



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] Lee

Last name [required] Fisher

How do you wish to attend?

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

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

Pineridge Community Lee Fisher.pdf

ATTACHMENT_02_FILENAME

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

I am very much opposed to the rezoning of established residential neighborhoods

To: Mayor and Members of Calgary City Council

I am a resident of the Pineridge community who grew up in this neighborhood. Our home is only three houses from the location where a multi-unit building is proposed. I've lived here most of my life and have watched the area change over the years and I am concerned about how developments of this scale will affect the surrounding street and community.

I have already noticed that traffic and general activity has greatly increased over the past several years. Smaller changes such as basement suites and short-term Airbnb rentals—have brought more vehicles coming and going throughout the day. This has already started to change how our street functions and shows how additional density can affect residential areas even before larger multi-unit buildings are introduced.

Our street sits directly behind a junior high school, and traffic levels are already extremely high during peak school periods. Many students walk along our street before and after school. Adding more multi-unit housing in this area will increase vehicle traffic, parking pressure, and congestion on streets that were originally designed for single family housing.

Higher density also increases demand on infrastructure such as roads, drainage systems, waste collection, and parking capacity. Residential lots originally designed for single-family homes were not built to support multiple households and the additional pressures they bring.

Another issue is the difference in size between these proposed buildings and the existing homes around them. A building with six or eight units placed beside single-family houses is much larger than anything the street was originally designed for. Developments of that scale can quickly change the character and livability of established residential blocks.

The loss of mature trees and green space is another concern. Trees contribute to shade, environmental quality, neighborhood character, and natural screening that helps maintain privacy between properties.

Redevelopment of this scale can also set a precedent for similar projects throughout surrounding blocks. Over time, cumulative redevelopment can fundamentally and permanently change the character and stability of established residential communities.

I ask that consideration be given to the impacts of excessive multi-unit development within established residential communities such as Pineridge.

Thank you for taking our perspectives into consideration.

Lee Fisher
272 Pinemill Rd NE
Calgary, AB
T1Y 2E2



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First name [required]	Khalil
Last name [required]	Mulji
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 needed
What meeting do you wish to comment on? (If you are provid-	Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

City rezoning should not be repealed. As Calgary grows towards a population of 2M, we need to create more middle housing in existing neighborhoods that creates ideal housing for seniors, young families and first time buyers and reduces the urban sprawl that we've been seeing in the city. This would ensure housing supply increases which should decrease house prices, projects move to completion faster due to quicker approvals and helps us increase the usage of current infrastructure like schools and roads.

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First name [required] Stephen

Last name [required] Bosch

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26.03.2023

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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)

Making R-CG land-use citywide was always about reducing red tape, protecting everyone's freedom to build what the market needs, and giving people choices. Giving seniors the choice to stay in their neighbourhood if they want to downsize. Giving young parents the choice to raise their families in the neighbourhood they grew up in. Giving workers the choice to live close to where they work, wherever in the city that happens to be.

Removal of restrictive zoning is a condition of the Housing Accelerator Fund for very good reasons, and back-tracking on this will jeopardize that funding and the progress Calgary has made in increasing housing stock. And we have the most stretched infrastructure of any major city in Canada precisely because we have overweighted the single-family home for many decades. Now, it is proposed that this citywide zoning be changed yet again, and this without there being an equivalent proposal on the table.

When I was a young person, Calgary was a city of the possible. Now, old friends are leaving because they can no longer afford to live here. That is a tragedy. Our longstanding failure to build a variety of housing types everywhere in the city is a big part of the reason for that.

Citywide R-CG works. There has been a measurable increase in housing unit construction that can be directly attributed to the reduced land-use restrictions.



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Councillors, the only responsible choice is to maintain the R-CG default zoning.



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First name [required] **GORD**

Last name [required] **ROBINSON**

How do you wish to attend?

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

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



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Proposed Citywide Rezoning Change

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I am opposed to the current citywide rezoning and want it to be repealed. I am in favour of increasing density, however it must be properly planned so that it doesn't overwhelm the City's infrastructure. It also should be done in a stepwise fashion. I am in favour of single family lots being converted to duplexes. If there are also going to be basement suites in the buildings, then there has to be room for at least one vehicle per unit on the property and there must be enough room for the 3 bins per unit (garbage, recycling and compost). Duplex lots could be converted to 3 or 4 plexes, etc. More dramatic changes in density should be part of a community development plan and be subject to public consultation/hearings.

In short, a process that allows community input and keeps the overall character of the original design is preferred. Area setbacks and height restrictions should be kept as much as possible.

If a new area is designed with minimal setbacks and higher densities, that is acceptable as the market will determine if that design will be accepted. Existing single family and lower density neighbourhoods need to add density, but should not have massive structures that block light and infringe on neighbours to build next to bungalows and smaller houses.



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First name [required]

Jo-Ann

Last name [required]

Champigny

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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

City of Calgary 03 15 26.pdf

ATTACHMENT_02_FILENAME

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

Please forward a copy to the mayor and all 14 Councillors. Thank you

GREG POLLARD and JO-ANN CHAMPIGNY
1004 ELIZABETH ROAD SW
CALGARY ALBERTA T2S 1N3

March 15, 2026

His Worship, Jeromy Farkas, Mayor
Councillor Nathaniel Schmidt, Ward 8
City of Calgary

RE: Repeal of Blanket R-CG Rezoning
Homeowners' address – 1004 Elizabeth Road SW, Britannia

Dear Sirs

We are writing to provide our thoughts regarding the repeal of the blanket RC-G rezoning currently before city council, and our support of the repeal of the recent blanket rezoning.

While we recognize the city is attempting to address the difficult issues of redevelopment and densification, we question whether applying a "one-size fits all" approach across the city is a reasonable approach, especially when it will negatively affect well-established communities.

Our concerns can be summarized into the following four categories.

Quality of life

Allowing significantly increased density in Britannia will negatively affect our current quality of life. For example, traffic volume and congestion will increase. Allowing developers to provide only one parking stall per unit, with the resultant much higher density, will increase on-street parking concerns, a problem we did not have in our neighborhood under the prior zoning.

Environmental impact

The blanket rezoning and resultant densification will necessarily lead to a higher building to lot-size ratio. Accompanying this will be the removal of greenspace, including trees, on private land. This will occur at the same time city council has considered steps to preserve trees on private land. The proposed rezoning would appear to be in direct conflict with this environmental goal.

Personal economic impact

For most people, the purchase of a personal residence is the largest single economic decision in their life. When deciding to undertake this major financial commitment, we not only consider items such as the nature of the neighbourhood (single versus multi-family homes, greenspaces, access to schools, etc.) but also the preservation of value.

There are no guarantees the recent blanket rezoning changes will not negatively affect the long-term value of the homes of the current residents of Britannia.

There was no mandate for blanket rezoning

As noted above, the proposed blanket rezoning affects the quality of life in our long-established neighbourhood, the environment, and our personal economic interest. It is our understanding that the mayor, and the majority of city council, ran on the repeal of the blanket rezoning.

I respectfully submit that the voters sent a clear message to their elected representatives in the 2025 Calgary civic election in support of the repeal of the blanket rezoning.

Thank you for taking the time to consider our concerns. Should you have any questions, do not hesitate to contact us at [REDACTED] (Greg) or [REDACTED] (Jo-Ann).

Respectfully submitted

Jo-Ann Champigny

Greg Pollard

cc: Councillor Kim Tyers (Ward 1)
Councillor Jennifer Wyness (Ward 2)
Councillor Andrew Yule (Ward 3)
Councillor DJ Kelly (Ward 4)
Councillor Raj Dhaliwal (Ward 5)
Councillor John Pantazopoulos (Ward 6)
Councillor Myke Atkinson (Ward 7)
Councillor Harrison M. Clark (Ward 9)
Councillor Andre Chabot (Ward 10)
Councillor Rob Ward (Ward 11)
Councillor Mike Jamieson (Ward 12)
Councillor Dan McLean (Ward 13)
Councillor Landon Johnston (Ward 14)



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First name [required] David

Last name [required] Zolkiewski

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please do what the majority of the electorate wants and repeal blanket rezoning. It was ill conceived from the get-go.



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First name [required]

Darrell

Last name [required]

Morden

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

To start, this online COC digital submission asks if one is "in favour or opposition of the issue" which in my opinion is difficult wording. The word 'issue' is already confusing. For instance in favor of the issue which is rezoning for housing or in favor of the reversal for rezoning for housing. I am in favor of reversal YES. I hope that is what the question directed at. And I look to the city to keep an interest in promoting affordable housing! I would NOT want my street to have multi family complexes on it at all as there is insufficient parking and would reduce my property value. The city ought to look into areas undeveloped for large multiunit options and run better transit to those sites. Please please note that almost all of the multiunit developments that I drive by everyday are FAR from appealing in their appearance and will now be forever an eyesore. Thankyou.



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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



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Mar 3, 2026

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

[required] - max 75 characters

Proposed City Wide Rezoning

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

In a short period of time, city-wide zoning has proven itself & has data to support its efficacy, Calgary leads the country in housing starts. Increasing density with "missing middle" housing options helps improve the financial sustainability of our city.



Public Submission

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First name [required] Denise
Last name [required] van Lammeren

How do you wish to attend?

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Mayor Farkas and Members of Council,

I support the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024. My support is in conjunction with the Varsity Community Association. An extensive Restrictive Covenant campaign was launched to help combat blanket rezoning to preserve the character of Varsity. We have placed a RC on our property.

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:

Comments - please refrain from

providing personal information in this field (maximum 2500 characters)

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

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 approve the recommended changes to the exceptions as noted above.

I have lived in Varsity Estates for almost 8 years. This is a coveted and desirable neighborhood. The character of our neighborhood should be preserved and protected for future generations. It would be a terrible shame to see this community undergo the huge transformations that are happening in Capitol Hill, Parkdale and Bowness (to name a few). Our community was designed with intent and purpose and has been an enviable place to live for over 50 years. We were fortunate to have been able to move here and are very uneasy about how the community is being threatened with blanket rezoning. This would have a truly negative impact on property values, and the quality of life in our neighborhood. Having a RC should not be our only option to preser



Public Submission

CC 968 (R2026-03)

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First name [required] **Denys**

Last name [required] **Robinson**

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

RCG Comments.pdf

ATTACHMENT_02_FILENAME

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

See attached

Calgary's decision about whether to keep R-CG as the base residential zone is not just a technical zoning matter. It is a question about what kind of city we want to be. The R-CG framework allows modest, predictable housing choices across neighbourhoods while maintaining the character of communities. It supports economic vitality, environmental responsibility, and intergenerational opportunity. For many different groups with very different values, keeping R-CG in place is a practical and principled choice.

For Calgarians who value strong private property rights, R-CG respects the ability of homeowners to use their land within reasonable and transparent rules. It allows owners to add secondary suites, townhomes, or small multi unit housing without seeking extraordinary permissions from city hall. This reduces arbitrary gatekeeping and ensures that landowners can adapt their property to changing family needs or market demand. Maintaining R-CG protects the basic principle that property owners should have meaningful freedom to use their land responsibly.

Markets work best when rules are clear and opportunities are broadly available. R-CG creates a citywide baseline that allows housing supply to respond to demand rather than forcing every project through costly and uncertain rezoning battles. When builders can produce townhomes, duplexes, and small apartment homes in many neighbourhoods, prices are moderated through competition and choice. Keeping R-CG allows Calgary's housing market to function more like a real market and less like a rationed system.

Many Calgarians care deeply about protecting wetlands, farmland, and natural landscapes around the city. Allowing gentle density inside existing neighbourhoods reduces the pressure to push new subdivisions further outward. When more homes can be built within the existing urban footprint, fewer wetlands need to be filled and fewer kilometres of roads and pipes need to be extended. Maintaining R-CG helps Calgary grow inward in a way that protects the ecosystems that surround our city.

For younger Calgarians, housing affordability is the defining challenge of their generation. R-CG allows the types of homes that young people can realistically afford, including townhomes, small multiplexes, and secondary suites. These homes often cost less than detached houses while still providing stable neighbourhood living. By keeping R-CG, Calgary ensures that younger residents have a pathway to remain in the city they grew up in and build their futures here.

Many families today are choosing to live across multiple generations for cultural, financial, and caregiving reasons. R-CG makes it easier to create homes where grandparents, parents, and children can live close together while maintaining privacy. Secondary suites, backyard homes, and small multi unit buildings provide flexible arrangements that support family life. Keeping R-CG allows Calgary's housing system to reflect the real ways that families live.

Ending homelessness requires a steady supply of modestly priced housing across the city. R-CG supports the creation of smaller homes and rental options that provide entry points into stable housing. When the housing system produces more units at a range of price points,

pressure on the lowest income households is reduced. Maintaining R-CG helps create the housing abundance that makes lasting progress on homelessness possible.

Housing construction supports thousands of well paid skilled trades jobs in Calgary. R-CG enables steady, distributed construction activity across many neighbourhoods rather than concentrating work in a few large developments. This creates reliable employment for carpenters, electricians, plumbers, and many other trades. Keeping R-CG supports a healthy construction sector and good local jobs.

Cities function more efficiently when homes are built where infrastructure already exists. R-CG allows more households to share the cost of roads, pipes, and public services that have already been paid for. When infrastructure serves more residents, the cost per household declines and the tax base strengthens. Maintaining R-CG supports the fiscal discipline that many Calgarians expect from their municipal government.

Reliable infrastructure depends on a sufficient number of users within the service area. Gentle density in established neighbourhoods increases the number of people who support water systems, transit routes, and local roads. This improves service viability and helps ensure that infrastructure investments are fully utilized. Efficient use of infrastructure is particularly important for Calgary with the challenges facing our water and road systems. Keeping R-CG helps Calgary get the most value out of the infrastructure it has already built and fund the next generation of infrastructure improvements and upgrades.

Cities grow stronger when they can welcome workers, entrepreneurs, and new residents. Housing availability is one of the key factors that determines whether people and businesses choose to locate in a city. R-CG allows Calgary to increase housing supply in a flexible and distributed way that supports economic expansion and cheaper housing will leave entrepreneurs and investors with more resources to start businesses and create jobs. Maintaining R-CG strengthens Calgary's position as a growing and competitive city.

Families need a range of housing options at different stages of life. Some families prefer detached homes while others prefer townhomes, duplexes, or homes with suites that help offset costs. R-CG allows these options to exist within the same neighbourhoods, close to schools, parks, and community networks. R-CG also serves as starter homes and basement suites as starter apartments for young people starting their adult lives and starting their families. Keeping R-CG supports family stability and allows families to remain in their communities as their needs evolve.

As Calgarians age, many want to remain in their neighbourhoods but in smaller or more manageable homes. R-CG allows seniors to downsize to a nearby townhome, suite, or small apartment while remaining close to friends and familiar places. This supports aging in the community and can reduce isolation while improving affordability. Maintaining R-CG gives older residents more and better housing choices.

A fair society is one where young people have a realistic chance to build stable lives. When housing becomes scarce and unaffordable, opportunity becomes restricted to those who already own property. R-CG expands the supply of homes and helps keep the door open for the next generation. Keeping R-CG is a way to ensure that Calgary remains a city where young people can succeed.

R-CG is not a radical change. It is a practical framework that allows Calgary to adapt to growth while respecting neighbourhoods and property rights. It supports families, workers, seniors, environmental stewardship, and economic prosperity. For a wide range of Calgarians who care about different values, maintaining R-CG as the base residential zone is a sensible and forward looking choice. Keeping this policy in place ensures that Calgary remains a city that works for current residents and future generations alike.



