



## Public Submission

CC 968 (R2026-03)

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First name [required] Douglas

Last name [required] Bowes

How do you wish to attend?

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

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



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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

All of our neighbors prefer the old zoning that our properties had RC-2/R2. No one wants 4 plexs or larger units suggested by the old City Council and Mayor. We much prefer Mayor Farkas. We want to repeal the blanket rezoning. We are for the Notice of Motion EC2025-0995 Repeal of Blanket Rezoning. Please help our new Mayor proceed with making things right for those of us that had no say. Thank you.



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First name [required] CAROL ANN

Last name [required] BACHMAN

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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)

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. Make changes to the rules in the Residential – Grade Oriented (R-CG) district, the low density residential general rules and defined uses.



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First name [required] Diane

Last name [required] Sura

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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

Dear Mayor Farkas and Members of Council.docx

ATTACHMENT\_02\_FILENAME

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

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 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,

Diane Sura  
Varsity N.W. Calgary



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First name [required]                      Anjali

Last name [required]                        McKenzie

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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

March 15, 2026 letter in favour of repealing blanket upzoning for March 23, 2026 City of Calgary hearing.pdf

ATTACHMENT\_02\_FILENAME

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

Please let me know if you cannot open my letter dated March 15, 2025 that I attached as a submission above. Thank you.

Anjali Das McKenzie  
2713 Montcalm Cr. SW  
Calgary, AB T2T 3M7  
Email: [REDACTED]

March 15, 2026

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

SUBMITTED via [calgary.ca/publichearing](https://calgary.ca/publichearing)

Dear Council,

**Re: March 23, 2026 Public Hearing of the City of Calgary Council ("Council") to Repeal Blanket Upzoning**

I have lived in Calgary for over 25 years as a renter and homeowner in Ward 8 in the neighbourhoods of Bankview, South Calgary and currently Mount Royal. I have followed the City's plans for affordable housing and urban planning since 2021 when the Guidebook for Great Communities (the "Guidebook") was proposed. I watched much of the Guidebook hearing in March 2021 and then the lengthy April 2024 hearing on citywide rezoning that resulted in blanket upzoning. I was deeply disappointed with that decision. Blanket upzoning was not supported by the majority of written and oral submissions. The former members of Council in support of blanket upzoning failed to convince me that overriding the will of majority would achieve the sought after goal of affordable housing.

This Council is now being asked to consider repealing blanket upzoning. I am in favour of this motion to repeal blanket rezoning. I did not come to this decision easily as I wrestled with the admirable goal of increasing affordable housing against the dream of preserving the beautiful single family home neighbourhoods of Calgary including my own. I agree that Calgary needs more affordable housing but disagree blanket upzoning is the answer. The two reasons I would like to focus on are necessity and destruction.

First, blanket rezoning is not necessary as Council is currently addressing affordable housing with its multi-pronged housing strategy. The strategy commits millions of dollars to programs such as secondary suite incentives, downtown office-to-residential conversion and a land fund to increase the number of parcels of land available for development (for example, finding city-owned land at a nominal price to partner with the HomeSpace Society to build a facility for unhoused Calgarians that require complex supports). So far the strategy has had success on these fronts. Blanket upzoning was only ever another prong of the strategy and it is not necessary for the aims of affordable housing to be achieved. Even if one argues that every prong should be pursued it is by no means clear that removing one house to put two or more in its place will make things any more affordable. Developers are

not in the business of making affordable homes. The City, on the other hand, can and should be and with its current housing strategy it can help the people who need it most.

Not only can it be argued that blanket upzoning is not necessary for solving affordable housing, there is already a better way that the City is pursuing. The City planners in the presentations I attended for the Guidebook carefully explained that the Guidebook was not a one size fits all approach and the intent was to focus densification around transit station areas, main streets and activity centres. This seemed to make a lot of sense and my understanding of the outcome of the Guidebook hearing was that the Guidebook became the Guide and is used as best practices for the Local Area Plans that are currently in the works with members of the communities that live there.

Second, blanket rezoning results in the destruction of established neighbourhoods, heritage homes and trees. When a house is demolished and the trees cut down it is too late.

In my neighbourhood there are homes over a hundred years old, including my own. While I, technically, could tear down my heritage home and build a modern home under the former single family home zoning, there are now Heritage Guidelines in our West Elbow Local Area Plan that mandate that any new home would have to follow the guidelines so that it “fits in”. It is a joy to walk through a neighbourhood that was carefully planned many years ago and that even with the changes that have come over the years with new construction, continues to delight the senses. I heard Calgarians from all over the City during the 2024 rezoning hearing in 2024 read love letters to their own single family home neighbourhoods.

There is an intrinsic value and beauty of having a variety of different neighbourhood types to choose from including ones exclusively with single family homes. When I first moved to Calgary from Nova Scotia and was starting work I enjoyed renting with friends in Bankview and South Calgary which allowed for apartments, duplexes and row houses in addition to single family homes. The variety of types of housing and vibrant energy in Bankview and South Calgary was what I was looking for at that time. After getting married and having children, my family eventually moved to Mount Royal which had the quieter streets and single family houses we were then looking for. What blanket upzoning might add in additional housing will come at the cost of erasing the very choice people seek in different neighbourhood types.

Blanket upzoning not only destroys single family home neighbourhoods but also the trees in those neighbourhoods. The new forms under blanket rezoning are allowed to cover 60% of a lot as opposed to the 45% that was currently allowed for a single family home. If more of a lot is allowed to be covered with a larger building then more trees are at risk. It is unspeakably sad to see the loss of these towering, leafy trees not to mention the loss to the City’s tree canopy.

I respectfully ask that Council vote in favour of repealing blanket rezoning. Blanket rezoning may result in more housing but that housing is unlikely to be affordable. I am not willing to pay the price of losing the history of Calgary for an uncertain outcome.

Thank you for this opportunity to be part of the discussion and thank you for taking the time to consider my position.

Best regards,

Anjali McKenzie



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First name [required] James

Last name [required] Sjonnesen

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Feb 3, 2026

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

City Council:

I support: a. bringing back the low density residential zones that existed in the land use bylaw prior to the citywide Rezoning for Housing approved by Council May 2024.  
b. changing the zone of residential properties back to what existed before the city wide Rezoning for Housing in 2024.

Why? Well, if the goal was increasing housing density, this 2024-25 'shot-gun' approach was positioned to 'randomly harm' (think whack a mole) the architectural feeling and neighborhood vibe of areas previously zoned R-1. Further-more, this blanket Rezoning was against the wishes of the majority of participants commenting on the initial Blanket Rezoning proposal at public hearings.

What actual options did the previous Council thoroughly investigate prior to the '2024 blanket re-zoning approval'? If we need increased housing density, why not consider:

- a. adopting a 'Vancouver strategy'; a flurry of condo towers adjacent to each LRT station 'that makes sense'.
- b. partnering with City golf course lands to optimize single, multi-use and condos on the perimeters of these 'urban acreages'
- c. working with the 'old density rules' and see what housing starts numbers that can



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still be achieved.

d. investigating City parks that could accommodate perimeter developments?

e. inviting City Planners from other North American cities to 'Stampede' and get their professional opinions for a 'tune-up' of YYC's housing density strategy?

