets!

Thank you for your attention to this matter.

Sincerely,

Joanne and Bill Dickie
3231 6th Street SW
Calgary, AB T2S 2M2



Public Submission

CC 968 (R2026-03)

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First name [required] **Kerrie**

Last name [required] **Logan**

How do you wish to attend?

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

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



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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Rezoning Letter v.5b revision 3.docx

ATTACHMENT_02_FILENAME

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

Attached is my letter in favour of the proposed Citywide Rezoning Change

To the Mayor and Council of the City of Calgary

March 15, 2026

Re: Proposed Citywide Rezoning Change

I fully support the City's proposal to re-instate the low density residential zones which existed prior to the city wide rezoning instituted in May 2024. While the lack of affordable housing in the city is a very serious and complex problem, I believe that blanket rezoning is not the answer to this problem for two primary reasons:

1. Zoning to allow for greater density does not necessarily create more affordable housing.
2. Blanket rezoning is not appropriate in all Calgary communities. The existing infrastructure which has been designed based upon a certain population density in each community will not in all cases be able to support the significantly higher density created by the citywide rezoning. Some communities lack the infrastructure such as schools, water and sewer systems and roads to successfully accommodate higher density housing.

AFFORDABLE HOUSING

There are a number of examples of cities which have implemented a policy of replacing single family zoning with multi-unit zoning. Unfortunately, in most of these cases, the goal of creating affordable housing has not been achieved.

In the Oakridge Park development in Vancouver, for example, land was upzoned to allow increased density featuring multi-family units covering over 3 million square feet of space. However, 87% of the units built were not affordable for most of the people in Vancouver seeking to buy a home. In fact, the price of a 1,000 square foot condo in the development was over \$1 million.ⁱ Similarly, in Toronto, Victoria and Portland, Oregon where multi-unit zoning has replaced single unit zoning, the cost of housing is still unaffordable for most families.ⁱⁱ Portland has now initiated \$650 million of funding to create housing which is actually affordable.ⁱⁱⁱ

The B.C. government has also come to the conclusion that affordable housing cannot be achieved by upzoning alone and that significant government funding is required. On February 23, 2024, the Premier of B.C., David Eby, stated "We know that the private sector has not been able to deliver the middle-income housing that we need".^{iv} The B.C. government has since announced \$2 billion in low cost government financing and \$950 million in direct funding.

To create affordable housing in Paris, the city built more public housing, renovated old buildings into apartments, made public land from all levels of government available for housing and provided financial incentives to builders.^v In London and other cities in England, local councils have successfully built and funded affordable housing for essential workers such as nurses, teachers and policeman.^{vi}

The key element in each of these success stories is the substantial funding from governments at all levels. Developers and builders are in business to make a profit. As a result, they will prioritize building

luxury or market rate housing and in the process often reduce the inventory of older, more affordable housing. It seems that government funding is a necessary ingredient to creating affordable housing.

THE STRAIN ON EXISTING INFRASTRUCTURE

Blanket rezoning will not be appropriate in all Calgary communities. In some communities, infrastructure, such as schools, are already operating at full capacity. For example, schools such as Elboya and Western Canada have had to institute a lottery system for enrolment. As a result, children living in the same neighborhood as the school is located are not guaranteed a place in that school.

In addition, Calgarians are concerned about the impact of the proposed densification on existing infrastructure, including water and sewer systems, parks and roads. The existing infrastructure in some communities will need to be upgraded to support the significant increase in population density anticipated by the blanket rezoning.

With respect to sewer systems, the upgrades will not only be required in the neighborhood in which the densification is occurring. Upgrades will also be required to downstream gathering basins in which the effluent is gathered from each upstream neighborhood all the way to the water treatment facilities. The same analysis applies to roads where upgrades will be required to the more major roads as smaller roadways carrying greater volumes of traffic feed into the larger traffic arteries. All of these items will have a direct effect on all taxpayers as the cost of these improvements will have to be paid for on a citywide basis. More broadly, issues such as the location of hospitals have not been fully addressed. Hospitals have been removed from the inner city and the land has been redeveloped. There is really no place to build a new hospital in the inner city without incurring substantial costs.

In view of the foregoing, a more thorough analysis of these issues should be undertaken to enable the City to determine where greater density may be feasible.

In conclusion, I agree entirely with the City's proposal to re-instate the low density residential zones which existed prior to the city wide rezoning implemented in May 2024.

Kind regards,

Kerrie Logan

[REDACTED]

ⁱ Gregor Craigie, "Our Crumbling Foundation: How We Solve Canada's Housing Crisis", 2024, p 15.

ⁱⁱ Craigie, pp. 141, 145, and 168.

ⁱⁱⁱ Craigie, p.178

^{iv} Vancouver Sun, February 13, 2024

^v Yonah Freemark, "Doubling Housing Production in Paris Region: A Multi-Policy, Multi-Jurisdictional Response," International Journal of Public Policy, December 19, 2019



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CC 968 (R2026-03)

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First name [required] **Catherine**

Last name [required] **Norman**

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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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The proposed repealing and RCG changes would be nothing short of a COLOSSAL DISASTER for everyone in the city. What will you do with the RCG properties that are already built and no longer meet the old zoning? And the changes proposed to the previously existing RCG lots have no purpose being included in this. By limiting the units to 3 instead of 4 you will be making them even more unaffordable, as at least 4 units to replace a single-detached home are required to make it more affordable. Townhomes are on average 30% cheaper to buy than single family homes. You have no money to deal with failing infrastructure? That's because of a sprawling, low density city. More density is GOOD for everyone's taxes, amenities, and infrastructure. Repealing Citywide Rezoning is nothing short of an emotional, childish response that is not backed by research and does not adequately consider the consequences of this action. I, and many others, will be severely disappointed in our City Council should this action proceed as is. Often the naysayers voices are the loudest, but if you listen to this small percent of people you will be shutting out the voices of countless other Calgarians that need this zoning to access middle housing, cheaper rent, and better home locations.



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First name [required]

Last name [required]

How do you wish to attend?

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

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



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Mar 14, 2026

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[required] - max 75 characters

Proposed Citywinde 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 DO NOT AGREE with last years approval of Blanket Rezoning. It is wrong to overload older areas with monstrosities built right next to small bungalows as well create huge parking issues. NO EXCEPTIONS FOR CORNER LOTS as that would devalue lot next door to them. The bylaws in effect at the time of purchase years ago must be respected City Council has no right to devalue ones property. City Council always looking for ways to improve lifestyle for residents. Residents in older areas are entitled to a certain lifestyle as well is why they purchased in these areas. This has nothing to do with affordable housing- just more catering to developers. Allowing this to bylaw to remain as is only encourages future ghettos and slums . City Council has to keep in mind taxpayers who purchased in these areas have a right to preserve their investments and lifestyle. REVERSE BLANKET REZONING including corner lots!!!

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Jane

Last name [required]

Goodhope

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 Reaoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Pineridge_Submission Jane_Goodhope.pdf

ATTACHMENT_02_FILENAME

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

We are very strongly opposed to these changes, and we know many friends and neighbours on our street feel the same way.

Dear Members of City Council,

My husband and I are writing as seniors in our late 70s and long-time residents of Pineridge to strongly oppose the proposed rezoning changes—particularly the massive multi 6 unit development proposed right next to our home.

We understand the need for more housing and agree that thoughtful growth and added density can be appropriate in certain areas. However, we are deeply alarmed by the push to cram these large, out-of-scale buildings into quiet, low-density communities like ours.

Our number one concern is this: cramming these massively oversized, hulking buildings into blocks of single-detached homes would permanently and irreversibly annihilate the character and livability of our established community.