Public Submission

CC 968 (R2026-03)

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First name [required] Janet

Last name [required] Sullivan

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



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[required] - max 75 characters

proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have been disappointed in Calgary City Council as I've watched the urban blight spread in this city, turning once charming neighbourhoods into crowded, characterless ghettos. The area where I grew up, Marda Loop, has way too much population density, which leads to crowded, slow streets and unsafe intersections because of cars parked on side streets. The residents of Marda Loop have worked tirelessly to try to advocate for less construction but all their attempts were fruitless. I hesitate even to write this message, as I've seen no evidence that Calgary's City Council cares at all about the opinions of its citizens.



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First name [required] Hal

Last name [required] Anderson

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 Zoning Change

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

In favour

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ATTACHMENT_01_FILENAME

0315_BUZ_Submission-HAA.pdf

ATTACHMENT_02_FILENAME

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First name [required] Allan

Last name [required] Turnbull

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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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)

Please include in Public Record materials provided to Council prior to public Hearing.

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



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

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First name [required] Elizabeth

Last name [required] Morton

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in a housing co-operative in Calgary. Co-op housing works on a mixed-income basis - by providing affordable housing, those with only moderate incomes can gradually save enough to purchase a home on the private market, thus freeing up units in the co-op to new families when they need it. Since the onset of the housing crisis in 2023 we have seen no move-outs at all, because our moderate income-earners have been frozen out of the housing market. We could offer no relief to the hundreds of people who called us in desperate need. The blanket rezoning is starting to help, however, and we are beginning to see costs come down. Just one month ago one of our families, who have been saving for 14 years, has been able to purchase a home, and we have been able to help one new family. There are still thousands of families in deep need. The blanket rezoning that is now contested is working by making the private housing market more affordable. That, in turn, frees up space in affordable housing for those who badly need it. For this reason, I respectfully ask that you vote AGAINST the repeal of the blanket rezoning.



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First name [required] Cathy

Last name [required] Fry

How do you wish to attend?

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

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



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In favour

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ATTACHMENT_01_FILENAME

Repeal Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

I'm against blanket re-zoning. Any densification needs to have some sensible controls without threatening federal funding.

March 13, 2026

Dear Mayor Farkas and Members of Council,

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

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

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

Problems with Blanket Rezoning and with Rowhouses in General:

Lot coverage

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

Overshadowing

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

Destruction of the Urban Tree Canopy – Lack of Green Landscaping

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

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

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

Lack of Privacy and Overlooking

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

Increase in Intensity of Use

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

Parking Congestion

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

Impact on Infrastructure

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

Management of Waste

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

ADDITIONAL ISSUES.

Elimination of Contextual Setback Rules

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

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

Secondary and Backyard Suites on the Same Property

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

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

Affordable Housing

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

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

Excessively Long Implementation Date

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

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

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

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

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

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

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



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First name [required]	Sherry
Last name [required]	McKay
How do you wish to attend?	
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	English is my only language written or spoken
What meeting do you wish to comment on? (If you are provid-	Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live at 7420 Elbow Dr SW in Kingsland . Next door , on the south side of my property at 7504 Elbow Dr SW a property was developed as per HGO guidelines set forth by the previous council .
Due to this , there is now 2 three story dwelling units on the property at 7504 Elbow Dr SW .
This has really affected my property . Hardly any sun , my privacy has gone now due to placement of windows and doors on the new development . My trees were cut back , and roots on my trees as well, which has compromised their health .
Now, I face a loss of my property value, when going to sell it if the rezoning is appealed . Because no one will want to live next door to that new development . So, I respectfully ask that the HGO zoning remains on my lot . I'm speaking for my property only , not any of my neighbours . The decision I've made has been thought over logically . As I wish to sell my property in the future , as I can't live beside a lot that has 14 units on it . There will be parking issues , noise from the tenants, perhaps even obnoxious smells from their garbage .
When the new owners rented out the original bungalow initially , their lack of doing proper screening on the tenants was apparent . The police were over at that bungalow at least 4 times . Three times the Calgary police attended , and one time the RCMP were involved , trying to kick down the back door . The tenants were highly disruptive to the neighbours at the time . I fear that this may occur again in the future .
My only chance now of getting any decent value on my lot is selling it to a developer ,

Public Submission

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who will pay better for my property than someone who will buy it just as a rental , and sit on it until a more friendly redevelopment and council is elected in the future .
I apologize , to Rob Ward about this . But please understand I have no choice but to sell . For my sanity and my partner as well . I wish to find another property , and being that single detached homes are not cheap , I do need as much money as possible to find another property , one that respects citizens privacy and let's the owner be .
Thank you
Sherry McKay



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First name [required] Dave

Last name [required] O'Neill

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Blanket Rezoning Repeal Submission.pdf

ATTACHMENT_02_FILENAME

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

Please see attached PDF

Dear Mayor Farkas and Members of Council,

We are 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.

The Varsity Community Association, under the informed guidance and leadership of Ms. Jo Anne Atkins, has done an exemplary job of capturing the concerns of the residents in our community. There is little point in paraphrasing the multitude of good reasons for why we oppose blanket rezoning when they have already been eloquently stated by the VCA. This submission utilizes those speaking points with gratitude to the VCA for their diligent and dedicated work on our collective behalf. In addition, our submitted objection to the proposed DP2025-05349 at 132 Varsity Estates Place NW further documents many of the reasons why blanket rezoning creates incompatibilities with the style, composition and architectural harmony in established neighbourhoods.

We do not agree with the proposed amendments to change the rules for row house 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, we 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 row house, townhouse, or cottage cluster under R-CG or R-G before first reading of the bylaw; or*
- *Received an approval for a development permit before the first reading of the proposed bylaw; or*
- *Rezoned through an approved rezoning application applied for by the property owner after August 6, 2024.”*

Therefore, we 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. We also request approval of the recommended changes to the exceptions as noted above.

In summary, we respectfully ask you to repeal, reset, re-engage and respect “the existing physical patterns and character of the neighbourhood” as stated in the Municipal Development Plan for the benefit of all Calgarians and their property values.

Sincerely,

Debra & Dave O’Neill
Varsity Estates



Public Submission

CC 968 (R2026-03)

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First name [required] Brian

Last name [required] Heffernan

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

Dear Mayor Farkas and Members of Council.docx

ATTACHMENT_02_FILENAME

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

I want blanket rezoning repealed

Dear Mayor Farkas and Members of Council,

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

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

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

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

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

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

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

Yours truly,

Brian Heffernan

Varsity Estates



Public Submission

CC 968 (R2026-03)

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First name [required] Dominick

Last name [required] Rotante

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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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)

Calgary has been going in the correct direction regarding housing. Affordability is going down due to the fact this city is building. Cities should be moving forward, not back. What happens if we repeal? The reason we created the rezoning plan was to build houses and that's working. There is no empirical evidence regarding parking or plumbing issues created by the increase in zoning, only anecdotal.



Public Submission

CC 968 (R2026-03)

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First name [required] Monica

Last name [required] Suche

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)

**Public Submission**

CC 968 (R2026-03)

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First name [required] Harriet

Last name [required] Boston

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



Public Submission

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a Rosedale resident with a home that is 2 plots of land put together decades ago. I have ample space with a massive yard. My parents are retired and in great health but getting on, and I would like to build something suitable for them to be independent but right next door so I can prepare to help them in advance. A duplex or carriagehouse would work well. Our neighbours have made it clear that isn't acceptable and would fight with an injunction. They carry on about protecting "character" in our neighbourhood, which apparently a duplex would ruin, but a massive ugly and cheaply built mansion where all the old trees have to be chopped down is fine because it doesn't allow riff raff into the area, whatever that means. I understand not wanting an apartment block next to you, but neighbours putting injunctions in for a duplex or suite above a garage when I and many have a massive plot seems absurd. I ask the council to listen to my position and truly think about the contradictions of what residents in my neighbourhood are saying. This issue goes beyond the housing crisis reasoning.



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First name [required] Anna Maria

Last name [required] Marrocco

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of the repeal of the blanket rezoning bylaw. I support reverting to the prior bylaw without any amendments. I am concerned about the negative impact on communities like Lake Bonavista of blanket rezoning. The current bylaw would change these communities forever and not in a good way. People choose to buy homes and raise their families in these communities for a reason. Great thought went into designing these communities. They were designed the way they are for a reason. They are beautiful single family home communities. Do not change them. New communities can be properly planned for density, rather than imposing a one-size fits all approach. Thank you for repealing the rezoning bylaw and considering my comments.



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First name [required] Jane

Last name [required] Evenson

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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

My name is Jane Evenson. I live in Elbow Park in SW Calgary. I am asking Council to repeal the blanket upzoning bylaw, reinstate the Land Use Bylaw to what existed prior to blanket upzoning, and re-engage with Calgarians through an expedited and inclusive Local Area Plan planning process with proper notice and hearing.

The issues that matter most to me are:

1. Calgarians have already expressed strong opposition — at the hearing and at the ballot box. 70% opposition at the 2024 public hearing and the majority of the 2025 Council were elected on a repeal commitment. Blanket Upzoning (BUZ) lacks social licence and undermines trust in planning decisions.
2. One-size-fits-all zoning ignores neighbourhood differences. Calgary's communities differ in lot size, infrastructure capacity, transit access, and design character. Context-sensitive planning requires local analysis. Increased lot coverage impacts parking ability, stresses local school enrollment, infrastructure (water/ electricity, transit) capacity, affects stormwater absorption and demolition affects mature trees and tree shade. Replacement canopy takes decades to recover.

Comments - please refrain from



providing personal information in this field (maximum 2500 characters)

3. City Administration overstates the risk of losing federal Housing Accelerator Funding. HAF is performance-based and outcome-oriented. It establishes supply targets but does not mandate a single or blanket upzoning instrument. Calgary has already exceeded its HAF housing supply growth target, achieving approximately 44,000 units against a revised target of 42,667 units — more than a year ahead of schedule. HAF compliance is assessed based on performance and implementation, not through an all-or-nothing standard. Proponents of BUZ are fear mongering Calgary residents in stating otherwise.

4. BUZ allows expensive redevelopment without requiring affordable housing. There is no affordability requirement under BUZ. Older, modest and less costly homes under BUZ are replaced with higher-priced redevelopment. CREB has noted that zoning changes alone do not guarantee affordability.

Blanket upzoning does not solve development of more affordable homes in Calgary. Blanket upzoning disrupts neighbourhoods and puts undue stress on community infrastructure. The majority of Calgarians have spoken against BUZ and Council has to abide by the wishes of Calgary residents!

I respectfully request full repeal of blanket upzoning and a return to community-based planning and growth.



Public Submission

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First name [required] Shayla

Last name [required] Fisher

How do you wish to attend?

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

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Pineridge Rezoning Letter Shayla Fisher.pdf

ATTACHMENT_02_FILENAME

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

I am opposed to the citywide blanket rezoning introducing multi unit buildings in residential neighborhoods

Mayor and Members of Calgary City Council

I am a resident of the Pineridge community and have lived in this neighborhood since childhood. I am writing to express concerns about the impact that additional multi-unit development could have on our street and the surrounding neighborhood.

Redevelopment of single-family lots into multi-unit buildings represents a permanent land-use change that fundamentally alters the character of the surrounding block. While a single redevelopment may appear manageable on its own, repeated approvals across the same block can quickly create cumulative impacts on traffic, infrastructure capacity, tree canopy, parking availability, and overall community character.

Our street has already experienced noticeable changes in recent years. Traffic levels have increased significantly, and vehicles often move quickly through the area even though many children walk along the street. Families with small children live on the corner near us, and our immediate neighbors have teenagers who regularly walk or bike through the area. Increasing density will add even more traffic to a street that is already heavily used.

Parking has also become more difficult. There is a short-term 3 bedroom Airbnb directly across from our home, where people arrive and leave at all hours. This constant turnover has noticeably increased vehicle activity and made street parking harder to find. I often have to park on the street, and additional multi-unit housing would add even more vehicles to an already limited space.

The frequent comings and goings from short-term rentals also change the feel of a residential street. When people are regularly arriving late at night or leaving early in the morning, it reduces the sense of stability that normally comes from neighbors knowing one another.

Waste management is another concern. A multi-unit development could introduce many additional garbage, recycling, and compost bins into an area that already has limited space in the alley and along the street. Whether this means large shared bins or many individual bins, it would significantly increase clutter and create problems during Calgary's frequent windstorms.

The loss of mature trees is also very important to many residents on our street. These trees provide habitat for birds and wildlife and contribute to the natural character of the neighborhood. We enjoy sitting outside on quiet mornings, listening to birds and enjoying the view of trees in neighboring yards. Replacing those trees with the side wall of a large building would permanently change that experience and replace a calm residential setting with something that feels much more like a dense urban streetscape.

Winter conditions should also be considered. During heavy snowfall years, space for snow storage is already limited on our street. Larger buildings with smaller yard areas leave fewer places to store snow, which can push more snow onto streets and alleys and make winter conditions more difficult to manage.

I respectfully ask that careful consideration be given to the cumulative impacts that increased density can have on traffic, parking, infrastructure, mature trees and green space, and the overall livability of established residential communities such as Pineridge.

Thoughtful growth should strengthen existing communities, not unintentionally undermine the livability and stability that residents have worked for years to build.

Thank you for taking the time to consider the voices of those who live with the day-to-day reality of these decisions.

Sincerely,

Shayla Fisher
272 Pinemill Rd NE
Calgary, AB
T1Y 2E2





Public Submission

CC 968 (R2026-03)

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First name [required] Delores

Last name [required] Knopp

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am not able to attend the public hearing due to work, but I wish to submit my vote in favor of the issue because allowing rezoning to proceed would substantially decrease street parking and change our quiet neighborhood. The streets would be busier resulting in more safety issues for children and possibly increase car accidents.



Public Submission

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First name [required] Gianluca

Last name [required] Cross-Bussoli

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

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)

Citywide rezoning has lead to a measurable decrease in rents, for the first time in a long time. Moreover, A citywide density higher than single family homes means more taxes per acre, for a similar amount of infrastructure.

Infrastructure upgrades and reinforcement are certainly something to consider, though overall its smarter to use the space that we already have rather than concentrate development on the fringes of the city. Repealing blanket rezoning is a nuclear option, unwilling to negotiate or understand the ACTUAL tradeoffs being made.



Public Submission

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First name [required]

Lanaia

Last name [required]

Nykyforuk

How do you wish to attend?

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

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

Council



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Letter to Request Blanket Rezoning Repeal.docx

ATTACHMENT_02_FILENAME

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

I respectfully request that Council repeal the blanket upzoning bylaw and return to a planning approach that prioritizes community engagement and thoughtful neighbourhood design. Reasoning is included in the attached document.

Policy Recommendation: Repeal Blanket Upzoning Bylaw and Restart Planning Through Local Area Plans

I am writing to respectfully recommend that Council repeal the blanket upzoning bylaw, restore the Land Use Bylaw to what existed immediately prior to its adoption, and restart the densification planning process through an expedited, transparent, and inclusive Local Area Plan and corridor planning framework. Thoughtful densification is important for Calgary's future, but it should occur through coordinated planning that considers infrastructure capacity, neighbourhood design, and meaningful community input.