While I clearly recognize with Calgary's growth trajectory, a robust housing density strategy is needed I truly believe though this can be accomplished by leaving 'R-1 neighborhoods' alone; property owners buy in these neighborhoods for many reasons, including, but not limited to a family friendly vibe, playgrounds and parks, quality schools, mature trees and beautiful landscaping. Developers armed with cement trucks, dump trucks and associated construction equipment building 'multi-units in an established R-1 neighborhoods suck the oxygen out of the neighbourhood vibe that may have developed over decades.

This blanket Rezoning is reckless; it has to stop now! While I am not a Planning professional, I believe there are many other housing density strategies that can be employed to meet Calgary's growth requirements.

PS Councillor Rob Ward, my representative campaigned on repeal of the 'blanket rezoning bylaw'. That is the primary reason he got my vote.



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First name [required] **Matthew**

Last name [required] **Tomm**

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



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ATTACHMENT\_01\_FILENAME

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

Calgary has enough financial problems on its plate without needlessly incurring the expenses of cancelling the rezoning. Let's move forward, not backward.

The rezoning was the right thing to do. It took a lot of political capital to do it. I hope that our current council is not going to let itself be run by NIMBYs. We got a good thing done; now let's get the benefits instead of taking the costs and throwing the benefits away. Diverse housing and efficient building permit applications are good. Adding millions to the budget at a time when we are already stressed with the costs of fixing aging water pipes is not sensible.

I am in favour of the rezoning that is in place. It's what I want for the city. I hope the council will have the strength to stand firm.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Blanket Upzoning March 23, 2026.docx

ATTACHMENT\_02\_FILENAME

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

Good Day Mayor Farkus and Councillors

## **INTRODUCTION**

My name is Darlene Neufeld, I'm a landowner, I'm representing my family and I'm vehemently against Blanket Upzoning. I did speak on April 27, 2024, in front of the mayor and councillors at that time. I am extremely grateful that Mayor Farkus and the councillors are open to reversing the Blanket Upzoning! My husband and I purchased our house in Ward 3, 34 years ago. We purchased based on the proximity to schools, shopping and most importantly the fact it was zoned as R1 residential. Since that time, we have invested significantly to maintain and upgrade our residence.

## **LIFESTYLE AND CHOICES**

My husband and I have rented for many years. We purchased a single detached home in 1986 and then in 1991. That was always our dream, our goal. Mayor Gondek made the comment "Renting is liberating" Renting is always lining someone else's pocket, the renter has no equity, is not able to do long-term financial planning without equity and is at the mercy of the landlord, whether their place will be sold or rent increased.

I know many young people who went from renting, to buying a single-detached house from 2015 forward. I strongly suggest that these young people, like myself never found "renting liberating". Further the desire of owning a single detached house is definitely current and not an outdated concept from the 40's 50's and 60's as Mayor Gondek has said.

It is vital to respect diversity and choice. Many Calgarians of all ages and cultural backgrounds want to preserve their "right to choose" to live in single-family neighborhoods. Blanket Upzoning removes the choice for people to live in their homes during their golden years. Densification will require more infrastructure, that cost will be on the people, seniors on fixed income will be forced to move.

Privacy will be impacted. Under the Blanket Upzoning, townhouses can be built as high as 3 ½ floors (nearly 35 feet high) and can be built beside a one floor house with limited setbacks, or zero lot line, which is being proposed. Buildings with windows and balconies of multiple units can be looking down on your backyard. The choice for backyard privacy becomes a thing of the past.

My husband and I exercised our freedom of choice to buy in R 1 zoning. So, I am flummoxed as to why the past council would refer to single-detached homeowners as "exclusionary". It is perceived as negative, divisive and an impediment to open dialogue, which I presume was not council's intent.

There was no mention originally made regarding the federal funding to support the rezoning initiative. This appears to be a strong incentive to proceed with rezoning, as opposed to listening to the voice of the people and what they want for house choices.

## **PARKING**

Over the last few years 3 homes across from my house began renting out bedrooms. A single-detached house had 2-4 renters per house. Each renter had their own vehicle. Parking became a significant issue. My husband is handicapped, has mobility issues and was unable to park in front of our house. During the winter months, this becomes a safety issue. I believe it is a reasonable expectation and good neighborly etiquette, to park in front of my own house. This parking problem will be intensified with R-CG rezoning. The average household in Calgary has 1.75 vehicles. To provide 0.5 parking for each development is short-sighted at best. Will the other 0.5 vehicles gravitate to the alleys? Yes, they will, as that is what is happening in my community. This causes increased access difficulty for Waste Management and fire trucks, creating safety issues.

Densification will greatly exacerbate the parking issue with the high probability of significantly more vehicles.

The city has already been implementing in numerous inner-city, mostly detached residential neighborhoods, a requirement to pay a monthly fee to park their vehicles on their street. What is to stop the city from implementing this revenue source city wide. The city is only permitting one parking pass per household. What do people do where two people in a home require a vehicle to work?

There seems to be a myopic view regarding parking and R-CG development. A backyard suite with no parking provided is one more example of a view that is narrow in perspective without concern for broader implications.

## **CONCLUSION**

What I wrote here 2 years ago, still applies. Passing Blanket Upzoning has and continues to be massively consequential to the people of Calgary. Landowners were never consulted on Blanket Upzoning. Yet it 100% directly impacts our hard worked for choice of owning our own home, in the community we chose.

I believe there are ways with citizen engagement to address the need for affordable housing. It was mentioned by numerous speakers at the April 2024 addressing of Blanket Upzoning, that the city has land, that should be a FIRST consideration, which must not include school playgrounds. Further it is imperative to recognize that every community is unique. So, I urge council to strongly consider a community-by-community approach. It is a myth that the Blanket

Upzoning will accomplish affordable housing. Simply look at realtor's sites for the truth of the huge cost of the R-CG developments. Only the developers will benefit.

Lastly, is the idea still floating around where "homeowners who do not increase residences on their property where higher density is allowed could be given an extra tax" If there is any truth to this at all, it is reprehensible!

My request to council is for a full repeal of Blanket Upzoning and return to planned community based growth! Dialogue is absolutely vital and crucial and I thank you immensely for hearing and listening to Calgarians.

Sincerely,  
Darlene Neufeld



## Public Submission

CC 968 (R2026-03)

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First name [required] Kathryn

Last name [required] Miller

How do you wish to attend?

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



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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

Established Communities.docx

ATTACHMENT\_02\_FILENAME

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

## **Impacts on Established Communities**

I support repeal because the effects of blanket upzoning on established communities are real and uneven. Some neighbourhoods may see little change, while others face repeated demolition, parking strain, tree loss, infrastructure pressure, and uncertainty about what will come next. Residents often describe this as “density roulette.” The issue is not whether change should occur in established communities; it is whether that change should be imposed through a one-size-fits-all citywide model rather than through thoughtful local planning. Repeal would allow Calgary to move toward a more context-sensitive approach that better respects neighbourhood conditions, infrastructure limits, and the need for durable public support.



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First name [required] Andrew Femin

Last name [required] Francis

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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

Please eliminate the option to freely build multi unit buildings in places. This is a band aid solution to a serious problem. It creates several new problems. The parking situation is made several times more difficult too.