This cannot be overstated: once these monstrosities go up, the single-family neighborhood we know and love will be gone—forever. There is no going back. Never. The damage is permanent, the loss is total, and everything we have cherished, fought for, and protected for decades will be erased in a single, catastrophic rezoning decision.

The mismatch in scale is unacceptable. Placing tall, bulky structures immediately beside modest single-family houses creates severe overshadowing. This would rob neighbors of precious natural light in their windows, yards, and gardens—especially devastating in Calgary's long, dark winters. For us personally, the loss of sunlight from a building right beside ours would dramatically worsen my daily life and sense of well-being.

Our aging municipal infrastructure—water, sewer, drainage, waste services—simply cannot handle the added strain from far more households crammed onto the same lots. Larger building footprints and paving would reduce permeable surfaces, worsening stormwater runoff and flooding risks.

The destruction of mature trees and green space would be irreversible. These trees provide shade, beauty, cleaner air, bird habitat, and the leafy, serene character that drew so many of us here. Losing them to accommodate oversized developments would permanently alter the peaceful, family-friendly feel of our neighborhood.

Privacy would be utterly compromised. Multi-storey buildings bring upper-floor windows, balconies, and decks that stare directly into backyards and even inside homes. The thought of losing the peaceful seclusion we've cherished for years in our own yard and living spaces is heartbreaking—it feels like an invasion of our home.

Traffic, parking, and alley congestion would become overwhelming. Our narrow older streets and alleys were never designed for the surge in vehicles, visitors, deliveries, garbage collection, and resident parking that multiple extra units would bring. Parking is already tight; this would make it impossible.

As long-time residents, we know many neighbors on our street share our strong opposition. Many of us only received mailed notices recently, and we fear others remain unaware of this critical opportunity to speak up before the March 16 deadline—or even if aware, feel powerless against inevitable city plans and won't submit at all.

Voices like ours, especially as seniors, deserve to be heard.

We urge the City—please, please give serious, careful consideration to these very real, harmful impacts, particularly the lack of proper transitions in scale and height, the protection of privacy and sunlight, the preservation of trees and green space, adequate infrastructure capacity, and the overall residential livability that residents like us depend on.

Thank you sincerely for reading our concerns and for truly weighing them as you make this important decision. This matters enormously to people in our neighborhoods.

Sincerely,

Jane Goodhope
260 Pinemill Road NE
Calgary, AB T1Y 2E2





Public Submission

CC 968 (R2026-03)

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First name [required] Zan

Last name [required] Ramji

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

Public Submission to City Clerk's Office.pdf

ATTACHMENT_02_FILENAME

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

Hello,

This email is to indicate our position for the repeal of blanket rezoning: we are in favour of the decision to repeal blanket rezoning.

Blanket rezoning has been a failure since its implementation, with studies showing it has not improved the affordability of housing in Calgary. Furthermore:

- Families that want a home now must compete with profit-chasing investors
- Established communities are now exposed to overdevelopment which stresses the existing infrastructure of the neighbourhoods (eg. underground sewer and water mains, street parking)
- This overdevelopment also destroys the character and ecosystem of these established communities
- Privacy, sunlight and general quality of life has been eroded to houses adjacent to multiplex-homes (eg. 8-plexes)
- Property values are declining for houses adjacent to multiplex-homes (eg. 8-plexes)

Ultimately, the contextual fabric of neighbourhoods is being ignored in exchange for a one-size-fits-all rezone policy.

Lastly, it is worth mentioning that the Public Submission form's wording for being in favour or opposition "of the issue" could lead to confusion. Submitters may mistakenly define "opposition" to mean opposing blanket rezoning, vs. opposing REPEALING

Public Submission

CC 968 (R2026-03)

blanket rezoning

Ideally, individual comments will be read by council to determine the submitter's position, rather than categorizing responses solely based on "are you in favour or opposition of the issue".

Thank you,
Zan and Janet Ramji

Hello,

This email is to indicate our position for the repeal of blanket rezoning: we are **in favour** of the decision to **repeal blanket rezoning**.

Blanket rezoning has been a failure since it's implementation, with studies showing it has not improved the affordability of housing in Calgary. Furthermore:

- Families that want a home now must compete with profit-chasing investors
- Established communities are now exposed to overdevelopment which stresses the existing infrastructure of the neighbourhoods (eg. underground sewer and water mains, street parking)
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Ideally, individual comments will be read by council to determine the submitter's position, rather than categorizing responses solely based on "are you in favour or opposition of the issue".

Thank you,

Zan and Janet Ramji

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Hai

Last name [required]

Doan

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 opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Calgary needs the housing stocks to continually growth while keeping it's affordability advantage. Many immigrants including myself have chose to make this place home, and I wish many more will continue to join us. Calgary has a lot of potential that can be activated by simply allowing people to build housing where market demands exist. The housing strategy work. Repealing without a clear agenda of how to maintaining the same infill housing start would be short-sighted and irresponsible. To keep at a reasonable tax level, we cannot sprawl outward as a city. At the current tax rate, we cannot keep up with our infrastructure needs when the city is so spread out. All research has shown that building more units create a downward pressure on the price. This is a fact. I used to be a student struggling with housing bills that rise 30% year on year during the worst of the housing crisis. For the first time in years I have not received an increase in rent. This is the responsible thing to do.



Public Submission

CC 968 (R2026-03)

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First name [required]

Rose

Last name [required]

Crowley Kampel

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

IN FAVOUR of REPEAL of blanket rezoning bylaw.pdf

ATTACHMENT_02_FILENAME

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

I support repealing the Rezoning for Housing ("blanket rezoning") bylaw passed by Council in May 2024 and reinstating the previous zoning. While I understand the need for more and varied housing, this is a complex issue that requires a carefully crafted, community-sensitive solution. Blanket rezoning was a lazy response that prioritized developers' ambitions over the rights of existing homeowners in established neighborhoods.

Because blanket rezoning replaced a wide variety of residential zones with a single set of density rules, Calgarians who chose to purchase homes in the lowest density areas (previously zoned R1) have been most dramatically and disproportionately impacted by densification. This is objectively unfair.

Blanket rezoning completely disregarded Calgary's typical neighbourhood layout, where higher density development occurred on perimeter roads with lower density in the interior. Dense row houses with secondary suites (often 8-12 residences) are now replacing single family homes throughout older neighbourhoods. Home owners who purchased in older, R1-zoned areas specifically for space and privacy are now crowded by massive multi-unit buildings that loom over their yards. The city claimed that proposed developments would "...remain compatible with the surrounding community." This has not been the case. By definition, blanket rezoning required evaluation of proposed developments without regard to the character of the surrounding

community.

The city also failed to consider the existing infrastructure in neighbourhoods prior to approving blanket rezoning. Water, sewer, electrical services and roads of older neighbourhoods were not built to support such drastic increases in density. The inevitable negative results of overburdening infrastructure will again disproportionately impact homeowners in older low-density neighbourhoods.

Finally, blanket rezoning has not produced the affordable housing its proponents promised. Instead, entry-level single-family homes have been replaced with high-priced luxury townhouses and families seeking single-family homes have been forced to pay higher prices to compete against commercial buyers.

It is time to repeal blanket rezoning, reset to the previous zoning bylaw, and start over with local planning that designates the best sites for density without degrading the neighbourhoods Calgarians call home.

Rose Crowley Kampel
40 Gissing Drive SW
Calgary, AB T3E 4V7

March 14, 2026

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
Calgary, AB

RE: **IN FAVOUR of REPEAL of blanket rezoning bylaw**

I am writing to express my ***support for repealing the Rezoning for Housing (“blanket rezoning”) bylaw*** passed by Council in May 2024 and reinstating the previous zoning that was in place prior to blanket rezoning coming into effect.

While I understand the need for more and varied housing in Calgary and do not necessarily oppose densification, this is a complex issue that requires a carefully crafted, community-sensitive solution. Blanket rezoning was a lazy response that prioritized developers’ ambitions over the rights of existing homeowners in established neighborhoods.