Like many young families, we made a long-term decision to invest in this community based on the neighbourhood's existing planning framework and character. Stable planning policies help families feel confident putting down roots, investing in their homes, and contributing to the long-term health of their communities. When major planning changes occur without that same level of local planning and engagement, it can undermine that sense of stability.

Reasons for Repealing the Blanket Upzoning Bylaw

1. This is the moment to reassess the policy.

If Council intends to reconsider the blanket upzoning approach, it is far better to do so now before large numbers of developments proceed under the current framework. Once projects are approved and constructed, the opportunity to thoughtfully revisit the planning approach is effectively lost. Addressing concerns early allows the City to correct course before unintended consequences become permanent.

2. Urban design and long-term planning matter.

Calgary is one of Canada's largest and fastest-growing cities. As the city continues to grow, development should be guided by a cohesive and thoughtful vision. Individual housing projects may be well designed on their own, but when multiple forms of development occur without a coordinated neighbourhood plan, the overall result can feel fragmented. With careful planning and meaningful community input, Calgary can accommodate growth while still preserving attractive and well-designed neighbourhoods.

3. Neighbourhood infrastructure and cohesion require careful consideration.

Within approximately a ten-block radius of my home, several multi-unit developments have already been proposed or approved on lots that previously contained one or two single-family homes. These are not modest duplexes, but developments of up to 20 units on a single parcel.

For example, on Elbow Drive between 73rd and 75th Avenue, a single-family home has been replaced with an eight-unit development, with the potential for additional basement suites. This site is directly across from both an elementary school and a senior high school, where parking demand is already significant. Elbow Drive itself has limited available parking, and nearby residential streets are regularly used by students and parents.

Developments of this scale can significantly alter the visual scale and character of established streets, often towering over neighbouring homes that were built within a very different planning framework. They also raise broader questions about whether existing infrastructure—water systems, roads, schools, and parking—was designed to accommodate this level of density, and what the long-term costs of upgrading that infrastructure may be for taxpayers.

Action Requested

For these reasons, I respectfully request that Council repeal the blanket upzoning bylaw and return to a planning approach that prioritizes community engagement and thoughtful neighbourhood design.

This would allow the City to focus growth where it is most appropriate—along established corridors and within Local Area Plans—while ensuring infrastructure, design, and community input are properly considered.

Calgarians broadly understand that our city must grow and evolve. Growth itself is not the concern. The concern is ensuring that growth occurs in a way that is carefully planned, transparent, and developed with meaningful input from the communities that will be most affected. By revisiting this policy now and restarting the process through a collaborative planning framework, Council has an opportunity to build a better long-term solution—one that supports housing needs while preserving the qualities that make Calgary’s neighbourhoods desirable places to live and raise families.

Thank you for your time, consideration, and service to Calgary.

Regards,

Lanaia Nykyforuk

7024 Kenossee Place SW (Kelvin Grove resident)



Public Submission

CC 968 (R2026-03)

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First name [required] Mary

Last name [required] Hill

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 - Repeal of blanket rezoning.

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor to the city wide rezoning change back to the existing land use bylaw prior to citywide rezoning for housing that was approved by council in May 2024. 124 Haysboro Cres SW multi density housing project that was previously approved has been abandoned, used as a dump site for dirt, tires, cushions, requiring bylaw involvement and ultimately city to clean up. Boards are off windows encouraging squatters. There seems to be no consequence to builders who do not proceed with projects leaving houses run down and potential safety concerns to community members, neighbors, and children playing on abandoned property. There seems to be no community planning with the rezoning allowing multiple developments on narrow roadway such as 89 Ave and Elbow drive. The only light that Haysboro community has to exit the community now has an approved daycare (100 kids), two multi density projects (1007 is approved) compromising entrance and exit to the community due to daycare drop off and pick ups, construction, infrastructure work, minimal parking requiring road parking. Haysboro community was developed as a single home community and I moved here because of this type of community development. I am in support of the community planning initiative that occurred with City officials and representatives of communities prior to 2024 which strategically planned community growth. Haysboro Community being an older community with aging infrastructure can not support multi density housing and blanket rezoning growth.





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First name [required] Peggy

Last name [required] Jackson

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly supporting the proposal to return to low density residential zones that existed prior to August 2024, with no amendments. Voters elected this council on the promise to restore community rooted planning.

Blanket rezoning has negatively impacted established neighborhoods by:

Families and first time home buyers are forced to compete against commercial buyers.

Replacing entry-level homes with expensive luxury infills, consequentially destroying neighborhood character, removing established trees and green space, blocking sunlight and decreasing privacy to nearby properties. These infills have often decreased the value of the established nearby properties.

Parking concerns -i.e. where there was once 2 vehicles parked on the street now there are 6 or more. It is not fair for a homeowner who shovels snow off the front walkways to then not be able to park out front, to unload kids, groceries etc. Nor is it fair to have long term residents have to pay for parking permits caused by this new lack of parking. Lack of parking has led to arguments and hard feelings amongst the neighbors.

Increased noise and traffic congestion. The traffic congestion could also delay fire trucks and EMS arrival times.



Public Submission

CC 968 (R2026-03)

Increased stress on the electrical grid, water and sewer services.

It is time the City quits favoring developers/investors (especially foreign) and respects the wishes of the long time residents who have paid years of taxes and helped to build this city.



Public Submission

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First name [required] Noa

Last name [required] Friedman

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Hello,

I am writing to express my opposition to the proposed repeal and changes to the city-wide rezoning.

As a young Calgarian seeking future housing opportunities, I am concerned that repealing rezoning and changing the R-CG district rules to become more rigid will significantly hinder the supply of housing without offering any viable solutions. With rising prices and limited housing stock, it is becoming increasingly difficult for many to stay in their neighbourhoods. Young people are priced out, while seniors struggle to downsize to more accessible housing types. The continued vibrancy and affordability of our communities depends on offering a diversity of housing options for all individuals. Single detached homes are just one of many options that should be made available everywhere. Bringing back more bureaucracy is not the answer to solving our housing crisis. We need to work together to simplify our approach, and streamline the process. Reverting back to R-C1 and R-C2 will not only reduce flexibility for property owners wanting to build other housing types that suit their needs, but will force Council to waste precious time and money on approving redundant land use redesignations that could instead be used to deal with more pressing city issues. Repealing will also contribute to further sprawl, which will make delivery of essential services much more expensive and will increase the likelihood of future failures such as the recent Bears-

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

Public Submission

CC 968 (R2026-03)

paw water main breakages.

Citywide rezoning to R-CG was a step in the right direction for gentle densification. It offers flexibility to property owners and streamlines the approval process to help us build more ground-oriented middle housing homes that respect the established neighbourhood context. Keeping R-CG will still allow development of single detached homes while also permitting the much needed diversity of other housing types. Most of all, it helps Calgarians in all life stages stay in the communities that they love.

Thank you for your consideration.



Public Submission

CC 968 (R2026-03)

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First name [required] Anita

Last name [required] Hansen

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

Reverse Re-Zoning.docx

ATTACHMENT_02_FILENAME

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

Please see my attached submission letter in support of reversing Blanket Rezoning. Thank you. Anita Hansen

Anita Hansen
62 Tuscarora Heights NW
Calgary, Alberta T3L 2H2

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

**RE: PUBLIC SUBMISSION FOR AGENDA OF COUNCIL – PUBLIC HEARING ON REVERSING BLANKET
RE-ZONING**

Attn: Mayor and Members of City Council

As property owners, founders and multi-generational citizens of Calgary, my family and I unanimously support the reversal of Blanket Re-zoning for Housing, and want the Mayor and our Ward councillors to bring back the low density residential zones that existed in the land use bylaw prior to the citywide Blanket Rezoning for Housing by-law that came into effect on August 6th, 2024.

Firstly, you, as our new Mayor, and many of the Ward Councillors, including my Ward 1 Councillor, campaigned on reversing Blanket Re-zoning. And which is why many of you were successfully elected. It is your moral and civic obligation and duty to honour that campaign promise.

Despite overwhelming, strenuous vocal, written and public opposition to Blanket Re-zoning by the majority of Calgarians including my family and me, the former Mayor and City Council demonstrated their complete disregard of said opposition to Blanket Re-zoning and went ahead enacting this very undemocratic and unwanted by-law, which resulted in the destruction and over-densification of established, older and historical single family homes, communities and neighbourhoods, just as Calgarians knew and said it would. Well, that Mayor and many of those Ward Councillors are now no longer in office.

We are all now living with the results of disregarding the electorate: blocks and blocks of massive, unsightly and unwanted high-density condominiums, townhouses, row houses, multi-story units complete incongruous to the existing architecture and structural composition and character of our neighbourhoods and communities throughout Calgary.

Single family infrastructure, roads and sidewalks were not designed to facilitate the demands of these high-density multi-family usage.

Our taxes have gone up substantially over the past years with no end in sight, more and more of it due to the increase in population growth and the building, repairing and maintaining of infrastructure, roads and sidewalks. Our taxes are not going to our own communities, they are going to fund new developments.

There is no mystery why there have been 2 and any number of smaller water main breaks. You don't have to be a structural engineer to understand the damage done to the existing pipes by fracturing them with the constant bombardment by bulldozers smashing at them when exhuming the plumbing exposed when tearing down older single family homes.

Parking and traffic have become obstacle courses due to blanket re-zoning.

Blanket Re-zoning is a breach of contract with the majority of Calgary taxpayers who are single family homeowners whose purchase was based on the contractual agreement that their property was zoned single family. Calgarians should be able to trust that their contractual purchase based on single family zoning remains zoned as single family. That trust is implicit. If it is not, that speaks volumes about the trustworthiness of those put in charge to protect the interest and assets of Calgary's single family homeowners.

Aided and abetted by un-elected city planners, off-shore investors and private equity firms are buying up single family homes at over-inflated prices by throwing outrageous sums at greedy sellers, then building these unsightly massive multi-family units so they can profit by selling each unit for the same price as a single family home – hardly a solution for affordable housing, when each unit sells for over half a million dollars. Who has that kind of money?

Federally mandated immigration quotas enacting land use re-zoning by dangling their Housing Accelerator fund of \$228.5 million to support specific initiatives for cities to approve as a means of enforcing the Canadian government's reckless and totally unmanageable social engineering is not a tenet of a healthy or thriving democracy either. Note that the former leader of this policy is also no longer in office.

Bowness, designated a Historical Community, (as per the entry sign off the Hextall bridge), is one of many examples of this rampant and excessive desecration of infrastructure and single family housing, destroying the very access to its character, heritage, history, beauty, and nature that made it so desirable to live in. The historical footprints, houses built by past generations, are to be respected, preserved and restored for their generational and historical significance, which is exactly what designates a historical community. Every time a single family home is put up for sale, it is immediately torn down and replaced by grim, grey 3-storey Soviet-style square blocks, or two or three in-fills squeezed into former single-family lots, blocking out the sun, invading privacy of yards and gardens, and posing an immense fire hazard due to their proximity to other buildings. What happened to building and safety codes, architectural standards, peaceful co-existence?

Please fulfill your campaign pledges to Calgarians, and respect the wishes of the electorate who put you in office to reverse Blanket Re-zoning as their number one issue.

Yours truly,
Anita Hansen and Family

l

**Public Submission**

CC 968 (R2026-03)

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First name [required] Linda

Last name [required] Di Battista

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Submission to Public Hearing March 23, 2026 Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

Thank you.

We fully support the current City Council's efforts to repeal Blanket Rezoning. We were among the 70% who submitted a letter to the former City Council outlining our belief that Blanket Rezoning was not the solution to the City's housing crisis, especially when one considers the issue of affordable housing.

In the 1+ years that Blanket Rezoning has been in effect, we have seen a drastic reconfiguration of many communities like our own Heritage Guideline community of Crescent Heights. In fact, according to our Councillor, Myke Atkinson, Ward 7 communities have been the most impacted. But even within this ward, there are some communities that have sustained no changes whatsoever (despite Development Permit requests), the community of Rosedale, for example. In Crescent Heights - one of the most historically significant communities in Calgary - we have seen many corner lots transformed into 8 or even 10 units, often three stories high, **no allotment for green space** whatsoever, astroturf has often been installed even on City boulevards, usually with garages or parking pads for 4 vehicles. This potentially means that at least 4 owners must park on the street. None of these units could be deemed affordable: some were advertised for sale with a starting price of \$1 000 000. One 8 plex complex currently under construction on 6 Ave NW between Centre A St and 1 St was permitted even though it was located **mid-block**, and despite several residents of the community - not only those living on 6 Ave directly impacted by the scope of the this project - rallying together to submit opposition to the City: the entire lot is building; the front juts out pretty much to the sidewalk; there are parking stalls for only 4 vehicles; there is no allotted green space whatsoever on the property.

Consider the fact that purchasing a home is usually one of the most important decisions one makes in their lives. People, usually, plan on spending decades there. They plan to raise their children there. They hope to fit into the social fabric of the community, developing friendships with neighbors and their families. This has been our experience living in Crescent Heights. Imposing Blanket Rezoning onto our neighborhood destroys all of these ideas. Most properties that have come up for sale have been immediately usurped by developers. They replace the homes with the new minimalist units which are not conducive to accommodating families. The new residents are not likely to participate in community affairs and events (sports teams, etc). Suddenly, the proportion of non-owner occupied homes has drastically increased and we are on the verge of losing the community of owner occupied homes.

The residents of owner-occupied units usually take better care of their grounds and tend to keep an eye on what is going on within the community. They don't depend on a developer to hire a landscaping contractor every spring or to clear the snow during the winter time.

Crescent Heights along with several other neighboring communities are considered to be one of the most desirable parts of the City of Calgary to live in. Destroying its primary characteristics (owner occupied character, community spirit, historical significance, heritage status) is in too many ways totally wrong.

The City has many areas where urban planning efforts have not been successful. Shouldn't those areas be the primary focus of the re-development efforts? The entire area located between Edmonton Trail and Deerfoot, which has a wonderful creek flowing through, could be turned into a desirable high density residential area. Midfield Heights and numerous other locations within the city, along Edmonton Trail for instance, currently have several large lots that have already been cleared for development. Fill all these empty lots before destroying other areas of a community.

We want to reconfirm that Blanket Rezoning should be repealed in its entirety and the previous system, without amendments, along with community consultation should be reinstated with renewed focus on restarting local planning.

Thank you.



Public Submission

CC 968 (R2026-03)

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First name [required] James

Last name [required] Griffin

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



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[required] - max 75 characters

Proposed citywide Rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I support reversing the existing blanket rezoning of all Calgary residential lots from single family homes to rowhouses and bring back the low density residential zones that existed with the City of Calgary Municipal Development Plan (MDP) pre May 2024

I live in a neighborhood in Varsity Acres with approximately 300 single family homes where commuting is funneled through one street connected to a major school zone. Most houses are over 50 years old and my neighbours have lived here for many decades. The houses are relatively modest but well maintained. The stability of the neighborhood, easy access to shopping, schools and green spaces makes for a neighborhood where middle class Calgarians are happy to settle permanently. The existing citywide rezoning will destroy our neighborhood.

It will promote transient living and weaken our community

It will increase traffic congestion and street parking.

It will take out our trees and vegetation

It will create more neighbour disputes due to overshadowing, street parking, noise and loss of privacy.

It will add uncertainty to prospective homeowners seeking a stable living environment

It will add more unsightly garbage and recycling bins

It will lower property values and the city tax base.