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

At the core, the original rezoning intended to bring down housing prices. This was a flawed premise to begin with. When you replace single homes, as the most commonly available option, with shoebox sized apartments, the price of the shoeboxes will simply increase to the level of single homes today. Look no further than Toronto or Vancouver for proof. At the end of the day, price of a house is what a buyer is afford to pay. Introducing shoebox sized apartments doesn't magically reduce the prices. In fact, based on evidence so far, the rezoning has pushed the prices of land up, resulting in higher prices for apartments.



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First name [required]

Nigel

Last name [required]

Behrens

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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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Established Communities.docx

ATTACHMENT\_02\_FILENAME

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First name [required] Brenda

Last name [required] Lucy

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



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I am asking Council to fully repeal the blanket upzoning bylaw.

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

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



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First name [required] Mohamed

Last name [required] Sirajudeen

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Mar 26, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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 was the right approach to help sustainably improve and support the growing population within Calgary. It allows for increased population density in areas that people actually want to live in, driven by actual demand. It helps in reducing urban sprawl, better utilization of land and assets, as well as reducing overall traffic as people are able to live closer to where they work and play. Citywide rezoning should stay in place and not be repealed.



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First name [required] Allie

Last name [required] Miller

How do you wish to attend?

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

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



## 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

Public Trust and Democratic Legitimacy.docx

ATTACHMENT\_02\_FILENAME

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

## **Public Trust and Democratic Legitimacy**

I support repeal of blanket upzoning because this issue is fundamentally about public trust. In 2024, Calgarians participated in the longest public hearing in the City's history, with hundreds of speakers and thousands of written submissions. Yet many residents came away with the impression that they had been heard, but not truly listened to. Whether or not one agrees with the final vote, that perception has weakened confidence in Calgary's planning process. A clean repeal is necessary to begin restoring trust and to show that Council is prepared to listen, reassess, and move forward through a process that is more transparent, fair, and community-informed.



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CC 968 (R2026-03)

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First name [required] Jennifer

Last name [required] Baldwin

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

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In favour

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ATTACHMENT\_01\_FILENAME

Submission to Calgary City Council Repeal Blanket Rezoning.pdf

ATTACHMENT\_02\_FILENAME

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

# Submission to Calgary City Council

## Repeal Blanket Rezoning

Jennifer Baldwin - March 15th, 2026

### Housing Supply and Affordability

One of the central policy arguments advanced in support of Calgary's blanket rezoning bylaw was that increasing development permissions across established neighbourhoods would meaningfully improve housing affordability. The underlying premise was straightforward: more zoning capacity would increase housing supply, and increased supply would reduce housing costs. However, the available evidence indicates that this assumption is overly simplistic and, in several respects, counter-productive.

Blanket rezoning does not directly produce affordable housing. Instead, it primarily increases the redevelopment value of land. When additional units are permitted on a parcel, the economic value of that land rises because it can now support higher-density redevelopment. That increased land value becomes embedded in the purchase price paid by developers and investors seeking redevelopment opportunities.

This dynamic has important consequences for housing access. The increase in perceived land value frequently places existing homes into direct competition between ordinary homebuyers and redevelopment purchasers. In many cases, developers are able to outbid prospective homeowners because their financing models are based on the projected value of multiple future units rather than the value of a single home. Developers are typically successful as they purchase with cash and no contingencies.

The practical result is that homes which once served as attainable entry points for younger buyers increasingly become redevelopment targets. Rather than expanding access to homeownership, blanket rezoning can accelerate the removal of lower-cost housing stock and replace it with significantly more expensive units. In effect, blanket rezoning can unintentionally transform entry-level housing into speculative redevelopment inventory. This outcome is particularly significant in established neighbourhoods where older detached homes historically represented one of the few remaining pathways for first-time buyers to enter the market.

### Market Evidence

Recent market data from the Calgary Real Estate Board indicates that the relationship between supply and affordability is more complex than the blanket rezoning narrative suggests.

The 2026 CREB Forecast notes that the majority of new housing supply entering the market is concentrated in apartments and row housing segments, while detached housing, the housing

form most often sought after, remains constrained. At the same time, apartments are experiencing higher inventory levels and downward price pressure as new supply enters the market.

Recent market updates further illustrate this divergence. Calgary's apartment condominium segment is currently experiencing elevated inventory and declining prices due to oversupply, while the detached housing market continues to operate under tighter supply conditions, particularly for homes priced below \$700,000.

These market dynamics suggest that simply increasing zoning permissions across low-density neighbourhoods does not translate into affordability improvements for the types of homes most sought by young families. Instead, the policy may shift development activity toward investor-oriented housing forms while doing little to improve access to family-oriented housing.

### **Financialization of Residential Property**

Blanket rezoning also changes the incentive structure of residential land ownership. When redevelopment potential becomes embedded in the value of residential parcels, those properties increasingly attract investment purchasers whose objective is not homeownership but portfolio acquisition. This financialization of housing markets has been observed in many North American cities where zoning reforms significantly increase redevelopment entitlements.

The consequence is that residential land begins to function less as housing and more as a speculative asset class. This shift has profound implications for affordability. Homes that once served as places to live increasingly become inputs into investment strategies. The result is increased competition for land, rising property acquisition costs, and redevelopment patterns that prioritize return on investment rather than community stability or housing accessibility.

In this environment, young families and first-time buyers often find themselves competing with well-capitalized investment entities that operate under fundamentally different financial assumptions.

### **Expansion of the H-GO District**

While public discussion largely focused on the citywide redesignation of low-density districts to R-CG, the mapping exercise undertaken at that time also resulted in the application of H-GO along numerous corridor streets identified in the three pre-existing Local Area Plans as "Neighbourhood Connector" routes. In several communities this resulted in substantial stretches of corridor parcels being redesignated to H-GO without a separate public debate specifically addressing that change.

The H-GO district permits significantly greater building scale and intensity than the low-density districts it replaced, including two structures of three-storey grade-oriented housing forms on a parcel built to 12 meters height intended for higher-activity streets. While such districts may be appropriate in carefully planned locations, their widespread application during the blanket

rezoning process occurred without the focused consultation and contextual analysis typically associated with corridor planning.

For example, along Elbow Drive significant portions of the corridor were redesignated to H-GO despite the fact that the area is predominantly characterized by modest single-storey residential dwellings with very limited commercial activity.

The scale mismatch created by these zoning changes is not theoretical. It is something residents are already confronting. As a member of the planning committee for the Haysboro Community Association, I have had the difficult experience of sitting with residents who are only beginning to understand how dramatically their street may change under these new zoning permissions.

For many homeowners, their houses represent decades of work, stability, and family life. When redevelopment proposals appear that introduce building forms significantly larger than the surrounding context, the emotional impact on residents can be profound. These are not abstract planning debates to the people who live there; they are deeply personal experiences tied to their homes, privacy, and their sense of community.

Community planning processes should not place residents in the position of discovering fundamental changes to their neighbourhood fabric only after those changes have already been approved at a citywide level.

## **Next Steps**

The question before Council is not whether Calgary will grow. The real question is whether the current blanket rezoning approach represents a thoughtful and effective strategy for managing that growth while addressing housing affordability.