Because blanket rezoning replaced a wide variety of residential zones with a single set of density rules, Calgarians who chose to purchase homes in the lowest density areas (previously zoned R1) have been most dramatically and disproportionately impacted by densification. This is objectively unfair.

Blanket rezoning completely disregarded Calgary’s typical neighbourhood layout, where higher density development occurred on perimeter roads with lower density in the interior. Dense row houses with secondary suites (often 8-12 residences) are now replacing single family homes throughout older neighbourhoods, even when they have radically higher massing, lot coverage and occupancy than typical homes on the street. Home owners who purchased in older, R1-zoned areas specifically for space and privacy are now crowded by massive multi-unit buildings that loom over their yards. The city claimed that proposed developments would “...still be reviewed in detail to ensure they remain compatible with the surrounding community.” This has not been the case. By definition, blanket rezoning required evaluation of proposed developments without regard to the character of the surrounding community.

The city also failed to consider the existing infrastructure in neighbourhoods prior to approving blanket rezoning. Water, sewer, electrical services and roads of older neighbourhoods were not built to support such drastic increases in density. The inevitable negative results of overburdening infrastructure will again disproportionately impact homeowners in older low-density neighbourhoods.

Finally, blanket rezoning has not produced the affordable housing its proponents promised. Instead, entry-level single-family homes have been replaced with high-priced luxury townhouses and families seeking single-family homes have been forced to pay higher prices to compete against commercial buyers.

Proponents of blanket rezoning are now claiming that Calgary may lose federal grant funding if blanket rezoning is repealed, although it is unclear whether those claims are accurate. Regardless of any possible loss of grants, it is better that Calgary lose some federal funding than continue on a path that is detrimental to our city.

Blanket rezoning has negatively impacted countless Calgary homeowners, but failed to achieve its stated objective of increasing the affordable housing supply. It is time to repeal blanket rezoning, reset to the previous zoning bylaw, and start over with local planning that designates the best sites for density without degrading the neighbourhoods Calgarians call home.

Thank you for your attention to my concerns,

Rose Crowley Kampel

**Public Submission**

CC 968 (R2026-03)

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First name [required] Alana

Last name [required] Kerr

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

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)

Citywide rezoning should not be repealed. The city should be supporting housing development that creates more diversity in building form and price points. Efforts should be concentrated on ensuring that new development is of quality and density that supports sustainable growth and supports young people entering the housing market. Better education on the realities of rezoning are needed for the people in the city to reduce fear of rezoning changes.



Public Submission

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First name [required] **Judy**

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) **Not required.**

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Blanket Upzoning 03-23-26.pdf

ATTACHMENT_02_FILENAME

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

March 15, 2026

My name is Judy Johnson and I live in the community of Highwood. 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 process.

There are so many reasons that blanket rezoning needs to be repealed but, for me, the main issues are the following:

1. The environment. I have driven through many of the older districts where upzoning is occurring, and note that all trees and bushes have been removed from the property before building starts. I remember after the disastrous snowstorm in 2013 Mayor Nenshi commented, for a proper urban forest, Calgary is short 3,000,000 trees. I guess that now that is not a concern as many mature trees have been taken down and there isn't any room on the property's to replace these trees. Also, in the past couple of years, I know that the City has a tree program where certain districts are chosen and some of the people living there can request a tree from this program. Small comfort as it will take decades for these trees to be the size of the mature trees that are being removed.
2. The size of the many of the buildings. Some of the building that are being constructing (up to 12 units on one lot, possibly two) and the related issues that go along with a structure that size such as the number of city bins, garbage, compost and recycling, that will have to be at these structures, the condition of the infrastructure beneath these buildings and the lack of parking. I am not sure if any of these units have garages but can't see how they would. That means, even with the 12 unit building, perhaps only 6 or 7 would have a vehicle so instead of maybe the 2 that were originally there (and perhaps they had a garage so didn't park on the street) there would now be up to 6 – 8 vehicles which means these people would need to go further afield to park which would be displacing the vehicles of the people that are already living there. I know that the City planners feel that people don't need a vehicle, they can take transit but, for many, that would not work. To my mind, increasing the number of vehicles in these older areas will also make the roads more dangerous as there will be many more vehicles using roads that were not designed for this amount of traffic.

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

Sincerely,



(Mrs.) Judy Johnson
23 Harlow Avenue NW
Calgary, Alberta T2K 2G2





Public Submission

CC 968 (R2026-03)

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First name [required]

Mervyn

Last name [required]

Goodhope

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Pineridge_ Submission Merv_Goodhope.pdf

ATTACHMENT_02_FILENAME

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

I am very strongly opposed to the rezoning due to the irreversible damaging impacts it will have on all residential neighbourhoods
Thank you for you time in reading my letter

Dear Members of City Council,

My husband and I are writing as seniors in our late 70s and long-time residents of Pineridge to strongly oppose the proposed rezoning changes—particularly the massive multi 6 unit development proposed right next to our home.

We understand the need for more housing and agree that thoughtful growth and added density can be appropriate in certain areas. However, we are deeply alarmed by the push to cram these large, out-of-scale buildings into quiet, low-density communities like ours.

Our number one concern is this: cramming these massively oversized, hulking buildings into blocks of single-detached homes would permanently and irreversibly annihilate the character and livability of our established community.

This cannot be overstated: once these monstrosities go up, the single-family neighborhood we know and love will be gone—forever. There is no going back. Never. The damage is permanent, the loss is total, and everything we have cherished, fought for, and protected for decades will be erased in a single, catastrophic rezoning decision.

The mismatch in scale is unacceptable. Placing tall, bulky structures immediately beside modest single-family houses creates severe overshadowing. This would rob neighbors of precious natural light in their windows, yards, and gardens—especially devastating in Calgary's long, dark winters. For us personally, the loss of sunlight from a building right beside ours would dramatically worsen my daily life and sense of well-being.

Our aging municipal infrastructure—water, sewer, drainage, waste services—simply cannot handle the added strain from far more households crammed onto the same lots. Larger building footprints and paving would reduce permeable surfaces, worsening stormwater runoff and flooding risks.

The destruction of mature trees and green space would be irreversible. These trees provide shade, beauty, cleaner air, bird habitat, and the leafy, serene character that drew so many of us here. Losing them to accommodate oversized developments would permanently alter the peaceful, family-friendly feel of our neighborhood.

Privacy would be utterly compromised. Multi-storey buildings bring upper-floor windows, balconies, and decks that stare directly into backyards and even inside homes. The thought of losing the peaceful seclusion we've cherished for years in our own yard and living spaces is heartbreaking—it feels like an invasion of our home.

Traffic, parking, and alley congestion would become overwhelming. Our narrow older streets and alleys were never designed for the surge in vehicles, visitors, deliveries, garbage collection, and resident parking that multiple extra units would bring. Parking is already tight; this would make it impossible.

As long-time residents, we know many neighbors on our street share our strong opposition. Many of us only received mailed notices recently, and we fear others remain unaware of this critical opportunity to speak up before the March 16 deadline—or even if aware, feel powerless against inevitable city plans and won't submit at all.

Voices like ours, especially as seniors, deserve to be heard.

We urge the City—please, please give serious, careful consideration to these very real, harmful impacts, particularly the lack of proper transitions in scale and height, the protection of privacy and sunlight, the preservation of trees and green space, adequate infrastructure capacity, and the overall residential livability that residents like us depend on.

Thank you sincerely for reading our concerns and for truly weighing them as you make this important decision. This matters enormously to people in our neighborhoods.