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

Public Submission

CC 968 (R2026-03)



The former Calgary Municipal Development Plan (MDP) is a common sense strategy that ensures Calgary remains an attractive place to live. It promotes a mixture of low density areas (single family homes) with higher density (rowhousing) concentrated around infrastructure and commercial areas and corridors. It refers to the importance of redevelopment that takes into account the impact on existing homes and is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhood. New development should respect the existing scale and massing of its immediate surroundings.

This existing blanket Rezoning for Housing plan violates these common sense principles. It does not reflect the wishes of your constituents and has to be reversed by city council.

James Griffin
5039 Vanstone Cr NW
Calgary T3A 0V8



Public Submission

CC 968 (R2026-03)

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First name [required]

Pierre

Last name [required]

Alvarez

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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 urge Council to vote IN FAVOUR of the repeal of the Blanket Upzoning by-law without delay, and to prohibit further applications effective immediately.

I was appalled by the indifference of the previous Mayor and Council and Administration to the concerns of a majority of Calgary residents regarding the imposition of R-CG into residential communities. The handling of this issue seriously damaged public trust and confidence in municipal government and punished civic engagement.

Thank you for this initiative to repeal this reckless planning experiment.



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First name [required]

Last name [required]

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to strongly support the full repeal (NOT amendment) of citywide blanket upzoning, with a return to planned, community-based growth. Calgarians have shown ongoing majority opposition to blanket upzoning, and a full repeal of this bylaw is the only way to abide by their wishes. Blanket upzoning in my community has only lead to expensive infills, not affordable housing; so expensive, that quite a few have not even sold after many months. A one size fits all approach does not account for and honour community-specific context and history - a return to community-based growth is needed where Calgarians have major input into what happens in their own areas. We bought a home in our neighbourhood largely for the 'feel' of the community, as did our neighbours, none of whom are in favour of blanked upzoning. I have seen a loss of tree canopy, expensive infills that look nothing like the other homes in the neighbourhood, and a threat to the heritage context of our area. Our new Council needs to listen to the voters on this issue, they have spoken loudly and clearly on this issue - please break the hold of Administration and return Calgary to its residents. Please vote in favour of repealing blanket upzoning. Thank you,



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First name [required] Joan & Rhonda

Last name [required] Christianson

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Supporting to Reverse Rezoning 03 2026.pdf

ATTACHMENT_02_FILENAME

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

We support the process to reverse Rezoning for Housing. However, the exceptions for the properties that have been previously approved and haven't started construction should be considered to be rejected (based on costs incurred, etc.). Please see attached letter. Thank you.

Joan & Rhonda Christianson
1927 Canberra Road NW
Calgary, Alberta
T2S 0L3

March 23, 2026

City of Calgary
P.O. Box 2100, Stn. Main
Calgary, Alberta
T2P 2M5

Dear City Council,

We support the process to reverse Rezoning for Housing. However, the exceptions for the properties that have been previously approved and haven't started construction should be considered to be rejected (based on costs incurred, etc.).

Previous Council should not have been making such serious, significant changes to zoning that negatively affects home owners and Calgarians.

As far as I know, the previous approved development on our street is not being pursued, but I still want to point out the potential issues:

- Inconsistent and less visually appealing with proposed new developments being closer to the street than any other homes in the area or any other multi-family buildings in nearby communities.
- Developments would appear out of place, look strange, and take away from the visual appeal of the park across the street and of course Canberra Road (both the park and these houses go together – ascetically and visually).
- Taller developments than the existing two-storey house by 2.3 meters would not be appealing.
- Units not being staggered as per the zoning regulations and closer to the street than allowed.
- Not enough room in back alley to store waste bins as the two double garages are too close to the alley. No other Collingwood properties have two double garages off the alley.
- Anticipated snow accumulation/removal issues in back alleys.

Yours truly,

Joan and Rhonda Christianson



Public Submission

CC 968 (R2026-03)

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First name [required] Lydia

Last name [required] Mok

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I absolutely support reversing the blanket-zoning rule. It created so much trouble for the communities (eg, traffic, safety, parking, appearance, etc) . The blanket-zoning made Calgary look like an unplanned city for residential living. Many multi-complex buildings were built in the RC1 and RC2 communities, ruining the overall architectural appearance of the communities. It makes Calgary look like a poor neighbourhood without any well-developed planning. I hope the City Council will restore Spruce Cliff and other inner-city communities to their original zoning.
Thanks



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First name [required] Libby

Last name [required] Alger

How do you wish to attend?

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly in favour of repealing blanket rezoning. Increased density is important but not to the extent allowed under blanket rezoning. A maximum of 3 or 4 dwellings should be permitted per 50 foot lot, not 9, as proposed under blanket rezoning. Careful, thoughtful, planning is necessary to ensure districts retain their distinctive character and existing owners are not subjected to extremely unpleasant parking issues. Thank you.



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

SAHCA Blanket rezoning letter 15Mar2026.pdf

ATTACHMENT_02_FILENAME

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

The St Andrews Heights Community Association is in favour of repealing the blanket rezoning bylaw and supports restoration of the exact wording of Bylaw 1P2007 prior to August 6, 2024.

March 15, 2026

To: Mayor Farkas and Members of City Council

Re: Full Repeal of Blanket Rezoning

The St Andrews Heights Community Association (SAHCA) is writing to support the full repeal of the blanket rezoning bylaw to be implemented by June 1, 2026. A full repeal requires the restoration of the exact wording of Bylaw 1P2007 prior to August 6, 2024.

The issues the SAHCA has with the current blanket rezoning bylaw are numerous. Since the introduction of R-CG and H-GO land-use districts, the impacts of densification on Established Communities such as SAH have been significant. Of note, the developments approved under this bylaw are not contextual. There have been two 10-unit developments approved for single family lots next to original small bungalows which are completely out of context with the neighbouring homes, dwarfing them and creating significant loss of privacy and shading issues. This is on top of the loss of the mature trees which further adds to the appearance of massing of the developments and privacy concerns. These types of units are very destructive to the feel and characteristics of the community and have significant negative impacts of the immediate neighbours.

The additional traffic in the community will be very disruptive. Parking is already a problem in SAH due to the proximity of the Foothills Medical Centre, the Arthur Childs Cancer Centre, and the University of Calgary. The approved multi-family developments are on roads with no parking permitted at any time. The parking provided on site totals 5 stalls for the 10 units. Parking is not available for the additional cars expected for these units which creates a stress on the tenants and neighbours. SAH is already stuck with these developments as they are approved. Allowing blanket rezoning to continue will significantly complicate already challenging conditions created by these types of developments in a small community such as SAH.

SAH is a 1950s community with 2 entrances/exits only. There are inadequate roads and entrances for additional density that would be introduced with large multifamily units. There are also concerns about the aging inadequate infrastructure required for the additional density. The utilities are already challenged because of age. The additional load on sewer and electrical could create significant problems.

Blanket rezoning was introduced in part to provide affordable housing in all communities. A discussion with the developer of the two approved 10-unit multi-family developments in SAH has confirmed the units will not be affordable. The community will be subjected to these developments without them having to meet the intended objective of blanket rezoning. This is very frustrating for the community residents. If the community is going to lose its character it should at least be to meet the affordability objective.

Residents choose SAH because of large lots, a mature tree canopy, and open spaces. The community will quickly lose these amenities and characteristics because of large multi-family developments. SAH supports densification of the community in a sensitive and contextually

2504 13 Ave. N.W., Calgary, AB. T2N 1L8

appropriate manner. Of note, a recent development permit application for a four-unit multi-family development was received by the community and is supported by the community. Sensitive and well thought out development that maintains the context of the community is welcome.

Please consider these comments when deciding the future of the blanket rezoning bylaw.

Sincerely,

Liz Murray
Past President
On behalf of the St Andrews Heights Community Association



Public Submission

CC 968 (R2026-03)

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First name [required] Stephen

Last name [required] Lange

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'm writing to request that Council vote in favour of a full repeal of blanket upzoning (not an amendment). Blanket upzoning has begun significant and irreversible negative impacts on our neighbourhood's character, and it has not addressed the housing issues that the previous Council and Administration said it would solve. In fact, we have seen several very expensive infills in our area, not affordable housing; a common issue across the city. Our area has lost tree canopy and impacted our local environment negatively. All of my neighbours agree that blanket upzoning has been imposed on Calgarians against the clearly expressed will of the majority of residents. I urge Council to fully repeal blanket upzoning.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Ross

Last name [required]

Turner

How do you wish to attend?

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No language or translator services required.

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Calgary Blanket Rezoning Public Hearing Input.pdf

ATTACHMENT_02_FILENAME

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

Please find attached a letter in support of the Proposed Citywide Rezoning Change.

Re: Calgary Blanket Rezoning Public Hearing Input

To: Calgary City Council,

I am writing to express my support for the reversal of the citywide Rezoning for Housing/blanket rezoning previously implemented by City Council in May 2024.

My support is based on concern regarding the capacity of existing infrastructure systems. More specifically, I am very concerned the local water and sewer systems in existing communities may already be at or near capacity and increased demand as a result of the blanket rezoning could push those parts of the system to the point of failure.

I assume some parts of the water and sewer systems in the city may be able to accommodate additional demand. This would depend on design parameters considered in the original design. At the same time, I assume other parts of the system may have been designed with little or no excess capacity due to constraints on future development. An example of such a constraint exists in Varsity where expansion to the south and west cannot occur as the community abuts the ridge of the Bow River. As a result of this constraint on expansion, I do not believe there would have been any reason for engineers completing the original design to account for significant increased demand on these systems such as that which could result from blanket rezoning.

If the blanket rezoning remains in force, I am concerned that little or no review of the water and sewer system will be completed to assess capacity for development plans resulting in increased housing densities.

I hope that reversing the blanket rezoning will lead to sufficient review and oversight (i.e. proper engineering assessments) of increased development density plans to avoid infrastructure system failures.

I understand the intent of the previous City Council was to increase available housing with the implementation of blanket rezoning. But I do not believe blanket rezoning is the best approach as I believe it could have unintended negative consequences on the city infrastructure systems.

Thank you for considering my input regarding the proposal to reverse the blanket rezoning implemented by the previous City Council.

[REDACTED]
Ross Turner

4203-52 St. NW, Calgary, T3A0K7
[REDACTED]
[REDACTED]



Public Submission

CC 968 (R2026-03)

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First name [required] Faye

Last name [required] Fraser

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The proposed citywide rezoning change is a must to enable to get the process back on track for reasonable property development which allows individuals and communities to provide input into development and determine what is good for their community. The original blanket rezoning has led to some very high density, poorly designed and built structures in many communities in Calgary. It should never have been done as it was and sadly have several homeowners with 'unpleasant' neighbour structures and now reduced land values. That is not what we expect of this great city. So please vote for the change and enable a clear, fair start to city wide development.



Public Submission

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

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First name [required] Kevin

Last name [required] Wright

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 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Thank you for reading this.
The single family houses on my street offer many benefits, not just to the residents but also to fellow Calgarians.
- Grass lawns absorb rainfall and snow melt.

-Garden plots promote good health.

-The numerous hedges and mixture of mature trees provide habitat for birds, squirrels and other wildlife.

-The trees are part of our urban tree canopy and support clean air.

- in contrast, the 8 -unit building being constructed at the end of my block will offer none of these benefits.

If we take care of our environment, it will take care of us and be there for the generations that follow.
Thank you!



Public Submission

CC 968 (R2026-03)



Public Submission

CC 968 (R2026-03)

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First name [required] **Brenda**

Last name [required] **Lucy**

How do you wish to attend?

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

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change - I WANT BLANKET REZONING REPEALED

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)

PLEASE REPEAL BLANKET REZONING



Public Submission

CC 968 (R2026-03)

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First name [required] Amanda

Last name [required] Hill

How do you wish to attend?

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

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

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in Haysboro, where we have one light in and out of our community. 8943 Elbow Drive SW there is a daycare on the northwest corner with 3 parking spaces for parents to drop off and pick up (meaning parents will have to turn on Elbow Drive, causing traffic congestion). The original proposal stated there would be over 100 children. 1007 89 Ave SW (DP2025-04289) has been approved as a 10 unit development and immediately north across the street is another blanket rezoning multi density development (DP2026-01169). Without these developments, The City of Calgary had to place no stopping signs on 89th Ave west of Elbow because community members could not access 89th Ave due to traffic/parked vehicles. It is ridiculous, with absolutely no apparent thought to egress/ingress, how the development of single family spaces into 3 story 10 unit structures will have a negative impact on a single family home community. Once the daycare is operational and the building begins the impact will make it impossible to leave or enter my community. In fact, all the school buses from the schools on 96th Ave drive down 89th Ave to exit at the light after school is over. We were advised by our community association of the proposed multi density housing plan on the Macleod Trail corridor, which made sense. The previous city council moth balled that and decided on a shotgun approach to rezoning. Please repeal the blanket rezoning. It was thoughtlessly rolled out and will have major repercussions on single family communities. Thank you



Public Submission

CC 968 (R2026-03)



Public Submission

CC 968 (R2026-03)

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First name [required] Carol

Last name [required] Huber

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Repeal Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

Please see the attached document.

March 15, 2026

Dear Mayor Farkas and Members of Council,

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

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

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

Problems with Blanket Rezoning and with Rowhouses in General:

Lot coverage

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

Overshadowing

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

Destruction of the Urban Tree Canopy – Lack of Green Landscaping

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

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

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

Lack of Privacy and Overlooking

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

Increase in Intensity of Use

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

Parking Congestion

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

Impact on Infrastructure

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

Management of Waste

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

ADDITIONAL ISSUES.

Elimination of Contextual Setback Rules

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

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

Secondary and Backyard Suites on the Same Property

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

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

Affordable Housing

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

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

Excessively Long Implementation Date

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

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

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

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



Public Submission

CC 968 (R2026-03)

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First name [required] Frances

Last name [required] McDonald

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



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[required] - max 75 characters

Proposed Citywide Rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support a return to zoning prior to the blanket re-zoning. When you purchase a house, arguably the biggest investment most people have, you do so with an understanding of the rules regarding the zoning. When the rules change and allow a virtual free-for-all, in almost all instances, it devalues the community. I am vehemently opposed to blanket re-zoning, and therefore support the motion to rescind it.