The evidence increasingly suggests that blanket rezoning does not reliably deliver affordability and instead exacerbates the very challenges it was intended to solve. By increasing land values, intensifying competition between developers and homebuyers, and encouraging the financialization of residential property, the policy risks undermining housing access for the very households it was meant to help.

At the same time, the expansion of districts such as H-GO through the blanket rezoning process has introduced building forms that can be significantly out of scale with the existing context of many established neighbourhoods.

For these reasons, repealing the blanket rezoning bylaw represents an opportunity not to halt growth, but to reset the planning framework in a way that is more deliberate, more context-sensitive, and more responsive to the lived realities of Calgary's communities.

Calgary can pursue growth, housing supply, and affordability without relying on blanket solutions that produce unintended consequences. Thoughtful planning requires more nuance than a blanket approach.

I request that you:

- 1) Repeal all portions of bylaw 21P2024
- 2) Restore the prior land zoning before April 24, 2024
- 3) Re-engage with residents by redoing the LAPs in an appropriate and collaborative manner

If Local Area Plans were developed at a smaller scale and with greater attention to neighbourhood context, much of the consistent backlash from established communities could likely be avoided. Residents and the City would be working from a shared understanding of how growth should occur within their communities, rather than reacting to broad policies that feel imposed from above.

The new LAPs could be more comprehensive like the ARPs involving vital infrastructure capacity knowledge and framework.

A more focused planning approach would move away from a top-down model in which administration determines outcomes and communities are asked to adapt afterward. Instead, it would harness the collaborative potential of residents who bring valuable local knowledge to the planning process. Community members often possess a deep understanding of the practical realities of their neighbourhoods: how streets function, where infrastructure pressures exist, how parks and schools are used, and how incremental change can occur without destabilizing the character of an area.

When that knowledge is incorporated meaningfully, planning outcomes tend to be more durable and broadly supported. Blanket approaches, by contrast, rely on generalized assumptions about how neighbourhoods should evolve rather than the realities on the ground. While they may appear administratively convenient, they ignore the complexity of established communities and often produce conflict instead of good planning outcomes.

Calgary does not need blanket solutions. It needs targeted planning developed with communities and rooted in the realities of each neighbourhood. That is how robust and durable city-building is achieved.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Liam

Last name [required]

O'Loughlin

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

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Established Communities.docx

ATTACHMENT\_02\_FILENAME

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

## **Impacts on Established Communities**

I support repeal because the effects of blanket upzoning on established communities are real and uneven. Some neighbourhoods may see little change, while others face repeated demolition, parking strain, tree loss, infrastructure pressure, and uncertainty about what will come next. Residents often describe this as “density roulette.” The issue is not whether change should occur in established communities; it is whether that change should be imposed through a one-size-fits-all citywide model rather than through thoughtful local planning. Repeal would allow Calgary to move toward a more context-sensitive approach that better respects neighbourhood conditions, infrastructure limits, and the need for durable public support.



**Public Submission**

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First name [required] Jenni

Last name [required] Kelly

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



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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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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.



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First name [required] Janne

Last name [required] Fisher

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of changing the current rezoning laws and to 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. Many of the neighborhoods that have been rezoned do not have the infrastructure to support higher densities including schools, roadways, parking, and commercial area. The rezoning significantly alters the quality and nature of the neighborhoods in a detrimental way.

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First name [required] Sky

Last name [required] Weir

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Once again, a comment.  
What I object to about the blanket zoning is how it has been implemented regarding the actual structures and where most of these are located.  
• Inner City seems to be the location of choice. I have not seen a sudden 8 or 10 plex replacement development on any "suburban lot".  
• A blanket development land use cap based on % density of total area useage/coverage could be implemented - everybody gets some  
• The resulting cost stressing the City infrastructure in the older core areas trying to accommodate this new density appears not to be a factor.  
• Sewers, flooding basements and water issues (now that aging infrastructure has started to fail) need to be addressed to support blanket zoning  
• We have seen enough iplexes being thrown together to see quality materials are not the focus of a quick build.  
• If blanket re-zoning is to be continued, can the building codes be upgraded?  
• I believe that the CFD has a few suggestions about building code upgrades that aren't being addressed - it's cheaper to do it right the first time!  
• Design is more than the cladding. Community design on a holistic level should be expected. Toronto and Vancouver are having a problem with over built numbers of too small units. Initially great for profit but now great for Air B+B but not for much else.  
• I am really sick and tired of being bullied by someone who doesn't even live in my community having the ability to break down my community for their profit or whim. This

## Public Submission

CC 968 (R2026-03)

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reflects badly on our decision makers. Lip service to the importance of community is heard but the actual needs of existing community do not appear to be addressed in the inner city.

- Change happens, but it doesn't have to be at the cost of a community. It should be for the specific benefit of each community.
- It appears that our Cities are being manipulated by the UCP to our disadvantage as well.
- Blanket re-zoning appears to be a steam roller free-for-all. It seems to have dismissed so many things held as community values.
- The politics is getting in the way to our peril!! Stop it!! Talk to each other. If the aim of the blanket rezoning funding is anything anywhere, then control how the anything is constructed.



## Public Submission

CC 968 (R2026-03)

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First name [required] Andrea

Last name [required] Mysyk

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT\_01\_FILENAME

Basement Suite.JPG

ATTACHMENT\_02\_FILENAME

Backyard Suite.jpg

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

In 2018, my husband and I built a Legal Basement suite at our primary residence in Brentwood close to the Ctrain station. We increased inner city density for University students and have been renting to students ever since. We planned to demo and build a new double garage on the same property, but when the Rezoning Changes were first made, that permitted an additional suite on this property, additional to the primary residence and the basement suite, we added to our design to include a grade level studio suite attached to the double car garage. Thanks to the changes in zoning, we were able to construct this additional structure and dwelling. It is not too tall, because it is ground level or side-by-side to the garage, it doesn't block neighbours' views, nor does it invade privacy by overlooking into neighbour's backyards. This second rental property can now be used to house adult student family members, as well as senior family members when they are ready to downsize. The Rezoning allowed for a regular homeowner to increase density in a non-obtrusive way, and also gave us the freedom to create additional income from rental properties. There has been no negative impact on parking by the inclusion of these two suites. I think that the Rezoning for Housing that was approved by City Council in May 2024 was positive for our situation and should be continued to be allowed for my type of situation, that is homeowners who wish to create two rental properties on their primary dwelling property.





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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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[required] - max 75 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)

Blanket rezoning is a one-size-fits-all policy that removes site-specific planning review and limits residents' personal choices. Here are some issues I have with blanket rezoning:

- Infrastructure capacity (roads, parking, transportation, sewer, water, and emergency access) have not been clearly demonstrated or even thought about at the community level.
- Recent water restrictions and water main failures highlight aging infrastructure challenges in the city. There needs to be thoughtfully infrastructure planning tied in with density rezoning.
- Many communities (Lake Bonavista, Midnapore, Lake Chapparel, etc) were designed as fixed-capacity recreational lake communities.
- The blanket rezoning policy has not demonstrated clear affordability outcomes. It really just seems to benefit developers at this point in time. Not the average family/ person. I support densification if it's thoughtfully and well planned. Blanket rezoning is neither.
- Growth should be planned, thoughtful, context-sensitive, and evidence-based. The LACK of long term city planning is was has created many of the current infrastructure issues we see today.
- Community perspectives should play an important role in shaping planning decisions. Every community has its own unique aspects and homeowners choose to live based upon these. Blanket rezoning disregards this and takes away the character of our city



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and individual communities.