Sincerely,

Mervyn Goodhope
260 Pinemill Road NE
Calgary, AB T1Y 2E2





Public Submission

CC 968 (R2026-03)

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



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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

BlanketUpzoning.March15.2026.Final.pdf

ATTACHMENT_02_FILENAME

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

BLANKET UPZONING WRITTEN PRESENTATION TO **CITY COUNCIL**

I. INTRODUCTION

My name is Allan Turnbull, a resident of Meadowlark Park.

I strongly support the complete repeal of Blanket Upzoning without amendment.

Why?

I recall that those opposed to Blanket Upzoning at the previous hearing in 2024 were characterized by a few councillors at the time to be purveyors of groundless fear – “I hear a lot of fear” by those opposed, remarked a councillor at that time.

However, since Blanket Upzoning was approved, residents of my community have lived the zoning equivalent of a clinical trial. The preliminary results of that decision are now in, and they are not pretty.

Unfortunately, sincere concerns dismissed as groundless fear have become a very real nightmare for Meadowlark Park and I anticipate that you will hear likewise for similar communities throughout Calgary.

II. HOW DID WE GET TO THIS POINT?

After the longest public hearing in the history of the City of Calgary, and despite overwhelming opposition to Blanket Upzoning, Council at that time saw fit to approve City wide upzoning nonetheless.

Some even predicted at the time that the public would not be fooled, and the outcome would quickly boomerang back on Council – and so indeed, here we are today.

III. THE MISGUIDED ONE-SIZE-FITS-ALL APPROACH

We heard from City administration in 2024 that we needed Blanket Upzoning because one size does not fit all, and yet that is exactly what we got with Blanket Upzoning – a one-size-fits-all approach – where every lot is treated the same regardless of the nature and character of the community.

Blanket Upzoning allows for a broad and disparate array of building forms and densities to be constructed on a single lot. These range from detached homes to a wide spectrum of multi-unit building forms that, when combined with basement suites and possible backyard suites, could result in densities of anywhere from one to twelve units (or perhaps even more depending on lot size) on a lot that is currently a single-family home - all with no community safeguards whatsoever.

This framework effectively delegates to developers and other unelected and unaccountable personnel the power to drop a hodgepodge of disparate building forms and range of densities randomly throughout our communities without any regard for the context and nature of the community and, deprived of a public voice before Council, without any meaningful input from those directly impacted.

Sadly, there is nothing we can do about it because Blanket Upzoning stripped us of our public voice before our elected representatives.

IV. NATURE AND CHARACTER OF COMMUNITIES

Meadowlark Park is home to a growing and demographically diverse community of residents who were, and continue to be, attracted to our established and vibrant

neighbourhood because of the single-family nature and character of the community, which is predominately comprised of single-family homes.

Don't worry, we're told.

The public had been repeatedly assured by City administration that the broad spectrum of building forms and densities under Blanket Upzoning should not be taken to mean that "anything goes" regardless of the nature and character of an established community. In that regard, City administration had repeatedly stated that it is important to ensure that future development "integrates well into the community ... and with its surroundings".

Unfortunately, that has not been our community's experience.

By way of one example, amongst several, an application that sought approval of eight (8) dwelling units, with potential for backyard suites in the future, on a lot that currently is a single-family home in our community is completely out of context with the nature and character of Meadowlark Park. Unfortunately, the proposed development was approved even though it utterly fails to ensure that it "integrates well into the community ... and with its surroundings" and really feels like "anything goes". Sadly, at the development permit stage, we are effectively told that there is nothing we can do about it under Blanket Upzoning.

For me, Blanket Upzoning as reflected in Meadowlark Park seems to be quite the opposite of planning, as I understand the ordinary meaning of that term, and more like an abrogation of responsibility.

V. CONCLUSIONS

For reasons that include those highlighted above, Blanket Upzoning implements a chaotic and random one-size-fits-all approach that effectively delegates to developers and other unelected and unaccountable personnel the power to fundamentally remake our communities without any meaningful input from those directly impacted who have been deprived of an ongoing public voice before Council. None of this is “fair and equitable” by any reasonable measure of fairness and equity.

Blanket Upzoning needlessly deprives Calgarians of any confidence whatsoever that the nature and character of our communities will be respected; undermines our communities; and undermines public trust that, as predicted in 2024, has now boomeranged back on Council.

VI. RELIEF REQUESTED

The importance that Calgarians place upon their right to have their voice heard before Council cannot be overstated as evidenced by the record number of participants before Council in 2024.

We need our voice before Council to be heard today and restored in full going forward.

I respectfully request that Council repeal Blanket Upzoning without amendment and restore to Calgarians their right to a meaningful democratic voice before their elected representatives on Council.

Thank you.

March 15, 2026



Public Submission

CC 968 (R2026-03)

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



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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 wanting to speak to the council about a rising issue of pedestrian safety. Earlier this week my 12 year old brother was involved in a hit and run collision. The following day another child was involved in a hit and run. Things need to be addressed rapidly as more hit and runs occur daily or weekly.



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First name [required]

Penny

Last name [required]

Hung

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)

Do not require language or translator services

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 Members of City Council, I am writing as a homeowner in Calgary to express my support for the proposed bylaw to reverse the citywide rezoning for housing implemented in 2024 and to restore the previous low-density residential zoning framework. In my view, the previous zoning structure provided greater clarity, predictability, and balance between development and the character of established neighbourhood. A citywide rezoning approach introduced significant uncertainty for homeowners and communities who had relied on the existing land use designations when making long-term housing decisions. Restoring the prior zoning framework would allow for a more thoughtful and case by case approach to redevelopment while maintaining stability in residential neighbourhoods. It would also help ensure that future development aligns with infrastructure capacity, community planning, and the expectations of residents who have invested in these areas. I appreciate Council's willingness to review the impact of the previous rezoning and to consider adjustments that better balance housing needs with neighbourhood planning and community confidence. Thank you for your consideration. Sincerely, Penny Hung (Calgary, AB)



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First name [required] Sandra

Last name [required] Petrus

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am completely against blanket rezoning and I voted in the city election assuming that this new council would remove it! I am in favour of REPEALING the blanket rezoning!



Public Submission

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First name [required] Christopher

Last name [required] Hodgson

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 am in favour of Calgary City Council reversing Rezoning for Housing that was approved in May 2024. Here's why:
+ The approval was a major mistake by Council and was not aligned with the overwhelming negative input received from Calgarians. It was an embarrassment to see Councillors ignore their electors and all the majority input against the bylaw they received & reviewed.
+ The City of Calgary has a well established Planning Department (with professional urban planners), Area Structure Plans and Residential Zoning categories. I do not understand how we can spend all the time, effort, employee salaries and other costs to establish Area Structure Plans (that are consistent with Residential Zoning needs) and then just ignore all of that and allow excessive development anywhere requested.
+ REASONABLE densification is needed but must be within planning guidelines, urban development plans (as designed) and Area Structure Plans.
+ AND, any proposed densification must be within existing Infrastructure and Underground Services available and capacity.

Council must reverse the Rezoning for Housing as previously approved.



Public Submission

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First name [required] Reiley

Last name [required] Hjort

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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 someone who has been working in a high earning job for 10+ years I have still struggled to buy a home because of the extreme unaffordability of single-detached homes. The citywide rezoning and subsequent increase in middle housing has given me the opportunity to buy a home for a much better price. Repealing the RCG lots would send us right back to where we started: a sprawling, low-density and UNAFFORDABLE housing situation. The single-family homes of the past may work for those who bought houses 30+ years ago, but in today's market they are impossible for the young professional to acquire. Research backs that this middle density supported by RCG is cheaper, more accessible, more flexible, more sustainable, and brings in more tax dollars. The claims that "existing infrastructure cannot handle the infill density" are simply untrue. When infrastructure is originally built it is always built with far more capacity than originally needed and can support a higher density future (it is purposefully future-proofed). The fears of rising property values make no sense either - the very homeowners who are opposing the RCG zone are the very ones who would benefit from higher land value! Their land value goes up, and if they sell it, more units will be built in the place of a single family home, thus reducing the price of the new units. It also does not make sense to change the original RCG zone - you are making it harder to build anything at all. Additionally, if you repeal the citywide rezoning you will lose taxpayers thousands upon thousands of dollars to mitigate the lots that are no longer in accordance with zoning. The motion to repeal citywide rezoning and adjust the RCG zone is emotional, based in fear, and does not consider research or objective facts. I

Public Submission

CC 968 (R2026-03)

encourage you to do some real research and soul searching before you make this decision. If you go through with this you will be letting down Calgarians, the environment, and anyone who wishes to call Calgary their home in the future.