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First name [required] Lana

Last name [required] Barrett

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Established neighbourhoods do not have the infrastructure to handle the density projects we are seeing in our neighbourhood. Currently there are 2 proposals: 18 units on a property where there was one home and 20 units on 2 lots that being combined. Parking, sewage and increased traffic are huge concerns. The effect on adjacent existing homes is substantial. In addition the affordable old bungalows in neighbourhoods like Altadore that have been replaced with million dollar infills do not address the affordable housing issues. Blanket rezoning is an ill-thought out idea that should be repealed.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Peter

Last name [required] Dove

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

ATTACHMENT_02_FILENAME

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

I write to express my opposition to the proposed citywide rezoning change. My family and I came to Calgary somewhat as Covid refugees after living in Asia for almost 20 years. We are Canadians who come from both coasts of Canada, but when we came to Calgary we felt we had come home. One of the things that most impressed us about Calgary was the city's innovative and bold approach to city building. We were impressed by the desire to create vibrant communities within the city that were accessible to all income groups and demographics. We settled in Marda Loop and we were excited to see the determination to make the area more attractive for visitors and zone for a larger variety of home types to attract multi-family residences. We agreed this was necessary and a positive decision as more densification in the area would bring in younger people, younger families, more customers for local businesses and encourage the ongoing regeneration that every urban neighborhood needs to prosper. Speaking for myself then, I am deeply concerned about the attempt to roll back recent gains in the citywide rezoning that created a much more flexible and zoning environment for communities like ours. I believe the blanket rezoning of the previous council was a bold and progressive act that gave hope to younger Calgarian people to live in vibrant neighbourhoods, close to transit options, and local businesses that serve their needs. Densification in core neighbourhoods promote walkability, eyes on the street, provide housing choice, and is demonstrably proven to manage property value escalation, vehicle dependency, and urban decay. Calgary is a growing city, home to almost 2 m people, and people need to live, work, and play in all areas to sustain the health and

Public Submission

CC 968 (R2026-03)



energy of that city, We cannot push young people and young families to the fringes of the city, forcing them to into two-car exile. The proposed reversal of blanket rezoning would be a major step back for the city. Should this repeal be successful, this step, as in Vancouver and Toronto, would only protect the land values of established families, while closing the door to new and younger families and stall the trajectory Calgary is currently on towards a diverse, dramatic and future looking metropolis. Please consider our future, not just protect a past that is not coming back. We need to intelligently plan and prepare for the many more people who want to make Calgary home.



Public Submission

CC 968 (R2026-03)

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First name [required] Marcelo

Last name [required] Paulo Chenko

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Proposed Citywide Rezoning Change

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

In favour

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- 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
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- 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



Public Submission

CC 968 (R2026-03)

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.

regards, Marcelo



Public Submission

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First name [required] Loreley

Last name [required] Zavattiero

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Proposed Citywide Rezoning Change

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In favour

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regards, Loreley



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First name [required] Nadine

Last name [required] Harder

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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)

Dear Mayor and Council.

I am in favour of repealing blanket rezoning and changing back to the previous zoning immediately. As a resident of Crescent Heights, I believe our R1/R2 (prior to Blanket re-zoning) allowed for a balanced redevelopment of our community that respected the qualities of mature, historic neighborhoods, while increasing density. In the short period of time since the rezoning was passed, our neighborhood has witnessed inordinate densification with inadequate provisions for parking and garbage removal. Our once well upheld standards of set-back, lot coverage and consideration of adjacent residences have been relaxed to the point of seriously impacting street ambiance and the quality of life in neighboring homes.



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First name [required] Dan

Last name [required] McKinnon

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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

Repeal Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

Please see the attached.

March 15, 2026

Dear Mayor Farkas and Members of Council,

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

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

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

Problems with Blanket Rezoning and with Rowhouses in General:

Lot coverage

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

Overshadowing

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

Destruction of the Urban Tree Canopy – Lack of Green Landscaping

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

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

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

Lack of Privacy and Overlooking

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

Increase in Intensity of Use

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

Parking Congestion

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

Impact on Infrastructure

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

Management of Waste

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

ADDITIONAL ISSUES.

Elimination of Contextual Setback Rules

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

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

Secondary and Backyard Suites on the Same Property

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

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

Affordable Housing

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

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

Excessively Long Implementation Date

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

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

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

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



Public Submission

CC 968 (R2026-03)

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First name [required] Patricia

Last name [required] Kromm

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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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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

upzoning repeal letter 2026.pdf

ATTACHMENT_02_FILENAME

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

I respectfully submit for review

March 13, 2026

Subject: Support for the Notice of Motion to Repeal Blanket Upzoning

To Members of Council,

There are moments in a city's life when residents speak clearly and ask only that their government listen. Calgary has had two such moments.

The first came in the spring of 2024 through the largest public hearing this city has ever seen, when Calgarians lined up for days to say that blanket upzoning was the wrong tool, imposed in the wrong way and on the wrong scale. By the City's own count, a clear majority of speakers opposed it.

The second came in the municipal election of 2025, when voters returned a Council majority on an explicit promise to repeal that bylaw and begin again with real, community-specific planning.

That is what democratic legitimacy looks like: a public hearing record and an electoral mandate pointing in the same direction.

The question before you is not whether you agree with every person who opposed blanket upzoning. The question is simpler than that: will you respect what Calgarians have clearly asked for and honour the democratic trust that brought you to this Council?

Calgarians are not opposed to increased housing. We are not opposed to affordability. We are not opposed to thoughtful density where it makes sense. What many residents oppose is a one-size-fits-all decree that overwrote local plans, ignored neighbourhood context, and treated every street as if it were the same street.

When I purchased my home, it was zoned RC-1. That zoning was an important factor in my decision to invest in this community. Many homeowners made similar decisions based on the planning framework that existed at the time. While cities must evolve, sweeping changes to long-standing zoning without careful neighbourhood-specific planning can feel like a breach of the understanding under which residents purchased their homes and built their lives in these communities.

Stable zoning frameworks are a cornerstone of responsible urban planning because they allow residents to make long-term housing and financial decisions with a reasonable expectation of predictability. When sweeping changes occur without neighbourhood-specific planning, it can undermine that confidence and the trust residents place in the City's planning process.

Infrastructure capacity is another serious concern. My neighbourhood was developed in the mid-1950s, and much of the underlying infrastructure reflects that era. Water systems, sewer capacity, roads, parking availability, schools, parks, and utilities were designed for the density that existed at that time. In many older Calgary neighbourhoods, stormwater and sanitary sewer systems were engineered for significantly lower population densities than those now being contemplated.

Significant increases in density across entire neighbourhoods should only occur when there is clear evidence that infrastructure can safely and responsibly support it.

There are also important environmental and watershed considerations. Some established neighbourhoods, including mine, are located close to the Glenmore Reservoir system that supplies Calgary with a critical source of clean drinking water. Development decisions in proximity to such infrastructure should be approached with particular care. Increased density can introduce additional pressures related to stormwater runoff, construction activity, infrastructure loading, and environmental risk within the surrounding watershed. When a community sits near a key drinking water source, planning decisions should reflect a higher standard of precaution and ensure that growth is matched with careful environmental and infrastructure planning. Protecting Calgary's drinking water supply must remain a central priority when considering broad zoning changes that affect areas within the reservoir's surrounding communities.


In 2024, Calgarians asked for planned growth that respects neighbourhood context, infrastructure capacity, and environmental realities. They asked for a planning process that works with communities rather than imposing uniform change across the entire city.

The Notice of Motion before you does not repeal anything overnight. It simply begins a lawful process and returns the matter to a public hearing where Calgarians can once again be heard. Supporting this motion is not anti-housing. It is pro-democracy, pro-planning, and supportive of thoughtful growth that reflects the realities of Calgary's diverse neighbourhoods.

Council now has an opportunity to restore trust by aligning its decisions with both the public hearing record and the clear direction expressed by voters. I respectfully ask you to support the Notice of Motion and begin the process of restoring community-based planning that reflects the voices, expectations, and long-term interests of Calgarians.

Calgarians have spoken clearly on this issue — first at the public hearing, and again at the ballot box. The responsibility now rests with Council to demonstrate that those voices were heard and that the commitments made to voters will be honoured.

Sincerely,



Patricia Kromm
138 Lissington Dr SW
Calgary, Alberta, T3E 5E3
North Glenmore



Public Submission

CC 968 (R2026-03)

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First name [required]

Anne

Last name [required]

Cousineau

How do you wish to attend?

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

Calgary

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

Standing Policy Committee on Community Development



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Re-zoning. I am against it.

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)

Please keep Lakeview the way it is. By bringing in these multi complexes you increase congestion and created limited parking. Lakeview is quiet and beautiful. Home owners take care of this community. Please dont put the ugly multiplex buildings up. I know city council people would not like a complex put up by their own houses, so dont do this to Lakeview residents. Thank you.

**Public Submission**

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First name [required]

Last name [required]

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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First name [required] Thomas

Last name [required] Melling

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of a full repeal of the Blanket rezoning. This would include any additions made after the city administration made in April/May of 2024 at the public hearing.



Public Submission

CC 968 (R2026-03)

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First name [required] Grace

Last name [required] Baum

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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When our home was built in our community in 1965, young families' children walked to their locally built schools for K-12. It is the same reason young families are moving into our community today, with the added advantages of the amenities that have been built around this area: including grocery stores, malls, LRT, recreational facilities and library. Many of these communities, including ours also include higher density housing within the community context. Zoned with fore-thought for the community. Affordable entry-level homes. Community. Council needs to Repeal the blanket upzoning bylaw. The upzoning bylaw leaves communities and Calgarians with no say regardless of the neighborhood context. Blanket rezoning doesn't take into consideration the community infrastructure for parking, water, sewer and electrical for higher density housing.



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First name [required] Christopher

Last name [required] McAviney

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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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First name [required] **Denelle**

Last name [required] **Peacey**

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)

The rezoning approved by the previous council in effect removed all guardrails on development while also removing the ability of the community's input to have any impact whatsoever. Perhaps the idea is attractive in theory, but in practise it is development unfettered by practicality or even common sense. It is just bonkers. I have seen laneway houses with 3 suites and no way to back out of the garage unless the neighbour moves their fence by 3.5 feet. I have seen a wall of apartments (8x14) developed across from 1950s bungalows so that there is nowhere that the bungalow residents can go - including their living rooms - without been gawked at by 16 people. (Go check out 1405 37 Street SW), i have been bay windows hanging over sidewalks. (Ramsey). All of this development (ie future slum) is being constructed with ZERO consideration to the existing infrastructure - the water, electricity, roads. The development in Quarry Park is insane and looks like something out of the movie "Brazil" or even Bladerunner, and has caused constant electricity outages. The roads were not designed for the addition of over 400 households! These households do NOT add to community - they do not invest in the community because none of these residents plan to stay. STOP THIS MADNESS NOW!!!!



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First name [required] Katherine

Last name [required] Queen

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]

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ATTACHMENT_01_FILENAME

Dear Mayor Farkas and Members of Council.docx

ATTACHMENT_02_FILENAME

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

Dear Mayor Farkas and Members of Council,

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

As a long-time resident of the Varsity community, I am extremely concerned about the application for a rowhouse at 4508 Vandergrift Crescent N.W. The proposal for an eight unit rowhouse is not sensitive to the context of the surrounding neighborhood and will damage the character of the streetscape. The massive building envelope will result in an overpowering building that will overshadow and overwhelm nearby homes which consists primarily of bungalows. Should the project proceed as planned we will experience unreasonable overlook and lack of privacy due to a wall of windows and balconies. It is important to note that in the Varsity community, homes have been built to prevent overlook and this is consistent throughout the neighborhood. We chose to live in this community because of its character. Blanket rezoning is dramatically altering my neighborhood without allowing me a voice.

I do not agree with the proposed amendments to change the rules for rowhouse development. This matter should be addressed at a separate public hearing following consultation with Calgarians.

It is important that only approved development permits be grandfathered, not merely applications, and that this be determined at the time of First Reading of the bylaw.

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

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

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

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

Yours truly,

Katherine Queen
4532 Vandergrift Cr. NW
Calgary, T3A 0J2



Public Submission

CC 968 (R2026-03)

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First name [required]

Ziyana

Last name [required]

Kotadia

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 oppose the attempt to repeal rezoning. As a young person, this measure makes the possibility of buying a house more attainable - also I think it's very irresponsible to jeopardize the federal dollars that Calgary received by repealing rezoning! Regardless of the federal dollars, I am in favour of adding density, more basement suites, and having more neighbours in our communities.



Public Submission

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First name [required] Cindy

Last name [required] Slack

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

Dear Mayor Farkas and City Council Members,

I am writing to strongly support the motion to repeal blanket rezoning, as it undermines community involvement and effective housing strategy.

Calgarians want to be part of the process and believe in a strategic, thoughtful, and democratic housing strategy. I lived in an infill in the Marda Loop area from 2009 to 2022, when it was zoned RC-1 and RC-2; it was once an amazing place to live with my children and husband. We have left the area because of increased over-density and because the city council, city planning, and developers have not listened to residents' concerns. In 2021, at the end of my street, 8 units and 8 Micro suites were proposed, quadrupling the previous density on this parcel. The developers requested many relaxations regarding the site's overbuilding and increased lot coverage. My neighbours won the SDAB appeal against the project's magnitude, which was overruled by the city council. I need to build trust in the city council to do the right thing and build Calgary as the best place to live, work, and play.

The following concerns are:

1. Blanket Rezoning did not increase affordable housing, the mandate's main purpose. A single bungalow is more cost-effective than new R-CG developments.



Public Submission

CC 968 (R2026-03)

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

2. Blanket rezoning causes ill-fitting, disruptive housing in every community. Look at Marda Loop's development.
3. Overdensification now demands urgent action, as it increases strain on schools, traffic, parking, sewer systems, water systems, electrical systems, and public transportation.
4. There is now an urgent loss of tree canopy and green space from the new developments.
5. Rapid demolition of homes to build new ones is worsening climate change; immediate intervention is required.

I am suggesting the following ideas:

1. Increase affordable housing through federal, provincial, and municipal governments, including social, nonmarket, and cooperative housing.
2. Using the Home is Here: the Calgary Housing Strategy, there are many other recommendations that can be applied instead of blanket rezoning.
3. Target increase housing along corner lots, C-train lines and transit-oriented sites, old schools, old shopping centres, main streets, and open city land.
4. Have citizens and community associations on the planning committee, as there are for developers.

I urge you to fully repeal blanket rezoning, reinstate the previous Land Use Bylaw, and begin a transparent reset process.

Kind Regards,

C. Slack



Public Submission

CC 968 (R2026-03)

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First name [required] Melodie

Last name [required] Sigaud

How do you wish to attend?

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

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



Public Submission

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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

Request to repeal blanket up- zoning Sigaud.pdf

ATTACHMENT_02_FILENAME

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

Subject: Request to Repeal Blanket Up-Zoning Bylaw

Dear Members of City Council,

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

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

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

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

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

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

Sincerely,
Melodie Sigaud

**Public Submission**

CC 968 (R2026-03)

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

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

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

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide ReZoning change

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

In favour

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ATTACHMENT_01_FILENAME

2026 Blanket Rezoning submission. Paul J. Dunn.docx

ATTACHMENT_02_FILENAME

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

To: Mayor and Members of Calgary City Council

Re: Repeal of Blanket Rezoning and Restoration of Community-Based Planning

I am writing as a Calgary resident who is deeply concerned about both our city's housing future and the state of public trust in municipal decision-making. There is no doubt that our city, and the country as a whole, is facing a real housing shortage, particularly in affordable housing. Calgarians understand that change is necessary and that we must find ways to provide more and better housing options for people at all stages of life.

In response to this challenge, the City has already been making significant strides. Strategic, targeted development is happening across Calgary, and the results are visible. Traffic corridors such as 26 Avenue, 33 Avenue, and 37 Street are concrete examples of how thoughtful planning can introduce more housing and mixed uses into existing communities. Planned development along the new Green Line and on the old Ernest Manning High School lands are further illustrations of deliberate, transit-oriented growth that aligns with long-term planning objectives.

Up to now, much of this progress has taken place through processes that involved direct input from community members on specific development proposals. The extensive work invested in Local Area Plans—on all sides of the debate—has been a positive, collaborative approach to finding the right solutions for the neighbourhoods in question. Targeted, data-driven, community-informed planning has become the status quo in Calgary, and it is, in my view, the correct approach. By contrast, imposing a blanket citywide rezoning is the opposite of planning: it throws a single, blunt solution over a complex set of local issues.