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First name [required] Jennifer

Last name [required] Seymour

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

cityofcalgaryplanningMar23.docx

ATTACHMENT\_02\_FILENAME

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

Please see attachment for further details: I am writing to respectfully request that Council reconsider the decision to implement blanket rezoning across all residential neighbourhoods. My concerns focus specifically on the planning merits of this approach and the implications it has for thoughtful, context sensitive growth in Calgary. 1. Importance of Context Sensitive Planning 2. Need for Alignment with Local Area Plans 3. Planning Sequencing and Infrastructure Coordination 4. Street and Block Level Compatibility 5. Maintaining Predictability in the Planning Process Conclusion: A Better Path Forward

Calgary absolutely needs more housing choices, and thoughtful densification is an essential part of that. However, growth must occur through transparent, context sensitive planning tools—not a single blanket policy applied uniformly across diverse communities.

For these reasons, I respectfully ask Council to reverse blanket rezoning and return to a planning approach grounded in:

- Data supported land use decisions
- Alignment with Local Area Plans
- Context specific review
- Infrastructure guided growth
- Predictability for residents and developers

- 
- Protection of established planning best practices

Jennifer Seymour  
19 Gissing Dr SW  
Calgary, AB T3E 4V6  
[REDACTED]

March 15, 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, AB T2P 2M5

**Re: Request to Reverse Blanket Rezoning for Residential Areas**

Office of the City Clerk,

I am writing to respectfully request that Council reconsider the decision to implement blanket rezoning across all residential neighbourhoods. My concerns focus specifically on the **planning merits** of this approach and the implications it has for thoughtful, context-sensitive growth in Calgary.

While I support the goal of increasing housing availability in our city, I believe that a city-wide rezoning approach is not the most effective or balanced way to achieve that outcome. Calgary's communities are diverse, with unique characteristics, infrastructure capacities, and long-standing local plans developed through extensive public consultation. A single rezoning framework for every neighbourhood does not reflect these differences and risks creating unintended consequences for residents and city systems.

---

**1. Importance of Context-Sensitive Planning**

Sound planning practice recognizes that neighbourhoods differ in age, lot pattern, roadway structure, available services, and built form. Because of these differences, changes to land-use districts should be assessed **case by case**, ensuring that new development fits within the immediate context.

Blanket rezoning removes this essential analysis. Instead of evaluating whether additional density is appropriate for a given street or block, it applies the same rules everywhere, regardless of whether the surrounding context can accommodate or benefit from such change.

This reduces the ability to ensure compatibility between new and existing development—one of the core principles of effective urban planning.

---

## 2. Need for Alignment with Local Area Plans

Calgary has invested years of consultation and resources into the development of **Local Area Plans**, each carefully tailored to a neighbourhood’s character, growth expectations, and infrastructure readiness. These plans are the city’s foundational tool for guiding redevelopment in a way that is **predictable, strategic, and community-supported**.

Blanket rezoning supersedes these plans in practice, allowing forms of housing in areas where the Local Area Plan may not have anticipated—or prepared for—more intensive land use. This undermines the planning framework that was created specifically to prevent ad-hoc or reactive land-use decisions.

---

## 3. Planning Sequencing and Infrastructure Coordination

Good planning ensures that density is added **in coordination with** mobility networks, utilities, public spaces, and community amenities. This is why most cities concentrate additional density near:

- Primary transit corridors
- Activity centres
- Commercial nodes
- Areas with upgraded utilities or redevelopment potential
- Sites where supportive infrastructure investment is planned

Blanket rezoning decouples redevelopment from the planning sequence designed to support it. Without tying growth to where services and capacity already exist—or are planned—density may appear in areas not intended for it, which contradicts the basic principle of **infrastructure-first planning**.

---

## 4. Street- and Block-Level Compatibility

One of the most important planning considerations is the relationship between **built form and street character**. Elements such as setbacks, height transitions, lot coverage, shadowing, and

parking patterns must be considered to ensure that new development integrates smoothly into existing neighbourhoods.

Blanket rezoning does not differentiate between:

- Narrow vs. wide streets
- Areas with vs. without laneways
- Mature vs. newer subdivisions
- Neighbourhoods with different block patterns
- Streets with differing pedestrian activity and mobility functions

By ignoring this structure, blanket rezoning risks creating inconsistencies in form and function at the street level—precisely where planning impacts are most felt by residents.

---

## 5. Maintaining Predictability in the Planning Process

A transparent, step-by-step planning approval process is critical for residents, builders, and city staff. Predictability helps ensure that redevelopment occurs:

- In appropriate locations
- With clear design expectations
- With an understanding of how neighbourhoods may evolve over time

Blanket rezoning removes procedural checkpoints that typically allow for targeted review and neighbourhood input on significant changes. While streamlining is beneficial in many circumstances, eliminating context-specific evaluation diminishes the clarity and predictability that support orderly, well-coordinated growth.

---

## Conclusion: A Better Path Forward

Calgary absolutely needs more housing choices, and thoughtful densification is an essential part of that. However, growth must occur through **transparent, context-sensitive planning tools**—not a single blanket policy applied uniformly across diverse communities.

For these reasons, I respectfully ask Council to reverse blanket rezoning and return to a planning approach grounded in:

- Data-supported land-use decisions

- Alignment with Local Area Plans
- Context-specific review
- Infrastructure-guided growth
- Predictability for residents and developers
- Protection of established planning best practices

Thank you for your time and consideration. I appreciate Council's continued work in shaping a city that grows responsibly and sustainably.

Sincerely,

Jennifer Seymour



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

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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 of Citywide Blanket Rezoning.docx

ATTACHMENT\_02\_FILENAME

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

Dear Mayor and Members of Council,

I am writing in support of the repeal of the Citywide Blanket Rezoning amendment to Land Use Bylaw 1P2007.

While I understand the importance of addressing housing supply and affordability in Calgary, I do not support a one-size-fits-all zoning change across established neighbourhoods. Blanket rezoning removes the ability for communities and residents to meaningfully participate in decisions that shape the character, density, and long-term planning of their neighbourhoods.

I believe housing growth should be thoughtful and targeted, with increased density focused in appropriate areas such as transit corridors, activity centres, and new developments where infrastructure is designed to support it. Returning to a more balanced, case-by-case rezoning process allows for both housing growth and community input.

Thank you for your time and for considering the perspectives of Calgary residents as you review this decision.