Public Submission

CC 968 (R2026-03)

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First name [required] Eytan

Last name [required] Broder

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)

Dear Members of Council. The previous zoning structure offered clearer expectations for homeowners and communities. It takes into account of existing infrastructure and preserves neighbourhood character. Broad citywide rezoning introduced uncertainty regarding future development in established neighbourhoods. I am in support of the Council to reverse Rezoning for Housing. Thank you for your attention to this matter.



Public Submission

CC 968 (R2026-03)

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First name [required] Gerry

Last name [required] Petrus

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of REPEALING the Blanket rezoning that the previous Council put on Calgary!



Public Submission

CC 968 (R2026-03)

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First name [required] James

Last name [required] Pasieka

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)

My name is James Pasieka
I live at 3606 Elbow Drive SW, Calgary AB T2S 2J7

I am asking the Council to fully repeal the blanket rezoning bylaw, reset and reinstate the Local Area Plan and Land Use Bylaw to what existed immediately prior to blanket rezoning and restart the planning and densification process by reengaging with Calgarians.

It's nonsense that blanket rezoning has anything to do with housing affordability

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



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First name [required] Stephen

Last name [required] Clark

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

COC Upzoning SC.pdf

ATTACHMENT_02_FILENAME

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

Stephen Clark
1204 Riverdale Avenue SW
Calgary, Alberta
T2S0Y8

March 15, 2026

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

Re: Repeal of Calgary's recently approved Blanket Upzoning

Dear Sir/Madam,

I write to advise of my strongest support for the repeal of Calgary's blanket upzoning that was approved by City Council in 2024. In addition, I ardently advocate for the return to the zoning and land use bylaws that existed prior to the implementation of the upzoning initiative.

My position is based upon the following:

- **Affordability** – I believe that an open and free market is the best way for affordability issues to be addressed, not enforced application of a social experiment. I have watched what has happened in neighbourhoods where densification has occurred and see no evidence of more affordable housing being realized. What I do see is no reduction in housing cost and in fact, less desirable housing stock replacing more desirable housing stock.
- **Congestion** – There is no doubt that upzoning has vastly increased congestion in neighborhoods where upzoning has been implemented. Parking is abysmal, traffic is awful, and the quality of life for residents has deteriorated. While I appreciate that some might argue that congestion being used to reduce traffic is desirable, I do not see that as a realistic or desirable for Calgary.
- **Quality of Housing** – Calgary's Land Use Bylaws that were in effect prior to the blanket upzoning were the product of the preferences of the citizens of Calgary over the course of decades.

The changes resulting from upzoning have drastically reduced the quality of life in these neighbourhoods;

- housing stock has tiny or no yards for children to play in,
- housing is tall which is a significant challenge for aging home owners that struggle with stairs,

- o the height of densified housing blocks natural light and results in dark urban canyons - we get enough dark in Calgary's winter without densification exaggerating this effect,
- o the availability of infrastructure and in particular, school space is already stressed, densification will exacerbate these challenges.

The above are just a few of the reasons that I strongly endorse the repeal of Calgary's blanket zoning and the re-establishment of the prior Land-Use bylaws.

Please contact me at [REDACTED] or [REDACTED] should you have any questions.

Yours truly,

[REDACTED]

Stephen Clark



Public Submission

CC 968 (R2026-03)

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First name [required] Harvey

Last name [required] Bernbaum

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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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed City Wide Rezoning Cange

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

In favour

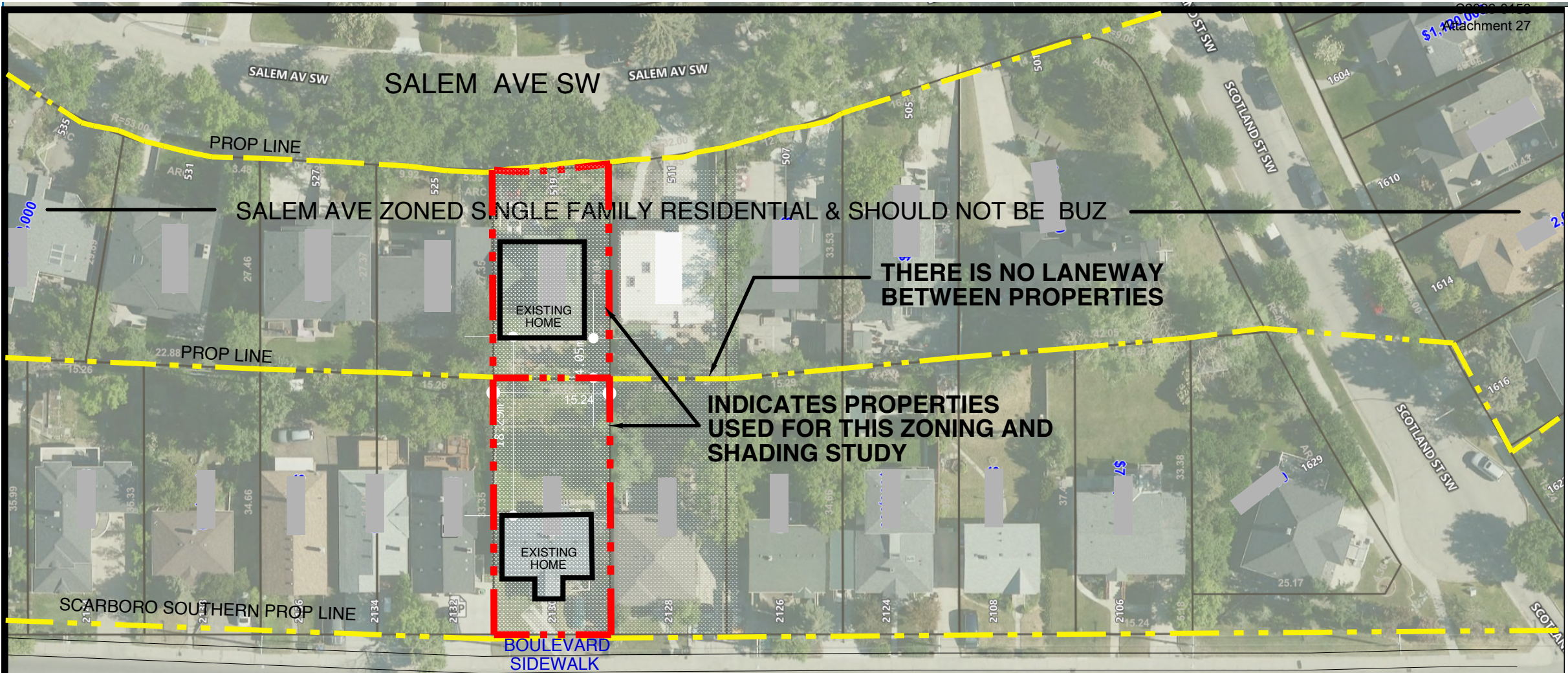
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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have more than 2 submissions and they are each greater than 6MB. I will submit them to publicsubmissions@calgary.ca