Despite the success of more measured planning approaches, the prior council chose to approve blanket rezoning even though the clear majority of written submissions and oral presentations at public hearings opposed it. When thousands of residents take time to write in, attend long meetings, and speak in good faith, only to see council proceed without meaningful adjustments, it sends an unmistakable message that their voices do not matter. Many Calgarians now feel they no longer have a meaningful say at City Hall, not just on planning files, but on the broader direction of our city.

This sense of being ignored is compounded by the fact that the previous council did not campaign on a clear, explicit platform of blanket rezoning. There was no detailed, citywide mandate from voters to pursue such a sweeping land-use change. Yet the decision was made, and with it, trust in council has been seriously eroded. When major, irreversible planning decisions are made without a clear electoral mandate and in the face of overwhelming public opposition at hearings, residents understandably question whether consultation is genuine or merely procedural.

The current council has now been given a very different mandate by voters: to repeal blanket rezoning and restore a more careful, community-centred approach to city planning. In my view, following through on this mandate is the first and most important step you can take to begin rebuilding public trust. Repealing blanket rezoning will not solve every housing issue on its own, but it will demonstrate that council is willing to listen, to correct course, and to respect the will of the people you serve.

Once blanket rezoning is repealed, the work of re-engaging communities and re-establishing proper planning must continue. We should return to a targeted, gradual approach to rezoning, starting with those areas already identified in Local Area Plans as suitable for higher density. Not every part of Calgary is the same, and not every street or block is equally suitable for intensification. Treating every neighbourhood identically, regardless of infrastructure, built form, or community character, is neither fair nor effective.

One of Calgary's key advantages in attracting professionals, families, and entrepreneurs is our relative abundance of larger, still-affordable single-family homes in diverse neighbourhoods. Diversity between neighbourhoods—different built forms, different densities, different characters—is a strength. Single-family areas provide important benefits: stability, a strong sense of identity, and a deep connection to place that can easily be lost with rapid, unmanaged densification. Homeowners have made significant financial and emotional investments in these communities, and they reasonably expect that major changes to land use will involve genuine consultation and thoughtful planning.

Preserving the character of our historic and established communities—with their mature trees, open green spaces, and existing social networks—is important to many residents. At the same time, most people accept the need for more housing options, including more affordable units. The question is not "change or no change," but rather "how we change." Blanket rezoning is not the best solution, because it ignores local context and risks disrupting the delicate balance that makes many neighbourhoods livable and attractive in the first place.

A more targeted, data-driven, community-focused approach offers a better path. It allows the City to increase housing supply where it makes the most sense—near transit, along corridors, in specific nodes—while retaining the unique qualities of different areas and respecting the needs and concerns of existing residents. It also preserves the opportunity for meaningful public hearings on site-specific or area-specific rezonings, instead of eliminating that opportunity by making all rezonings automatic and as-of-right.

Blanket rezoning also raises concrete, practical concerns that have not been adequately addressed. Among them are: the removal of the opportunity for homeowners to participate in public hearings on rezonings affecting their own streets; uncertainty for residents about how their particular block or cul-de-sac will change; the demolition of lower-cost older homes—especially bungalows—and their replacement with more expensive units,

accelerating gentrification rather than delivering affordability; worsening on-street parking pressures; the erosion of the urban tree canopy and loss of green space; and increased traffic, water, sewage, and other infrastructure burdens in areas not designed for higher densities, with associated costs ultimately borne by all taxpayers.

International experience suggests that blanket upzoning is far from a guaranteed cure-all for housing shortages. Studies and debates around cases such as Auckland indicate that simply changing the zoning on paper does not automatically translate into a surge of new housing or a meaningful increase in affordability. Housing supply is driven above all by market forces: developers build when and where projects are profitable, not simply because the zoning map has been redrawn. Without careful planning, appropriate incentives, and real community partnership, a blanket approach risks creating disruption without delivering on its promises.

The central challenge, then, is to find the right balance: between increasing housing supply and preserving the character and livability of established neighbourhoods, and between moving quickly and maintaining meaningful, good-faith public consultation. Repealing blanket rezoning and returning to targeted, collaborative planning is how we strike that balance in Calgary.

For all of these reasons, I respectfully urge council to follow through on the mandate you have received from voters to repeal blanket rezoning. In doing so, you can begin to restore trust in City Hall, demonstrate that citizen input truly matters, and re-commit to a planning process that is evidence-based, community-engaged, and sensitive to the diversity of Calgary's neighbourhoods.

Embrace the diversity we already have, continue with the targeted rezoning and Local Area Plans that are beginning to address our housing needs, and work with Calgarians to build a city that is both more affordable and more livable for everyone.

Thank you for considering this submission.



Public Submission

CC 968 (R2026-03)

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First name [required] Steve

Last name [required] Kelly

How do you wish to attend?

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

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

SteveKellyRezoningLetter.docx

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in

I am writing to provide comments regarding the Citywide Rezoning for Housing approved in May 2024 and the proposed bylaw that would reverse that decision. While I recognize the importance of addressing housing supply challenges in Calgary, I believe the citywide rezoning approach introduced planning, infrastructure, and environmental concerns that were not sufficiently considered prior to implementation. A return to the previous zoning framework would allow Council to pursue housing strategies that are more targeted and better aligned with existing community plans and infrastructure capacity.

One concern is the potential for increased parking pressure and traffic congestion in established neighbourhoods that were originally designed for lower-density development. Many communities lack the street capacity and off-street parking needed to accommodate the densities permitted under the Residential – Grade Oriented (R-CG) district. Increased on-street parking and traffic conflicts can negatively affect neighbourhood safety and livability.

The policy also risks undermining neighbourhood character and long-term planning stability. Many established communities in Calgary were developed with a consistent scale, building form, and lot coverage that contribute to their identity. Blanket rezoning across the entire city may lead to incremental redevelopment that is incompatible with existing streetscapes and infrastructure limitations.

this field (maximum 2500 characters)

From an environmental perspective, the cumulative impacts of widespread densification deserve careful consideration. Redevelopment of single-family lots into multi-unit developments often increases site coverage, reduces permeable surface area, and results in the removal of mature trees. These changes can reduce urban tree canopy, increase stormwater runoff, and contribute to localized drainage challenges.

Urban tree canopy plays an important role in moderating urban heat island effects, improving air quality, supporting biodiversity, and managing stormwater through interception and infiltration. Loss of mature trees and green space can therefore have measurable environmental consequences when occurring across many neighbourhoods.

While these impacts may appear minor at the scale of individual redevelopment projects, their cumulative effect across the city can be significant. For these reasons, I believe the citywide rezoning approach was overly broad and insufficiently responsive to infrastructure, environmental, and neighbour

To: Office of the City Clerk

City of Calgary

Re: Opposition to Citywide Rezoning for Housing (2024) and Support for Proposed Reversal

My name is Stephen Kelly and I am a resident of Calgary. I am writing to provide comments regarding the Citywide Rezoning for Housing approved in May 2024 and the proposed bylaw that would reverse that decision.

While I recognize the importance of addressing housing supply challenges in Calgary, I believe the citywide rezoning approach introduced significant planning, infrastructure, and environmental concerns that were not adequately addressed prior to implementation. Returning to the previous zoning framework would allow Council to pursue housing solutions that are more targeted, better supported by infrastructure, and more consistent with established neighbourhood planning principles.

First, the rezoning has the potential to create substantial parking and congestion pressures in established neighbourhoods that were originally designed for low-density development. Many communities in Calgary lack sufficient street capacity and off-street parking to accommodate the higher densities permitted under the Residential – Grade Oriented (R-CG) district. Increased on-street parking, traffic congestion, and service vehicle conflicts can significantly impact livability and safety in these areas.

Second, the policy risks undermining neighbourhood character and stability. Many established communities were designed with a consistent scale, building form, and lot coverage that contributes to their long-term identity. Rapid, citywide zoning changes without community-specific planning can result in incremental redevelopment that is incompatible with existing streetscapes and infrastructure capacity.

From an environmental perspective, I have additional concerns. As an environmental professional, I believe that the cumulative environmental effects of widespread densification in established neighbourhoods require careful consideration. Redevelopment of single-family lots into multi-unit developments frequently results in increased site coverage, removal of mature trees, and reductions in permeable surface area. These changes can reduce urban tree canopy, increase stormwater runoff, and contribute to localized drainage challenges.

Urban tree canopy plays an important role in reducing urban heat island effects, improving air quality, supporting biodiversity, and managing stormwater through interception and infiltration. The loss of mature canopy associated with redevelopment can therefore have measurable environmental impacts. Additionally, reductions in green space and permeable

surfaces can increase pressure on municipal stormwater infrastructure and reduce the ecological value of urban residential landscapes.

Habitat fragmentation and the loss of urban vegetation also affect urban wildlife and pollinator species that rely on established tree cover and yard vegetation. These environmental considerations are rarely evaluated at the scale of individual redevelopment projects but become significant when applied across the entire city through blanket rezoning.

For these reasons, I believe the citywide rezoning approach was overly broad and insufficiently responsive to infrastructure, environmental, and neighbourhood planning considerations. I support Council's effort to reverse the rezoning and encourage the City to instead pursue more targeted housing strategies that align with existing community plans, infrastructure capacity, and environmental stewardship goals.

Thank you for the opportunity to provide comments on this matter.

Sincerely,

Stephen Kelly

3720 58 Ave. SW

Calgary, AB

T3E 5H6

Calgary, Alberta

[REDACTED]

[REDACTED]



Public Submission

CC 968 (R2026-03)

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First name [required] Charles

Last name [required] McKenzie

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 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)

Full repeal of blanket upzoning is required to regain public trust and support democracy.



Public Submission

CC 968 (R2026-03)

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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Public Submission

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First name [required] Jasna

Last name [required] Kolosetti

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

CC 968 (R2026-03)

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Apr 22, 2026

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

[required] - max 75 characters

Proposed City Wide 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)

STOP REZONING



Public Submission

CC 968 (R2026-03)

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First name [required] Janet

Last name [required] Weiss

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed City wide 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

Blanket rezoning is quickly transforming the community of Meadowlark Park from single detached homes to a mish mash of single detached and 8-plexes (AND ONLY 8 plexes ... nothing else!) built anywhere, by any developer without consideration for (1) the nature and context of our community, (2) the impact on streets/infrastructure/ parking/architecture/trees etc.

Most seriously, all this change has been enabled through blanket rezoning WITHOUT providing for any real input from the people most effected -- existing members of this community .

Our experience to date is that City "Planning" stamps "approved" on anything and everything that fits within the 'by-law envelope' and there is no procedural room for the existing owners of homes to have a real say on what, how and at what pace changes should occur within our community.

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

THE Local Area Development Plan which now "adds" everything above the "upzoning" is insult added to injury. Past City Council has allowed Developers to be in charge. I am disappointed and angry beyond words. It's time to embrace the hard work every Calgarian expects Councillor's and City Employees to perform on their behalf. Completely repeal blanket rezoning, start again and do the hard work of actually listening to communities.

Public Submission

CC 968 (R2026-03)

Thus far the communities comments and concerns are ignored and our community is being 'transformed' by individual developers looking to maximize their own profit on a single project without consideration for the impact on the balance of the community or how such changes might collectively change the community. Almost 10% of residence will now fall under then "8 plex models" and this has occurred in an extremely short time period. This is not planning it is the real estate wild west where profit is king and all the people in this community that have been dutifully paying their property taxes have no say. SURELY WE HAVE THE RIGHT TO MEANINGFULLY PARTICIPATE IN SHAPING THE FUTURE OF OUR OWN NEIGHBOURHOOD. Please vote to repeal blanket rezoning without amendment and let's start again.



Public Submission

CC 968 (R2026-03)

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First name [required] CAROL

Last name [required] PIERCE

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 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)

To be clear, because your question is not, I am in favour of repealing the the current 'rezoning for housing' bylaw for residential properties in Calgary. I strongly support bringing back the low density residential zones that existed in the land use bylaw prior to May 2024.



Public Submission

CC 968 (R2026-03)

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First name [required] Hamid

Last name [required] Habibi

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required] **Shahin**

Last name [required] **Habibi**

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 need translator service**

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)



Public Submission

CC 968 (R2026-03)

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First name [required] Patrick

Last name [required] McLeod

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Repeal Rezoning 2026 Pat .pdf

ATTACHMENT_02_FILENAME

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

see attached

Dear City Clerk,

I am writing to express my support for Calgary City Council passing a bylaw that would:

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

My concerns with the blanket rezoning stem primarily from the impacts it has had on neighbours and the predictability of development within established communities.

The scale and intensity of some of the new developments have significantly altered the relationship between neighbouring properties. In many cases this has resulted in massing impacts, loss of sunlight, increased parking pressure, and practical issues such as waste storage. These impacts are not theoretical—they are being experienced directly by residents across the city.

One of the most troubling aspects of the current framework is that it has effectively placed neighbours in opposition to one another. Rather than relying on clear and reasonable planning rules that establish appropriate expectations, residents are left to raise concerns on individual development applications. This has created conflict between neighbours and a perception that concerns are only addressed through appeals and disputes rather than through thoughtful planning rules.

The previous zoning framework provided greater predictability. Residents had a clearer understanding of what types of development could occur beside them, and builders were able to plan projects within well-established parameters. Stability in the rules benefits everyone involved.

Significant shifts between land use districts, such as from R-C1 to R-CG, should occur through careful planning review and community support.

I am also concerned that the incentives created by the blanket rezoning have distorted normal market signals. A stable regulatory framework allows market forces to respond naturally to housing demand. Sudden, citywide changes in development intensity can create unintended consequences that go beyond the intended housing objectives.

There are also broader infrastructure considerations that should be taken into account. Established communities across Calgary are already experiencing strain on aging infrastructure. Water main breaks and other infrastructure challenges occur regularly throughout the city. When development intensity increases, it is reasonable to expect that developers contribute to the infrastructure improvements required to support that growth. In many established communities, this connection between increased development and infrastructure investment is not clearly being made.

Another concern is that many new developments are being approved without sufficient sensitivity to the established patterns and rhythms of existing neighbourhoods. Elements such as building orientation, setbacks, and scale historically created coherent streetscapes and livable neighbour relationships. When those patterns are disrupted, the character and function of the neighbourhood can change significantly.

A further issue is the growing perception among residents that their voices are not meaningfully considered. Many development applications receive overwhelming objection from surrounding residents and community associations, yet are still approved. Over time this erodes public confidence in the planning process and leaves people feeling unheard.

For these reasons, I believe a more targeted approach to grade-oriented multi-residential zoning would be more appropriate than blanket application across established communities.

Changes to the R-CG district should include:

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

These adjustments to RC-G would allow Calgary to continue accommodating new housing while maintaining compatibility with established neighbourhoods and restoring predictability to the planning system.

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

Sincerely,
Patrick McLeod

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Ally

Last name [required]

Strasser

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Mayor and Members of Calgary City Council,

My name is Ally and I'm a 19 year-old attending the University of Calgary. As someone who was born in Calgary and will be part of this city's future for decades, I care about how Calgary grows.

I support repealing the blanket R-CG rezoning. Calgary needs more housing and more housing options, but a one-size-fits-all zoning change across every neighbourhood is not the right approach. Growth should be planned carefully so that housing, infrastructure, and community needs are considered together.