Sincerely,  
Correne Komarnicki



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First name [required] Richard

Last name [required] Noble

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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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)

Having looked at many of the new developments in various stages of completion, I am appalled at several aspects of the buildings. Many of the developments offer very little privacy for occupants. It is a kin to a sardine tin. One of the more serious problems I have observed is the absence and or lack of parking. For example, it's sheer folly to expect an eight unit development that only has four parking stalls or no parking stalls. We are in a situation where the a development is about to take place on our street. Being a life time resident of the City of Calgary, I have witnessed more and more heavy traffic. Another concern about the location is the lack of supervision with cars exceeding the posted speed limits which creates danger for the community. An example of poor decision making on the part of the owner of the proposed development. I observed and heard the owner and three of four other individuals in an entourage, deciding on the amount of parking for the development. My observation was at a time of day when all the cars on my Crescent were not there because people were at work ect...,the conclusion which the group drew was that there was more than adequate parking is faulty To be valid the gathering should have been when most of the vehicle parked for the evening. Therefore I disagree with the zoning law as I am sure this situation is happening in many communities, and is unfair to the residents who have lived there for many years. We already have crowding issues as my street as it stands now. Given the velocity of speed there have been instances of near collisions of people trying to get in and out of the Crescent. I am sure this is happening in many other communities. As stands, I feel the City of Calgary needs to repeal the blanket zoning



**Public Submission**

CC 968 (R2026-03)

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law. Kind regards, Ric Noble



## Public Submission

CC 968 (R2026-03)

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First name [required] Rob

Last name [required] Rae

How do you wish to attend?

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Feb 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

cityofcalgaryplanningMar23RR.docx

ATTACHMENT\_02\_FILENAME

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

Please see attached I am writing to respectfully request that Council reconsider the decision to implement blanket rezoning across all residential neighbourhoods. My concerns focus specifically on the planning merits of this approach and the implications it has for thoughtful, context sensitive growth in Calgary. While I support the goal of increasing housing availability in our city, I believe that a city wide rezoning approach is not the most effective or balanced way to achieve that outcome. Calgary's communities are diverse, with unique characteristics, infrastructure capacities, and long standing local plans developed through extensive public consultation. A single rezoning framework for every neighbourhood does not reflect these differences and risks creating unintended consequences for residents and city systems.

Rob Rae  
19 Gissing Dr SW  
Calgary, AB T3E 4V6  
[REDACTED]

March 15, 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, AB T2P 2M5

**Re: Request to Reverse Blanket Rezoning for Residential Areas**

Office of the City Clerk,

I am writing to respectfully request that Council reconsider the decision to implement blanket rezoning across all residential neighbourhoods. My concerns focus specifically on the **planning merits** of this approach and the implications it has for thoughtful, context-sensitive growth in Calgary.

While I support the goal of increasing housing availability in our city, I believe that a city-wide rezoning approach is not the most effective or balanced way to achieve that outcome. Calgary's communities are diverse, with unique characteristics, infrastructure capacities, and long-standing local plans developed through extensive public consultation. A single rezoning framework for every neighbourhood does not reflect these differences and risks creating unintended consequences for residents and city systems.

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**1. Importance of Context-Sensitive Planning**

Sound planning practice recognizes that neighbourhoods differ in age, lot pattern, roadway structure, available services, and built form. Because of these differences, changes to land-use districts should be assessed **case by case**, ensuring that new development fits within the immediate context.

Blanket rezoning removes this essential analysis. Instead of evaluating whether additional density is appropriate for a given street or block, it applies the same rules everywhere, regardless of whether the surrounding context can accommodate or benefit from such change.

This reduces the ability to ensure compatibility between new and existing development—one of the core principles of effective urban planning.

---

## 2. Need for Alignment with Local Area Plans

Calgary has invested years of consultation and resources into the development of **Local Area Plans**, each carefully tailored to a neighbourhood’s character, growth expectations, and infrastructure readiness. These plans are the city’s foundational tool for guiding redevelopment in a way that is **predictable, strategic, and community-supported**.

Blanket rezoning supersedes these plans in practice, allowing forms of housing in areas where the Local Area Plan may not have anticipated—or prepared for—more intensive land use. This undermines the planning framework that was created specifically to prevent ad-hoc or reactive land-use decisions.

---

## 3. Planning Sequencing and Infrastructure Coordination

Good planning ensures that density is added **in coordination with** mobility networks, utilities, public spaces, and community amenities. This is why most cities concentrate additional density near:

- Primary transit corridors
- Activity centres
- Commercial nodes
- Areas with upgraded utilities or redevelopment potential
- Sites where supportive infrastructure investment is planned

Blanket rezoning decouples redevelopment from the planning sequence designed to support it. Without tying growth to where services and capacity already exist—or are planned—density may appear in areas not intended for it, which contradicts the basic principle of **infrastructure-first planning**.

---

## 4. Street- and Block-Level Compatibility

One of the most important planning considerations is the relationship between **built form and street character**. Elements such as setbacks, height transitions, lot coverage, shadowing, and

parking patterns must be considered to ensure that new development integrates smoothly into existing neighbourhoods.

Blanket rezoning does not differentiate between:

- Narrow vs. wide streets
- Areas with vs. without laneways
- Mature vs. newer subdivisions
- Neighbourhoods with different block patterns
- Streets with differing pedestrian activity and mobility functions

By ignoring this structure, blanket rezoning risks creating inconsistencies in form and function at the street level—precisely where planning impacts are most felt by residents.

---

## 5. Maintaining Predictability in the Planning Process

A transparent, step-by-step planning approval process is critical for residents, builders, and city staff. Predictability helps ensure that redevelopment occurs:

- In appropriate locations
- With clear design expectations
- With an understanding of how neighbourhoods may evolve over time

Blanket rezoning removes procedural checkpoints that typically allow for targeted review and neighbourhood input on significant changes. While streamlining is beneficial in many circumstances, eliminating context-specific evaluation diminishes the clarity and predictability that support orderly, well-coordinated growth.

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## Conclusion: A Better Path Forward

Calgary absolutely needs more housing choices, and thoughtful densification is an essential part of that. However, growth must occur through **transparent, context-sensitive planning tools**—not a single blanket policy applied uniformly across diverse communities.

For these reasons, I respectfully ask Council to reverse blanket rezoning and return to a planning approach grounded in:

- Data-supported land-use decisions

- Alignment with Local Area Plans
- Context-specific review
- Infrastructure-guided growth
- Predictability for residents and developers
- Protection of established planning best practices

Thank you for your time and consideration. I appreciate Council's continued work in shaping a city that grows responsibly and sustainably.

Sincerely,

Rob Rae



**Public Submission**

CC 968 (R2026-03)

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First name [required] sylvia

Last name [required] kowalewski

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

I am requesting the repeal of blanket rezoning

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Support for Repealing Blanket Rezoning

I am a resident of St. Andrew's Heights and strongly support repealing blanket rezoning. As a homeowner living downhill from a proposed development site, I have serious concerns about the impacts of high-density projects being approved without proper site-specific review.

My neighbours and I recently participated in an SDAB merit hearing regarding a proposed 10-unit development in our neighbourhood. We are extremely disappointed that several critical concerns raised by residents were not meaningfully addressed in the decision. As a result, we have been forced to pursue court action to protect our homes and properties, which has created a significant and unfair financial burden for residents.

One of the most serious concerns is drainage and flooding risk. The proposed project maximizes lot coverage and significantly reduces permeable surface area. Because the site sits uphill from neighbouring properties, including mine, increased runoff could directly impact surrounding homes. Water already flows downhill toward 13 Ave and 29 Street NW, and during winter conditions this runoff can freeze, creating dangerous icing hazards for both pedestrians and vehicles. Increasing density without careful drainage and grading assessment may worsen these risks.