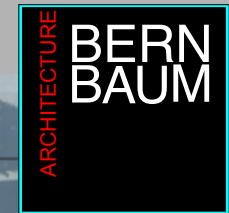


SCARBORO PROPERTIES ALONG 17TH AVE SW -
 SHOULD NOT BE ZONED FOR 4 TO 6 STORY RESIDENTIAL / COMMERCIAL
 DUE TO EXTREME GRADE DROP ON PROPERTIES- SEE SHADING STUDY PAGE 3
 17th AVE SW

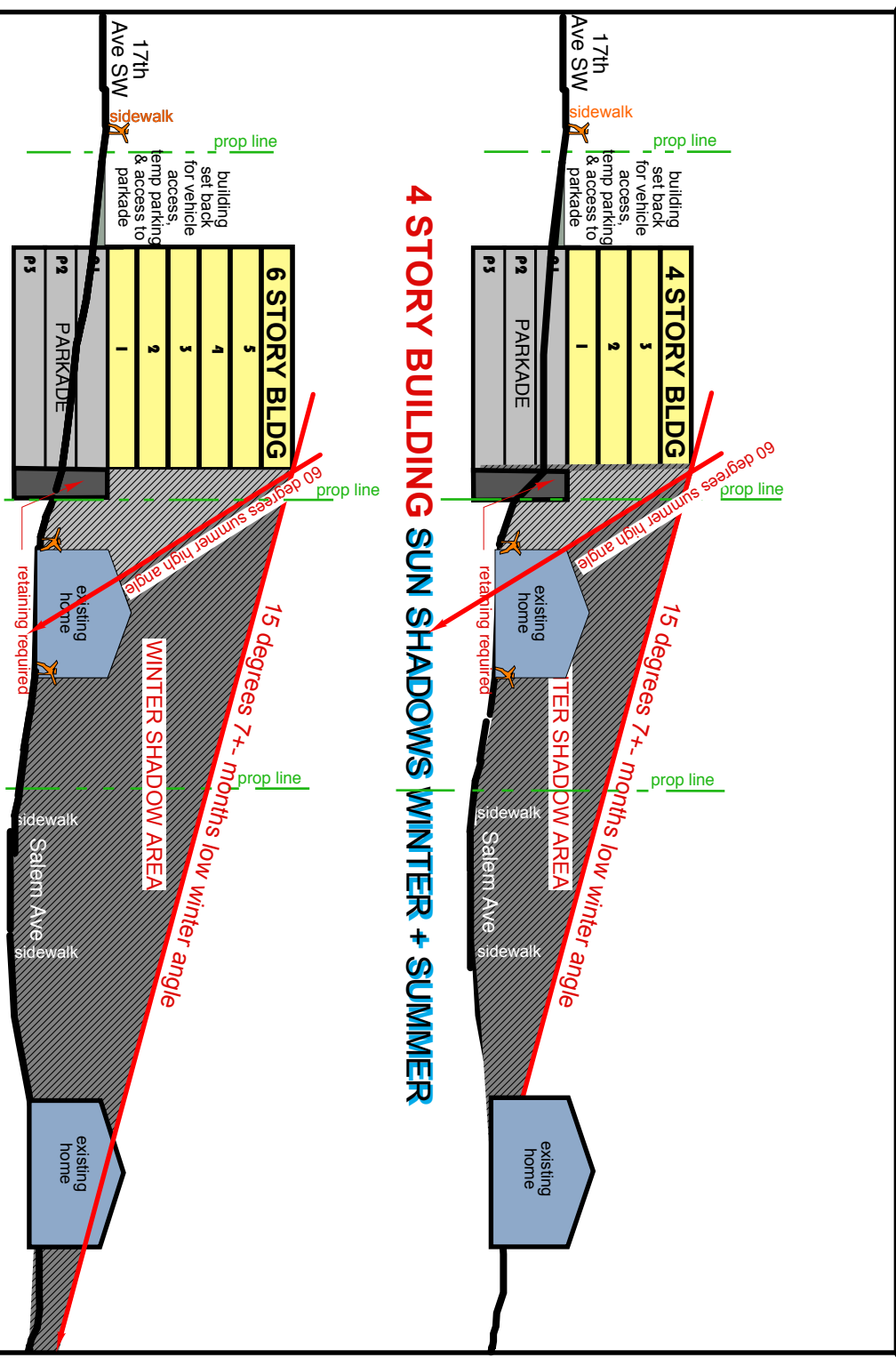
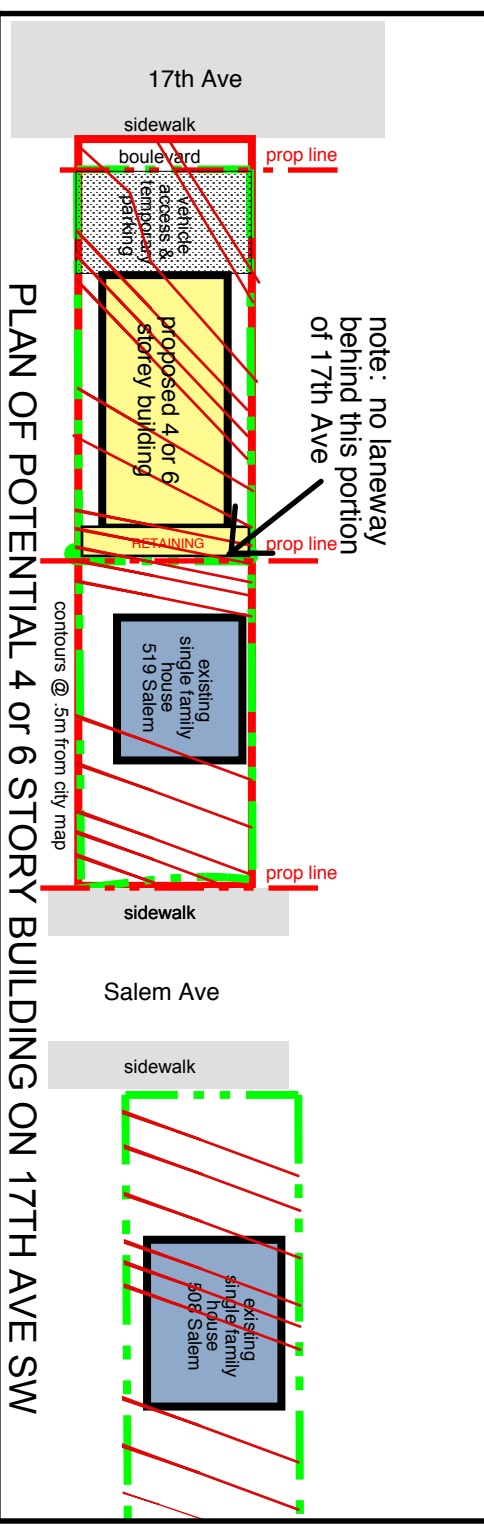
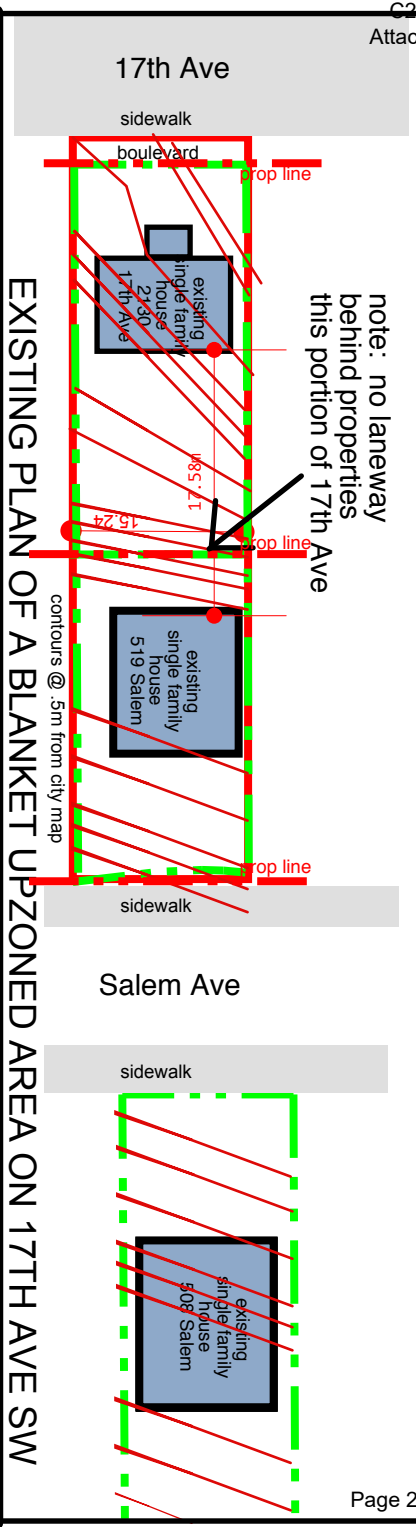
17 AVE SUN SHADOW STUDY