Blanket rezoning shifts too much decision-making to developers and builders, whose priorities are understandably driven by market opportunity and profit. The City should be guiding how Calgary develops in the long term, not leaving those decisions primarily to builders.

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

There are also real concerns about whether existing infrastructure can support widespread densification. Recent water main breaks show how important it is to fully assess capacity before increasing density across the city. Roads, utilities, schools, hospitals, parking, and emergency response all need to be considered.



Public Submission

CC 968 (R2026-03)

Environmental sustainability is also important. Mature trees, green space, and permeable land play an important role in keeping our city healthy and livable.

Calgary should continue building more housing, especially near transit and major corridors, but it should be done through thoughtful planning and meaningful community consultation.

Repealing blanket rezoning and reverting back to the previous zoning would allow the City to move forward with a more balanced and strategic housing plan that supports growth while protecting the livability of our communities.

Thank you for taking the time to consider my comments.

Sincerely,
Ally S.



Public Submission

CC 968 (R2026-03)

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First name [required] Ian and Darlene

Last name [required] Heiber

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

We are in favor of reversing the blanket rezoning of RC-G and reinstating the low density zoning for our our neighbourhood and the entire city.

The concerns that we have with the current RC-G zoning are:

1. Neighborhood Character and Density: The increasing density from single-family to multi-unit is destroying the character of mature communities and reduce the existing tree canopy. The reduced tree and grass coverage reduces air quality, increases noise levels, increases ambient temperatures in summer, increases surface level wind speeds resulting in higher wind chills in winter and higher dust levels in summer, and increased stress levels of residents leading to psychological and social issues. The reduced grass coverage increases water runoff during heavy rains leading to increased local flooding.

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

2. Disregard of residents investments. We paid a premium to purchase a house in a RC-1 zoned area and that was taken from us when the zoning was changed to a less-desirable RC-G. This reversal will correct that injustice.

3. Disregard of residents concerns: Virtually all owners of RC-1 properties voiced dis-agement of the blanket rezoning and were ignored.

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4. Parking: RC-G density creates parking shortages causing frustration, inconvenience, and disagreements among neighbours who are jammed in too tight amongst each other.

5. Traffic: Increased traffic reduces safety, especially with children and seniors. Higher noise levels and air pollution result.

6. Infrastructure and Services: We are concerned that upgrading infrastructure (streets, schools, water, sewage, storm water systems) to support higher density will not keep pace with development.



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First name [required]

Verna

Last name [required]

Baldwin

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Mass Rezoning should be eliminated immediately!

Because:

1. A VERY LARGE MAJORITY of Calgary residents are AGAINST the permitted mass rezoning anywhere but agree that increase in density should be reasonably located. I've talked to hundreds of residents of Calgary and only 2 agreed with Mass Rezoning. Several Councilors lost their seats over this.

2. The City has related responsibilities that are NEGATIVELY AFFECTED BY MASS REZONING, such as water supply, pipe breaks, roads/ intersections, traffic accidents, ambulance/fire access to units, parking, reduced tree canopy, etc.

GOING FORWARD: We worked with the City to developed our LOCAL AREA PLAN that provided increased density near appropriate places such as LRT, shops, etc. PLEASE MOVE TO A FRAMEWORK THAT PROVIDES A REASONABLE RESULT FOR YOUR CONSTITUENTS THAT TAKES INTO CONSIDERATION THE OTHER ASPECTS OF THE CITY'S RESPONSIBILITIES AS STATED ABOVE.



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First name [required] **Eldon**

Last name [required] **Fraser**

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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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)

Current rezoning rules allow for redesignation of properties without providing surrounding homeowners knowledge of possible changes in building form or density. In our case we were refused architectural drawings that would have set out the distribution of the buildings, their design and the buildings details. The applicant used an agent. There was no effort made to consult with the adjacent home owners or our community association to explain the proposed development and address any of our questions or concerns.
I believe we need all types of housing in Calgary. I do not believe we need to gut existing old neighborhoods. I believe parking is a major issue . In my area we regularly contend with visitors and other residents blocking homeowners access to their own property .
The way blanket rezoning was handled by our previous council was very poor.



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First name [required]

Katie

Last name [required]

Strasser

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Mayor and Members of Calgary City Council,

My name is Katie and I am a 22-year-old Calgarian. Housing affordability is a real issue for people in my generation, and I support increasing housing supply and offering a wider variety of housing options.

However, I support repealing the blanket R-CG rezoning. Blanket rezoning across the entire city is a one-size-fits-all approach that does not reflect the diversity of Calgary's neighbourhoods.

Calgary needs a housing strategy that is thoughtful and coordinated. Development decisions should consider infrastructure capacity, transportation, utilities, schools, hospitals, and public safety. Recent water main failures highlight how important it is to fully understand infrastructure limits before adding density across the city.

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

I'm concerned that blanket rezoning mainly benefits developers and builders through increased land value, while communities deal with the impacts of redevelopment. Growth should benefit the whole city, not just developers and builders.

I support targeted densification near transit, commercial areas, and major corridors where higher density makes sense and infrastructure already exists. This approach

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can add significant housing while preserving the character of established neighbourhoods.

Most importantly, residents should have meaningful opportunities to be consulted about changes that affect their communities.

Repealing blanket rezoning and return to the previous zoning would allow Calgary to pursue a more balanced housing strategy that addresses affordability while protecting infrastructure, green space, and community stability.

Thank you for considering my perspective.

Sincerely,
Katie S.



Public Submission

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First name [required]

Dan

Last name [required]

Strasser

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Mayor and Members of Calgary City Council,

I support repealing the blanket R-CG rezoning.

Calgary needs more housing and a wider range of housing options, but blanket rezoning across the entire city is not a thoughtful or strategic way to achieve that goal. It applies the same zoning change to every neighbourhood regardless of infrastructure capacity, planning history, or community design.

Under blanket rezoning, developers and builders benefit from increased land values and redevelopment opportunities, while existing communities often carry the impacts. The long-term development of Calgary should be guided by City planning and public interest, not primarily by developer and builder opportunity.

There are also important infrastructure and safety considerations that must be addressed before increasing density across established neighbourhoods. Recent water main breaks demonstrate the need to carefully assess the capacity of water systems, utilities, roads, and other infrastructure. Higher density also requires adequate access to schools, hospitals, emergency response services, and safe transportation networks.

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



Public Submission

CC 968 (R2026-03)

Green space and mature trees are another critical part of livable communities. Redevelopment should ensure these environmental assets are preserved wherever possible.

Finally, meaningful consultation with residents is essential. Planning decisions that shape neighbourhoods for decades should include real opportunities for public and community input.

Repealing blanket rezoning to the previous zoning would allow Calgary to pursue a more deliberate housing strategy focused on targeted densification, infrastructure readiness, and long-term community planning.

Thank you for your time and consideration.

Sincerely,
Dan S.



Public Submission

CC 968 (R2026-03)

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change (ie Reversal)

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

In favour

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ATTACHMENT_01_FILENAME

Reverse the 2024 Rezoning for Housing.pdf

ATTACHMENT_02_FILENAME

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

12018 Lake Erie Road SE,
Calgary,
Alberta T2J 2L8

15 March 2026

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

Dear Calgary City Council:

Thank you for the opportunity to provide comments concerning the reversal of Rezoning for Housing.

1. I strongly agree with reversal of the citywide Rezoning for Housing that was implemented in 2024 by the previous City Council.
2. Citywide Rezoning was poorly conceived because it handed over most of the impetus for residential development to developers, without sufficient or effective input from the local community, nor for planning or control by City of Calgary. Developers must necessarily focus upon their best way to make profit, which is not necessarily a bad thing if effectively balanced by City and community planning.
3. I hope that City Council will reverse the 2024 citywide Rezoning, and then implement effective city planning and development processes in which communities are encouraged and supported.
4. Does Calgary learn from the best practices of planning departments of beautiful cities such as Buenos Aires, Paris, Athens, or Vienna? If not, this would probably be a worthwhile initiative. Imagine downtown Calgary becoming a community with life at ground-level, with offices and residential units above.

Yours truly, Peter
Arnall





Public Submission

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First name [required] Laureen

Last name [required] Darr

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 applicable

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

Upzoning Letter - Lauren Darr Ward 4.pdf

ATTACHMENT_02_FILENAME

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

Please see attached letter to Mayor and Council.

Laureen Darr – Ward 4
17 Thornlee Crescent NW
Calgary, AB T2K 2W1

March 15, 2026

City of Calgary
Mayor and Council

RE: 2026 Proposed Citywide Zoning Change

Dear Mayor and Councillors,

First I want to thank Mayor Farkas and Council for fulfilling a commitment to revisit this critical issue.

The blanket upzoning forced through in 2024 against Calgarians' wishes was an irresponsible, unneighborly, and seemingly self serving act of a majority of then city councillors. I support a full return to previous zoning with low density residential areas.

Allowing unrestricted large scale development on every street, without any concern for the broad and never ending seismic shifts to quality of life and property value was a destructive direction in which to take Calgary.

Young families along with other demographics thrive on safe streets with limited population. Where neighbors know roughly who lives on the street – who belongs there and who doesn't. Neighbors who choose to live in a family environment and all that entails. Streets reasonably insulated from high-density traffic. Fenced yards where kids can play outdoors freely with their toys and their friends, parents knowing that the children won't accidentally run into the road after a ball. Quiet streets where kids can practice their first bicycle skills.

Elderly people, whether in their own homes or in care facilities, also need quiet streets for walking, bicycling, or being taken out for strolls. We increasingly live in a world where children and elderly are hardly seen in public, not because their families want them quarantined and imprisoned, but because increasingly the only safe spaces for them are within the walls of institutions, community centers, and commercial activity centers.

And sure, many people do prefer more densely populated areas with entertainment and high commercial activity.

People paying taxes and working hard to keep their city vibrant deserve to have choices in the type of neighborhood they call home. To have no meaningful zoning restriction across an entire city is extreme, unreasonable, and unwelcoming. If someone could take a job in a city with family-friendly zoning vs one without – one where you might buy a quiet home one year and the next year find yourself next door to an apartment tower – where would you choose to move? A variety of zoning attracts a variety of people. That's a good thing.

There were two main arguments in favor of the blanket upzoning:

- 1) New development approvals are too cumbersome to accommodate the housing needs of an exploding population. Perhaps a more cautious approach to population growth is warranted. It is unethical to make sudden sweeping changes that financially benefit a few – including decision makers with a conflict of interest – and that will forever change the cultural landscape of an entire city.
- 2) The most repeated reason - we need AFFORDABLE housing.

A record number of Calgarians came out to explain the obvious – that almost no new development given the green light by the by-law change includes AFFORDABLE housing. That quality of life, sense of personal security and even tree canopy in any single family neighborhood would decrease upon introducing multiunit complexes. That our city barely has the infrastructure stability to provide water, sewer, garbage management, parking, law enforcement for a city with a culture of single family dwellings, let alone now adding large complexes onto formerly R-1 zoned streets.

Developers of new complexes, as I understand it, are not required to provide adequate parking for every unit. That factor alone means they are only adding stressors to the neighborhood without any obligation to mitigate those stressors. And clearly water supply is an issue for this city, even once the Bearspaw South Feeder Main is replaced.

What portion of the new property has to be dedicated to garbage disposal? There were photos in past presentations of overflowing garbage bins, garbage all over the ground because the garbage bins weren't adequate for the population in the complexes they belonged to.

The old city council had decided the outcome of the rezoning question before the citizen engagement even started. This new council has been elected largely because we believed you will listen to the tax paying constituents. And we also expect you to weigh the lucrative property tax from uncontrolled zoning against quality of life issues for residents.

I think we all understand there needs to be a balance between thoughtful planning and development, and protecting Calgary's historically high trust culture. Free-for-all zoning is not that balance. We need to return to our previous zoning. We can change zoning in some areas, but it must go through a meaningful and restrained notification and consultation process. Surely a city this industrious and creative can find a solution somewhere between procedural gridlock and complete chaos.

Thank you for your consideration and efforts on this matter.

Laureen Darr
Ward 4

**Public Submission**

CC 968 (R2026-03)

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First name [required] James

Last name [required] Cohen

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of bringing back the low density residential zones that existed in the land use bylaw prior to the citywide Razoning for Housing that was approved May 2024. To be clear I would like to reverse Rezoning for Housing and in favour of the motions



Public Submission

CC 968 (R2026-03)

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First name [required] Cynthia

Last name [required] Caldwell

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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

Construction – large projects take a long time to build, much longer than a smaller development. With 10 units, there will likely be a need for water/sewer/electrical utility upgrades with significant excavations. With no parking on 13th Avenue, and no room on the lot for equipment and materials staging, it will create a major disruption for an extended period of time. Significant disruption for residents -the only access is 13th Ave to enter and exit

Parking – with only 5 parking spaces for 10 units, it is much less than is needed, not even counting visitor parking spaces. This will cause a significant problem with a large number of cars needing to be on the street, in a restricted or No parking areas.

Lack of trees and green space –with such a large building a relatively small lot will leave very little greenery, Trans Canada/ FMC 24/7 car emissions-Crowchild, 16th Ave and 29th Street requires Mature trees- they play a crucial role in cleaning the air by absorbing pollutants and releasing oxygen. They are natural air purifiers that filter out harmful substances like ozone, nitrogen dioxide, and particulate matter through their leaves. Trees can reduce toxic runoff

Comments - please refrain from providing personal information in

Massing – the building is huge, occupies a very large portion of the lot, close to the sidewalk and visually invasive for residents and pedestrians. It is well beyond and clashes with what exists in the community. This is a tall 3-storey building, that cast



Public Submission

CC 968 (R2026-03)

this field (maximum 2500 characters)

shadows on neighbors, and where upper floor residents look down on the neighbors, taking away from the enjoyment of existing residents.

- Setbacks – Historically, front and side setbacks (distance between buildings and edge of property) have been much larger. This creates a sense of crowding uncharacteristic for the neighborhood.

Safety – the large building is very close to the property line, it creates a safety issue by reducing visibility for street traffic in all directions. Increased traffic in the laneway will also be a safety issue, including visibility and difficult access and egress from garages in the narrow lane.

Property maintenance/snow shoveling – with so many tenants, will there be people accountable to do the work so that things get looked after? Will sidewalks not get shoveled? City leaves windrows affecting ability to manage snow

- Bins – with 10 units, large number of bins (garbage, recycling, compost) bins floating around the alley behind the property. existing narrow lane will cause lane traffic issues.

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Public Submission

CC 968 (R2026-03)

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First name [required]

Jane

Last name [required]

Ebbern

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 have previously requested to speak and also want to submit comments

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

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Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Cltywide Rezoning Change

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

Neither

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ATTACHMENT_01_FILENAME

AMEND, NOT END BLANKET REZONING.docx

ATTACHMENT_02_FILENAME

Densification needs to be our housing priority

We need all parts of the city to do their fair share of densification if we are to stop Calgary's incredibly expensive sprawl. We need to build denser in existing areas, and that includes the suburbs. Ward 7 and 8 cannot do all the densification for the city. I live in Ward 7 and am horrified to see 38 story apartment buildings proposed for areas that have a 26 story limit. Let us be reasonable and shift some of this densification to ALL parts of Calgary.

Having said that , we do need to amend the current blanket rezoning. When I spoke to council in favour of blanket rezoning at the last public hearing, I stated that I thought that 12 plexes were too dense to be included here and in hindsight, I would now say that 8 and 12 plexes should require much more community input.