Comments - please refrain from providing personal information in

this field (maximum 2500 characters)

The scale and height of the proposed 10-unit building on elevated land will also significantly affect neighbouring properties. It will reduce privacy and substantially diminish the enjoyment and livability of our backyards and homes.

Replacing single-family homes with large multi-unit developments also places additional strain on infrastructure originally designed for low-density housing. Water, sewer, electrical capacity, traffic, and parking must be properly assessed before developments of this scale are approved.

Residents are also concerned about the lack of meaningful community involvement in these decisions. The SDAB process left many homeowners feeling that their concerns were acknowledged but not genuinely considered in the final outcome.

Many of these developments appear primarily driven by developer profit rather than balanced and responsible community planning. In addition, the proposed units are not designed to be accessible or senior-friendly, despite the presence of long-term residents who wish to age in place within their neighbourhood.

Municipal planning decisions should not create foreseeable risks to neighbouring properties or public safety. Blanket re



## Public Submission

CC 968 (R2026-03)

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First name [required]

Mark

Last name [required]

Campbell

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

City Wide Rezoning undermines the engineering design capacity of exiting municipal infrastructure that were based upon population and employment concepts in previous Land Use Bylaws from which communities and business centres were built. Road and transit systems may not be able to expand capacity in an economical manner due to design and right-of-way limitations based on previous land use plans.

City Wide Rezoning will increase road system congestion with vehicles operating under lower quality of traffic flow conditions with slower traffic flow speeds and stop/go traffic. This will result in additional fuel consumption rates, more damage to the environment, and slower response times for ambulances, fire trucks and police.

Traffic congestion created due to excessive blue, black and green carts in alleys and roads.

Inadequate parking and traffic management in established communities.

Unintended density impacts in areas without commensurate transit or amenities.

The loss of neighbourhood character and private tree canopy.

Increased pressure on aging of water, sewer, stormwater, road surfaces, interchanges



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and transit infrastructure.



**Public Submission**

CC 968 (R2026-03)

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First name [required]	Sandy
Last name [required]	Edmonstone
How do you wish to attend?	
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	None required
What meeting do you wish to comment on? (If you are provid-	Council



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

To begin with, more than 70% of Calgarians expressed opposition to the blanket rezoning approach when it was first proposed. Despite this clear and significant level of public concern, City Council chose to proceed regardless. Public policy particularly one that materially reshapes neighbourhoods across the city should reflect meaningful engagement with residents, not disregard it.

I live in a community that has already been significantly impacted by the current zoning framework, and the challenges are becoming increasingly evident. The existing infrastructure, road capacity, and parking availability were not designed to support the level of density now being introduced. The result has been growing strain on local streets and public spaces, creating frustration for residents and reducing overall livability in the area.

Since the changes have taken effect, we have also seen an increase in opportunistic crime, in part because redevelopment activity leaves construction materials and equipment readily available for theft. While redevelopment can bring benefits, the pace and form in which it is occurring is creating unintended consequences that were not adequately considered.

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

Importantly, the policy also fails to guarantee the outcomes it was intended to achieve. Up-zoning alone does not create affordable housing. In practice, it often enables high-

## Public Submission

CC 968 (R2026-03)



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end redevelopment projects, as developers who typically have access to lower-cost capital and, in some cases, forgivable or subsidized financing are able to outbid families and individuals seeking to purchase homes. The result can be the opposite of affordability: existing homes are replaced with more expensive units.

If the objective is truly to increase housing affordability and supply, there are more targeted and effective tools available, such as incentives tied directly to affordable housing production, infrastructure planning aligned with density, and community-specific development frameworks. These approaches would better balance growth with livability and ensure that policy objectives are achieved.

For these reasons, I believe the current approach warrants reconsideration and refinement. Thoughtful planning that respects community input, aligns infrastructure with density, and directly addresses affordability would better serve Calgary and its residents.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Christopher

Last name [required]

Davis (Lawyer, agent for Glendale residents)

How do you wish to attend?

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No translation services needed.

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

2026 March 15 - C Davis letter to Ward 6 - Noorin\_Glendale ver 3.pdf

ATTACHMENT\_02\_FILENAME

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

This submission is directed to all members of Council and City Administration. There are parcels which should be converted back to R-C1 and R-C2 (and others?) which have been carved out by the December 15, 2025 Council direction on "exceptions". These missed parcels are likely "unintended consequences" of the complexity of this repeal proposal. These parcels MUST be added to the repeal, which may required a review and, subsequently, consequential amendments to the land use maps (Schedule C to proposed Bylaw 9P2026).

Sincerely,

Chris Davis  
Lawyer and Agent



CHRISTOPHER S. DAVIS, B.COMM., LL.B.

Barrister & Solicitor

Phone [REDACTED]

Cell [REDACTED]

Email [REDACTED]

My file: 25.032

Your file:

March 15, 2026

E-Mail: [john.pantazopoulos@calgary.ca](mailto:john.pantazopoulos@calgary.ca)

Ward 6 Councillor John Pantozopoulos  
Historic City Hall  
800 Macleod Trail SE  
Calgary, Alberta

Dear Councillor Pantozopoulos (John):

**Re: Motion to Repeal City-wide “Blanket” Rezoning  
Bylaw 9P2026  
Glendale / Glendale Meadows Community**

I act for the successful Appellant of the decision to approve DP2025-01270, an 8-unit R-CG rowhouse proposed for 1956 Kelwood Drive SW (now 3940 – 19<sup>th</sup> Avenue SW).<sup>1</sup> Although only one appellant was formally named, numerous community members opposed the application and intended to speak at the February 19, 2026 Subdivision and Development Appeal Board (SDAB) hearing.

City planning staff approved the subject Development Permit on October 3, 2025. The approval was appealed (SDAB2025-0147). On February 17, 2026, the SDAB accepted the Applicant’s request to withdraw the permit, describing it as “revoked and cancelled”, thereby concluding the matter. No further court appeal has been filed.<sup>2</sup>

Ahead of the March 23<sup>rd</sup> public hearing, my clients are concerned that the proposed “grandfathering” provisions (i.e. bylaw implementation timelines) create what are likely “unintended consequences” (excessive opportunities for exemptions).

In particular proposed **Map 12W** (page 104 of 173) in Schedule C to the proposed “repealing” Bylaw 9P2026, shows the subject parcel retaining an R-CG land use designation solely because it once received an approval – an approval that was later **revoked and cancelled**. The legal effect is that the approval was rendered a nullity, yet the proposed Map 12W still preserves the R-CG designation.

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<sup>1</sup> As noted on the Calgary D-Map on March 15, 2026.

<sup>2</sup> As of March 15, 2026. The Applicant had until March 17, 2026 to commence an appeal to the courts pursuant to section 688 of the MGA. Given the Applicant’s withdrawal, it is unlikely that an appeal will be filed. The City’s D-Map (development tracking map) states that the permit is “Cancelled”.