2

4 + 6 STORY DEVEL - SHADOWS on TOPOGRAPHICAL MAP of SCARBORO

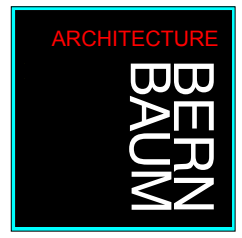


MARCH 13/26



3

17 AVE SUN SHADOW STUDY
SECTION THRU PROPERTIES BLANKET UPZONED TO 4 + 6 STORIES ON 17TH AVE SW IN SCARBORO



MARCH 13/26



Public Submission

CC 968 (R2026-03)

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First name [required] Dr. Paul and Mrs. Ann

Last name [required] Broughton

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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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

PROPOSED CITYWIDE ZONING CHANGE SUBMISSION.docx

ATTACHMENT_02_FILENAME

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

Please open the above attachment and include it in the written submissions to Calgary City Council for the public hearing on the Proposed Citywide Zoning Change on 23 March 2026. Thank you sincerely.
Paul & Ann Broughton

**SUBMISSION TO CALGARY CITY COUNCIL
ON
PROPOSED CITYWIDE ZONING CHANGE**

FROM:

**Dr. Paul & Mrs. Ann Broughton
1016 – 36 Avenue S.W., Calgary T2E 2E8**

TO:

CALGARY CITY COUNCIL PUBLIC HEARING ON REPEALING THE 2024 ZONING BYLAW

As residents of Elbow Park, we strong support the proposed Bylaw amendment to bring back the low-density residential zones that existed in the Land Use Bylaw prior to the citywide rezoning approved by Calgary City Council in May 2024.

Elbow Park is an established community of exclusively single-family residences, with elm-lined streets, well-maintained homes and yards, and a solid community history and atmosphere. The majority of Elbow Park homes date to the early- or mid- 20th Century. From 13 Street S.W. east to the Elbow River, there are no multi-family dwellings in Elbow Park. The neighborhood is undergoing some redevelopment, but that consists exclusively of upscale, single-family homes with landscaped yards and well-attended appearance. Elbow Park residents can be predicted to show strong opposition to any attempt to diminish their community by building anything of lesser value than their own homes. That, in itself, impairs the City's 2024 goal of increasing affordable housing through residential densification.

The 2024 Bylaw Amendment not only threatens the character and community ambience of Elbow Park, it could also create such undesirable consequences as:

- a. The available water supply and sewage disposal, since the area's water and sewer systems are largely at least 70 years old,
- b. Parking, since the area is already fully developed with no extra space for additional parking,
- c. Traffic concerns, as Elbow Park residents include both young children and the elderly,
- d. Traffic density, which is already an issue in Elbow Park due to increased traffic flow from the redevelopment of the former Army Base to the South-West,
- e. Risk of destruction of, or damage to, the many established trees in Elbow Park, especially the historic elms that line many streets,
- f. Increased noise and disruption from densified residential housing,
- g. Potential residential transience in an established neighborhood where new Owners fit their families into the Elbow Park community.

Most importantly, as long-term residents of Elbow Park, we want to preserve the character, atmosphere, property value and neighborhood charm of the Elbow Park community that we love.

Respectfully submitted,
(Original Signed)

Dr. Paul Broughton and Mrs. Ann Broughton

Cell: [REDACTED]

e-mail: [REDACTED]

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Violet

Last name [required]

Liviniuk

How do you wish to attend?

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

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

Council



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Mar 26, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

COC Upzoning VL.pdf

ATTACHMENT_02_FILENAME

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

Violet Liviniuk
1204 Riverdale Avenue SW
Calgary, Alberta
T2S0Y8

March 15, 2026

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

Re: Repeal of Calgary's recently approved Blanket Upzoning

Dear Sir/Madam,

I write to advise of my strongest support for the repeal of Calgary's blanket upzoning that was approved by City Council in 2024. In addition, I ardently advocate for the return to the zoning and land use bylaws that existed prior to the implementation of the upzoning initiative.

My position is based upon the following:

- **Affordability** – I believe that an open and free market is the best way for affordability issues to be addressed, not enforced application of a social experiment. I have watched what has happened in neighbourhoods where densification has occurred and see no evidence of more affordable housing being realized. What I do see is no reduction in housing cost and in fact, less desirable housing stock replacing more desirable housing stock.
- **Congestion** – There is no doubt that upzoning has vastly increased congestion in neighborhoods where upzoning has been implemented. Parking is abysmal, traffic is awful, and the quality of life for residents has deteriorated. While I appreciate that some might argue that congestion being used to reduce traffic is desirable, I do not see that as a realistic or desirable for Calgary.
- **Quality of Housing** – Calgary's Land Use Bylaws that were in effect prior to the blanket upzoning were the product of the preferences of the citizens of Calgary over the course of decades.

The changes resulting from upzoning have drastically reduced the quality of life in these neighbourhoods;

- housing stock has tiny or no yards for children to play in,
- housing is tall which is a significant challenge for aging home owners that struggle with stairs,

- o the height of densified housing blocks natural light and results in dark urban canyons - we get enough dark in Calgary's winter without densification exaggerating this effect,
- o the availability of infrastructure and in particular, school space is already stressed, densification will exacerbate these challenges.

The above are just a few of the reasons that I strongly endorse the repeal of Calgary's blanket upzoning and the re-establishment of the prior Land-Use bylaws.

Please contact me at [REDACTED] or [REDACTED] should you have any questions.

Yours truly,

[REDACTED]

Violet Liviniuk



Public Submission

CC 968 (R2026-03)

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First name [required] Wilson

Last name [required] Wan

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required]

Joan

Last name [required]

Driedger

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing blanket rezoning and returning to prior zoning rules. With the RCG rules, developers are being greedy (maxing out development allowances), disregarding community input and context, and drastically changing elements that residents love about their communities. (low density, wide open streets, houses with character, mature trees, etc) Developers don't care about our communities, they care about the profit. We don't need/want crazy density everywhere. Rental vacancies are up. We can build appropriate density (highrises) around transit hubs. Appropriate gentle density for established communities would be duplexes with adequate onsite parking and outdoor amenity/natural space. A happy medium. Not these huge megaplexes (massing and shadowing, privacy concerns) with inappropriate onsite parking/bike storage and very the minimum outdoor amenity space. Repeal blanket rezoning. Save the communities we love.