Let us " amend, not end" blanket rezoning. To repeal it entirely would be a huge backward step for the city. Let's instead find a reasonable compromise.

Comments - please refrain from providing personal information in

Please amend, not end, blanket rezoning. Keep blanket rezoning throughout the city for duplexes and four plexes but demand much more community input on 8 plexes and 12 plexes (input on how where they go

Public Submission

CC 968 (R2026-03)



this field (maximum 2500 characters)

on the street, shading, how to manage bins and parking of course. How many of these 8 and 12 plexes should be on any one street?)

My sense is that there has been very little resistance to duplexes and four plexes but lots to 8 and 12 plexes. The last thing I want to see is Calgary return to 67% of the city only allowing single family homes- it will take years to get this changed back if we do.

There is a huge need for more duplexes and four plexes in Calgary, particularly in the established older neighbourhoods. And duplexes and four plexes aren't going to radically change a street. (And by four Plex, that would mean a duplex each with a basement suite).

I watched a friends- a mid thirties couple, make 23 offers during 18 months , all over asking price, in Calgary and they finally were able to land a duplex in Tuxedo Park last summer as their starter home. There was very little supply of duplexes and single family homes were too expensive and they didn't want to be way out in the suburbs.

Let's get more duplexes and four plexes built please in existing neighbourhoods. Affordability is a relative term. More duplexes and four plexes create more housing supply for two income couples. These smaller units fill a real need in providing the "missing middle" in Calgary housing.

Densification needs to be our housing priority

We need all parts of the city to do their fair share of densification if we are to stop Calgary's incredibly expensive sprawl. We need to build denser in existing areas, and that includes the suburbs. Ward 7 and 8 cannot do all the densification for the city. I live in Ward 7 and am horrified to see 38 story apartment buildings proposed for areas that have a 26 story limit. Let us be reasonable and shift some of this densification to ALL parts of Calgary.

Having said that , we do need to amend the current blanket rezoning. When I spoke to council in favour of blanket rezoning at the last public hearing, I stated that I thought that 12 plexes were too dense to be included here and in hindsight, I would now say that 8 and 12 plexes should require much more community input.

Let us “ amend, not end” blanket rezoning. To repeal it entirely would be a huge backward step for the city. Let’s instead find a reasonable compromise.

Please amend, not end, blanket rezoning.

Keep blanket rezoning throughout the city for duplexes and four plexes but demand much more community input on 8 plexes and 12 plexes (input on how where they go on the street, shading, how to manage bins and parking of course. How many of these 8 and 12 plexes should be on any one street?)

My sense is that there has been very little resistance to duplexes and four plexes but lots to 8 and 12 plexes. The last thing I want to see is Calgary return to 67% of the city only allowing single family homes- it will take years to get this changed back if we do.

There is a huge need for more duplexes and four plexes in Calgary, particularly in the established older neighbourhoods. And duplexes and four plexes aren't going to radically change a street. (And by four Plex, that would mean a duplex each with a basement suite).

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Let's get more duplexes and four plexes built please in existing neighbourhoods. Affordability is a relative term. More duplexes and four plexes create more housing supply for two income couples. These smaller units fill a real need in providing the "missing middle" in Calgary housing. This isn't low-income housing, but it is more affordable than single-family homes.

By allowing blanket rezoning of duplexes and four plexes everywhere, we will get slightly denser communities that don't destroy neighbourhoods, while we properly plan those more challenging larger 8 and 12 multi-unit developments.

We also need more below market, low income or "rent- to-income" housing, where rents are limited to 30 per cent of income. This will require government land to make this viable; it will not happen with the private sector.

Retaining this amended blanket rezoning will help create the denser Calgary that we need. It will not solve the need for below market housing - that has to remain a government priority. Please amend , not end blanket rezoning.



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Changw

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

In favour

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ATTACHMENT_01_FILENAME

letter for blanket re-zoning.pdf

ATTACHMENT_02_FILENAME

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

There are many reasons that I am against blanket re-zoning but my letter is focusing on a few of the most important ones...

This bylaw was originally brought in under the guise of addressing the lack of affordable housing. We all now know that these new residences being built all over our city are anything but affordable ...average selling price is about \$600,000. Older single family homes that would have been affordable for a young family or entry level buyer are being gobbled up by developers with deep pockets for an amount no entry level buyer can afford.

Our beautiful old communities are being quickly destroyed by these developers that immediately level the property and erect a monstrous structure that stops the sunlight reaching all the smaller homes surrounding it.

Do the city employees that give the green light to these development permits even consider the mental health and well being of the surrounding home owners? Huge, old mature trees are being ripped out and gardens that have been loved and built over many years, are dying. Yards that were once private and sheltered are now exposed and open to the eyes that look out the many windows that now tower over them. Relaxations to existing setbacks are leaving smaller adjacent homes in the shadows, affecting their gardens, trees, and once again the amount of sunlight that comes into their home. Sunlight is proven as crucial for mental health as it regulates circadian rhythms, boosts serotonin and lowers depression risks. In a world where mental health has rightly become an important priority, Calgary city council is proving it is not one of theirs. File managers for each development permit get to choose which argument from owners opposing these developments are valid, and which do not matter. The argument of shadowing and privacy are swept away by these file managers every time. This is definitely not what the home owner thought they were buying into when purchasing their home so many years ago.

Another huge issue with home owners is parking, or lack there of once these new residents are occupied. How do you access your front door with your handicapped child or elderly parent, when there is not a parking spot to be found as there are now 12 residences where one once stood and although 20 vehicles belong to those residents, only 6 parking stalls

are available to them. Just another concern swept away by the file managers.

These issues describe a very disturbing trend, the loss of rights to the home owner. How is it lawful for our city government to change the zone a person originally bought their home in and make it something completely different? If these city officials can do this, what else can they do? There has been a huge loss of trust in municipal government from us as citizens.

Driving around my NW area and witnessing these multi-family developments being built at an astounding pace, I can't help but wonder is anyone keeping track? According to recent reports, a surge in new construction of multi-unit projects has out paced buyer demand. And many of these condo/townhouse buildings are not complete yet. What happens if many of these units sit empty? Just another concern for the home owner that is living next door.

These are only a few of the many concerns Calgarians have over this bylaw. Myself and some neighbours have been door knocking, talking to people, trying to share information. We have seen the worry, the tears, the frustration. We are all experiencing it. Calgarians feel like their voice is not being heard and that their concerns do not matter. I would invite Jeremy Farkas and all councillors to do the same. You all need to look into these Calgarians eyes and hear the devastation and the anger from people who have put their blood sweat and tears into buying their perfect home and now see the real possibility of that perfect home being taken away. How do all of these people not matter? Maybe seeing that first hand will convince city council and help them understand how negatively impactful the blanket zoning bylaw truly is.

Many things need to come together to make a great city, but one of the most import ingredients is having a city council that is trustworthy, that listens and acts upon the desires of the majority of its residents. Estimates of 70% - 83% of Calgarians are against blanket re-zoning. I urge city councillors to do their job and represent us Calgarians and vote to completely REPEAL BLANKET RE-ZONING.

Yours very truly,
Maureen O'Brien



**Public Submission**

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First name [required] Kristin

Last name [required] Guy

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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 Members of Calgary City Council,

I am writing as a Calgary resident and property owner regarding the proposed bylaw to reverse the 2024 citywide Rezoning for Housing.

I support returning residential zoning to the previous low-density designations. The previous zoning framework provided clearer expectations for neighbourhood development and better aligned with the planning, infrastructure capacity, and design of many established communities.

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

Many neighbourhoods in Calgary were planned and built around low-density development patterns. A return to those zoning rules would help ensure that future development remains compatible with existing housing forms, local infrastructure capacity, street parking availability, and community amenities such as schools and parks.

Thoughtful, location-specific planning allows for appropriate development while respecting the original design and function of established neighbourhoods. For these reasons, I encourage Council to support the proposed bylaw and restore the previous low-density residential zoning framework.

Thank you for considering my comments.



Public Submission

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Repeal blanket re-zoning. Blanket re-zoning was approved by the previous Mayor and Council regardless of record opposition from Calgarians. It creates uncertainty for communities and did not address affordability across the City. It has had a negative impact on many communities in Ward 8 creating congested streets, shading or neighbouring properties and pressure on infrastructure. This issue has stolen countless hours of time and many resources from Community Associations and individuals across the City. Let's get it right this time...



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First name [required] Adam

Last name [required] Humeniuk

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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear council,

I was born, raised, and educated in Calgary. After leaving the city in 2017 for graduate school and returning here to a permanent job in 2023, I have been shocked by the increase in housing prices, as well as overall cost of living. I plan to live here for the rest of my life, but home ownership is a critical part of this plan.

I think that the evidence is pretty clear that blanket rezoning has worked! Housing inventory is up, and prices are down. If the rezoning is repealed, then I won't be able to buy a home any time soon. I work at MRU, and ALL surrounding neighbourhoods will be affected by the rezoning repeal, and so buying my first home anywhere close to where I work and where I enjoy living will become impossible.

Currently I live in Marda Loop, and here and in surrounding areas we have seen lots of new housing construction including townhouses and row houses. As a first time home-buyer, housing like this is a realistic and accessible way for my family to live a quality life in a vibrant part of the city. I (and many of my friends and young coworkers) would much rather live in a central area of the city as opposed to buying a property deep into the periphery of Calgary.

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

Contrary to many narratives from older homeowners worried only about property

characters)

values, density and mixed use development absolutely creates nicer places that many young Calgarians want to live in. In repealing the rezoning, council is NOT listening to the desires of young professionals in Calgary and all young families in Calgary. This also hurts retired adults and newcomers to Calgary.

The only alternative to densification is suburban sprawl. This is unsustainable. Endless expansion without density is deeply harmful to the quality of life in Calgary. And, we are at great risk of falling into the same trap as the "Greater Toronto Area", where essentially all young people are priced out of home ownership. Anyone who seriously thinks that people commuting by car from, say, Sage Hill, to work in downtown is a sustainable proposition, is out of their mind. Sprawl begets more car traffic, which impacts everyone negatively.

There is also good scientific evidence that the solution to the problem of homelessness includes (perhaps unsurprisingly) more housing. Greater housing availability and greater diversity of housing types makes housing more affordable overall.

Thanks, and I hope that you do the right thing for young Calgarians, which is to NOT repeal the rezoning.

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First name [required]

Nancy

Last name [required]

Engbloom

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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)

Changing the blanket up zoning regulation back to the way the regulation was will protect the character of our Neighbourhood. When blanket up zoning was passed, the community was not listened to. Also, blanket up zoning adds traffic, creates issues with parking, and takes away green space from properties.



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First name [required] Sophie

Last name [required] McCoy

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Public Submission

CC 968 (R2026-03)



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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I am writing today to reaffirm my position and respectfully urge you to repeal, not amend or alter By-law 21P2024.

Increasing the maximum footprint of new buildings reduces space for trees and gardens, which help cool cities and reduce the urban heat island effect. Without these green spaces, local temperatures may rise, worsening heatwaves. Taller buildings can also cast shadows on nearby homes and future solar panels, reducing renewable energy efficiency.

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

Demolishing existing houses to build new ones is resource-intensive and contributes to greenhouse gas emissions and construction waste. Larger developments would also increase traffic, leading to congestion, more air pollution, and higher road maintenance costs.

Infrastructure such as water supply, sewage systems, electricity, and natural gas will struggle to meet increased demand without costly upgrades. Larger buildings also raise fire safety concerns due to their proximity, which allows fires to spread more quickly and make emergency access more difficult.

Additionally, taller townhouses will overlook neighbouring yards, reducing privacy for residents. Limited parking leads to overflow onto nearby streets, especially during peak



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times or when visitors and service vehicles require space.



Public Submission

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First name [required] **Anthony**

Last name [required] **Muyres**

How do you wish to attend?

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

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As an owner of a bungalow for 27 years in an established neighbourhood, Southwood, I feel strongly about the character and land use around me. We will be retiring in our home and have remodelled our home and yard to suit aging in place. We have a sustainable zero-scaped yard and gardens that we depend on through the growing season. If a multi-unit and multi-level building is constructed on either side of us, our home will be in the shade most of the year. We will lose our privacy and the quiet of our home. We live on a busy street, Elbow Dr. and there is no parking in front on Elbow Dr. Parking for a large complex with multiple homes would complicate and make our alley way's unsafe. There is not enough space for many cars. We live two doors down from a day care and it is already a traffic risk for the little ones. We have seen many close calls with the traffic. Adding more congestion would add more risk and make it even more difficult to get out of the alley and on to Elbow Dr. We have seen these multi-unit complexes being built in the vicinity, and looking at the sale price they are far from affordable housing. One unit is the same value as our one home. At four units per parcel, this is a profit-driven initiative benefiting builders alone. The city is flush with affordable condos, which are now losing value. We are concerned that after investing in our home for over 27 years we will lose value in our home as these multi-unit complexes go up around us. I'd like to maintain our neighbourhood as a place where families can afford a detached home, with many schools, and feel safe to raise their children in an affordable "nearly inner city" home. We love our neighbourhood and hope for it not to become the next Marda Loop or Killarney. We need single detached bun-



Public Submission

CC 968 (R2026-03)

galows as an option for a growing aging community in the city. Our neighbourhood is an affordable option for families and professionals who do not want to live in the suburbs. Please respect the hard work and investment we've made to our home and neighbourhood.



Public Submission

CC 968 (R2026-03)

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First name [required]

Tricia

Last name [required]

Wojcichowsky

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 16, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I respectfully request that Council:

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

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

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

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



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First name [required] ROBERT

Last name [required] MOORE

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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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Bring back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024. The rezoning has not lowered the price of homes, all it has done is damage neighbourhoods with high density and put more strain on our failing infrastructure. This poor



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First name [required] Gordon

Last name [required] Alger

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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)

Mayor Farkas and City Council
I support the repeal of Blanket Rezoning. As has been said many times, a one-size-fits-all residential zoning policy does not work in Calgary. The residents of Calgary's established communities do support respectful redevelopment that adds appropriate density to their communities. Housing is a precious commodity and re-development in established communities needs care and time because the results will be around for a long time. Let us not rush to add density at all costs without considering whether we are making our communities better for the next 100 years and beyond.



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First name [required] **Haitham**

Last name [required] **Mahdiy**

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against of the proposed rezoning. Rezoning will affect directly on our life and safety of our families. Creating many issues with the traffic and pollution, increasing the population for certain area which leads to many of society issues, un convenience and decreasing the quality of life in Calgary. I would like to keep our city calm and safe and environmentally accepted. We live in spring bank hills area and rezoning will create more issues to the society



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First name [required]

Mike

Last name [required]

Martin

How do you wish to attend?

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

proposed citywide rezoning changes

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

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[required] - max 75 characters

Proposed Citywide rezoning

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

In 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.



Public Submission

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First name [required] **Thad**

Last name [required] **Mandin**

How do you wish to attend?

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

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



Public Submission

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Mar 16, 2026

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[required] - max 75 characters

BRING BACK the low Density Residential Zones

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

They way the question is phrased could cause some confusion. Just to be clear, I would like to BRING BACK the low density residential zoning that was in place prior to May 2024. I am in favour of this decision. I am opposed to having infills in my community. It would only congest the already narrow streets and bring more issues to my neighborhood. I moved here for the low density. I believe property values and overall quality of community would both decrease if increasing density continues.