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First name [required] Susan

Last name [required] Gordon

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

Comments Citywide Rezoning_SG_Mar 15 2026.docx

ATTACHMENT_02_FILENAME

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

March 15, 2026

We have concerns and questions about the proposed changes to the R-CG zoning with respect to where townhouses and row houses would be allowed. As taken from the city's website and the download comparison table between existing and proposed districts:

- *The website states: 'Prohibit townhouses and rowhouses, **except for parcels at the end of a block**'.*
- *The download comparison table states: Row and townhouses would only be **allowed on the three lots at the end of each block**'.*

Our key concerns/questions on this specific proposed change to the R-CG zoning are as follows:

- 1) Clarifications are needed on the proposed locations and numbers of lots on a street. For instance:
 - a) Does it mean that at each intersection there could be four corner lots that would be zoned with this proposed R-CG developments or is it three lots on each side of the street?
 - b) What if a street has several cross streets or T-intersections, would this allow for this proposed R-CG zoning at each intersection along a street? How many lots?
 - c) If a street already has multiunit dwellings on some lots at each end, would this proposed R-CG still be allowed? How many lots?
- 2) There will still be an unacceptable negative effect on adjacent and nearby neighbours to these townhouses and row houses. It seems inherently unfair that just by circumstance the negative effects will be reduced just because one lives in the middle of the street or not at an intersection.
- 3) There does not seem to be any specific City policy/mechanism (i.e. through revisions to a proposed development plan) to protect or mitigate an adjacent neighbour's concern over reduced quality of living experience, e.g. reduced sunlight and privacy or increased noise,
- 4) Exactly how will the character of existing neighbourhoods be considered in the proposed R-CG development? Will the neighbours or community have a role?

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Ann

Last name [required]

Ogden

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing the rezoning! That is why i voted for this new mayor!!



Public Submission

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First name [required] Dan

Last name [required] Erhardt

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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 the 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 city has my full support and that of my family's in changing the rezoning bylaws back to its previous position. The community feel in the areas that we as calgarians, invest in heavily and our desire to shape our own local identity and culture is important to everyone. It was sad that this was largely ignored by the previous council and We are happy that this is being corrected today.



Public Submission

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First name [required] John

Last name [required] Ogden

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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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 want this new council to REPEAL the blanket rezoning!



Public Submission

CC 968 (R2026-03)

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First name [required] Benjamin

Last name [required] Driedger

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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)

RCG is not gentle densification. RCG is not affordable housing. RCG is not contextual. RCG is too relaxed, developers are being greedy and taking every inch of property to build way too big. There is inadequate onsite parking and inadequate onsite outdoor/natural areas. Developers do not care about our communities, they care about profit. They don't live here. I am in favour of repealing blanket rezoning and returning to prior zoning that allow development but respects established communities and their residents.



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First name [required] Brenda

Last name [required] Lagler

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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[required] - max 75 characters

rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please bring back the long density residential rezoning that existed prior to citywide rezoning for housing that was approved in May 2024. This type of rezoning wasn't the answer to the city's housing shortage. It has caused more issues and than I believe the city didn't consider.



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CC 968 (R2026-03)

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First name [required]

Last name [required]

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Increasing low density housing will increase sprawl, driving up costs to maintain roadways, infrastructure, and public transportation. This goes against efforts to lower cost of living and housing. People will have to live farther and farther from city center just to be able to find and afford housing. Supporting this sprawl may drive up property taxes to individual homes while decreasing overall city tax income because of the decreased density and people choosing to rent instead of buy.

Coming from Mississauga, i have seen this happen first hand, house prices are high and housing inventory is so low because of the significant sprawl. Services are spread far and wide causing people to choose driving in traffic, instead of public transit.

I urge city council to keep zoning As-is, and i suggest we look into increasing mixed residential-commerical development zoning instead. i.e. street level shops, daycares, salones, grocers, and residential units on higher floors.

With zoning az-is, your property prices will increase because developers have the option to purchase your lot to build multi family units. Your services are closer to you so that you don't have to drive as far, and traffic will decrease because people can walk or take transit to reach their destination in a shorter amount of time.

A win for homeowners, a win for people looking for homes, and a win for the city



Public Submission

CC 968 (R2026-03)

through increased tax income from higher densities. Keep zoning As-is.

Thank you.



Public Submission

CC 968 (R2026-03)

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First name [required] Terry

Last name [required] Vespa

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am MOST STRONGLY IN FAVOUR of the Proposed Citywide Rezoning Change which will return our neighbourhood BACK TO the R-C1 district rules. Thank you.



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First name [required] Suzanne

Last name [required] Wickware

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I approve the reversal of the zoning bylaws - I agree with what is being reconsidered.

The reasons why the current zoning is dangerous and CANNOT continue in Calgary:

1. School overcrowding - the schools were built to support current neighbourhood design's, the current schools are at capacity and this increased pressure places undue hardship on staff and students alike.
2. Personal and public safety concerns - increased density in the housing results in unnecessary strain on overtaxed and stretched fire, paramedics, police and peace officers.
3. Traffic - roads and access has been build with the premise of single family dwellings, this is a disgrace that increasing density would even be considered in these already full neighbourhoods.
4. Parking concerns - increased density will bring increased cars - which leads to unattractive neighbourhoods, as well as safety concerns with first responder access to homes.
5. Fire concerns - with increased cars and closer living current resources are already stretched thin, this is a significant personal safety concern for all citizens.
6. Overall appeal of the neighbourhoods - the parked cars on the street, garbage cans etc. are an eye sore and lead to communities where caring for homes becomes less important as the junk does not motivates individuals to keep areas clean/clear. Addi-

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

Public Submission

CC 968 (R2026-03)

tionally, we have 2 secondary suites on our street and the garbage cans are always overflowing as they are not made to handle the additional garbage.

7. Re-saleability - when the homes in these neighbourhoods were purchased there was no indication they would be rezoned to high density living - this is a crime of the city to steal equity from the homes of Calgary citizens

8. Discrimination as to the neighbourhoods being targeted. It is very obvious in the maps the communities are newer and perceived individuals who are not a likely to complain about the change.

I would like to share that I sent these exact concerns to my councillor prior to the rezoning. I am appreciative to this Mayor for reconsidering the disaster that was created and while stains have been made on communities, at least stopping further secondary suites from development is a step in the right direction.



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First name [required] Chris

Last name [required] Sisson

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)

I feel that along with other things that are completely wrong with the rezoning (over crowding, parking, insufficient supporting infrastructure, devaluing the already existing neighborhoods, we need "Solar Access" by-law. A Solar Access by-law means that land owners have a right to have access to direct sunlight. Such a by-law would:
- mitigate large and looming residential structures over neighbouring properties (casting shade)
- promote food resiliency by legitimizing the use of food gardens and greenhouses
- promote green energy production by legitimizing the use of solar panels on roofs
- promote mental health by legitimizing the planting of plants, shrubs and trees
I cannot see a future where the city thinks there residents mental health is not paramount to overall good health. If the city is not paying attention to all the poles that have been done that clearly say density at the cost of existing communities is NOT what the people want, then we need a government that will listen. The amount of stress that the city has put upon its citizens over this is unquestionable the poorest choice I have ever seen done by a municipal government. Now is the time to return to a rational, proper way of zoning our land. Not letting anything and everything go unchecked. We need to change it back to the way it was, now! Thank you . Chris Sisson



Public Submission

CC 968 (R2026-03)



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

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

First name [required]

Ruby

Last name [required]

Tiemstra

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly in favour of changing the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024. We have lived at our current address (3308 Lakeside Cr. SW Calgary T3E 6A6) for 34 years, and we planned to enjoy our retirement here. Our property is "2nd house in" off of 66 ave, and therefore at risk of being adjacent to huge building projects. We would lose our privacy and sun-light-both in our backyard and in our house. We have always enjoyed being out in our backyard gardening and tending our greenhouse, but these favourite past times would be sadly lost. This is so UNFAIR. Please do not allow this to continue, and please do not approve high density applications since the last civic election.