Council's December 15, 2025 Notice of Motion exempted parcels of land that:

- a. received a decision of approval on any one of development permit, subdivision or building permit under the R-CG, R-G or H-GO land use districts prior to the effective date of the amending bylaw, or
- b. are included in an application or permit submitted (any one of development permit, subdivision application or building permit) prior to first reading of the amending bylaw, or
- c. have received approval of a land use redesignation by Bylaw, through an applicant-initiated land use redesignation after August 6, 2024.

Given the outcome of my clients' appeal, these exemptions should be refined to ensure they do not apply where an approval or application has been **revoked, cancelled, withdrawn, successfully appealed, otherwise disposed of**. My clients therefore proposed the following clarifications (**changes shown in in bold red italics in the attached markup**):

*That the proposed amending bylaw (now referenced as Bylaw 9P2026) will exempt parcels of land that:*

- a. *received a decision of approval on any one of development permit, subdivision or building permit under the R-CG, R-G or H-GO land use districts prior to the effective date of the amending bylaw **and where such approval has not been revoked, withdrawn, cancelled, successfully appealed or otherwise disposed of, or***
- b. *are included in an application or permit submitted (any one of development permit, subdivision application or building permit) prior to first reading of the amending bylaw, **where a decision has not yet been made and where such application has not been revoked, cancelled, withdrawn or otherwise disposed of, or***
- c. *have received approval of a land use redesignation by Bylaw, through an applicant-initiated land use redesignation after August 6, 2024.*

There may be further similar anomalies in the maps. My clients' situation demonstrates that successful appellants should not be left facing the continued possibility of an R-CG development (without an independent public hearing) simply because the Council-directed exceptions failed to capture the particulars of their case. It cannot have been Council's intention to shield planning applicants from repeal when their permit has been nullified.

On behalf of my clients and their community, I respectfully request that you:

- **Move an amendment to Map 12W** to redesignate 3940 – 19<sup>th</sup> Avenue SW from “R-CG” to “R-C1”; and
- Raise this mapping “anomaly” early in the March 23<sup>rd</sup> public hearing and request that Administration identify all similar anomalies arising from the exemptions carve-out in the repealing motion. Based on this list, Council could subsequently amend Schedule C accordingly following the public hearing.

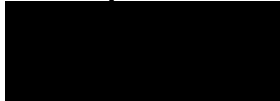
Respectfully, these changes may not require re-advertisement or a new public hearing. Section 216.4(5) of the *Municipal Government Act* (MGA) permits Council to “make any amendment to the bylaw ... it considers necessary and proceed to pass it without further advertisement or hearing”. The March 23<sup>rd</sup> public hearing has been well-advertised. The public hearing will take more than a few days. It is probable that many of the landowners benefiting from the Council “exceptions” are unaware of their current “unrepealed status”. Further recent changes to the MGA limit Council to only one public hearing on each proposed bylaw that considers residential developments. This new provision also supports the importance of making the suggested corrections following this public hearing.

A comparison of past and proposed versions of Land Use Bylaw Map 12W is attached for reference.

Thank you for your support of my clients and for their neighbours in the Glendale / Glendale Meadows community.

Sincerely,

**Christopher Davis Law**

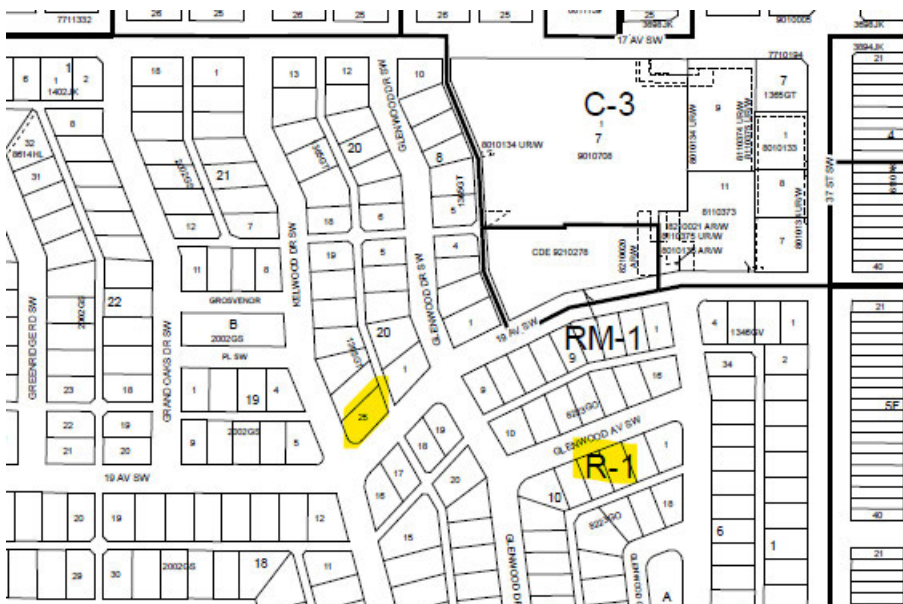


Per: CHRISTOPHER S. DAVIS  
B.Comm. LL.B.  
Barrister & Solicitor

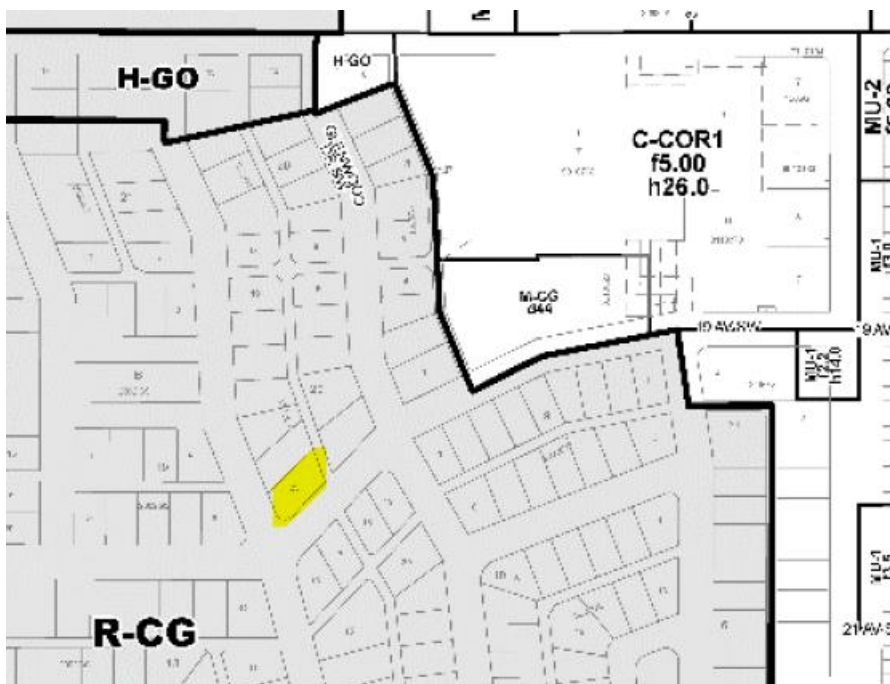
Copies to:  
Clients  
Glendale / Glendale Meadows Community Association  
City Clerk’s Public Hearing Submission Portal  
Mayor Jeromy Farkas and Council Colleagues  
Ward 6 Community Liaison – [cward6@calgary.ca](mailto:cward6@calgary.ca)

### Attachment - LAND USE BYLAW 1P2007 – MAP 12W

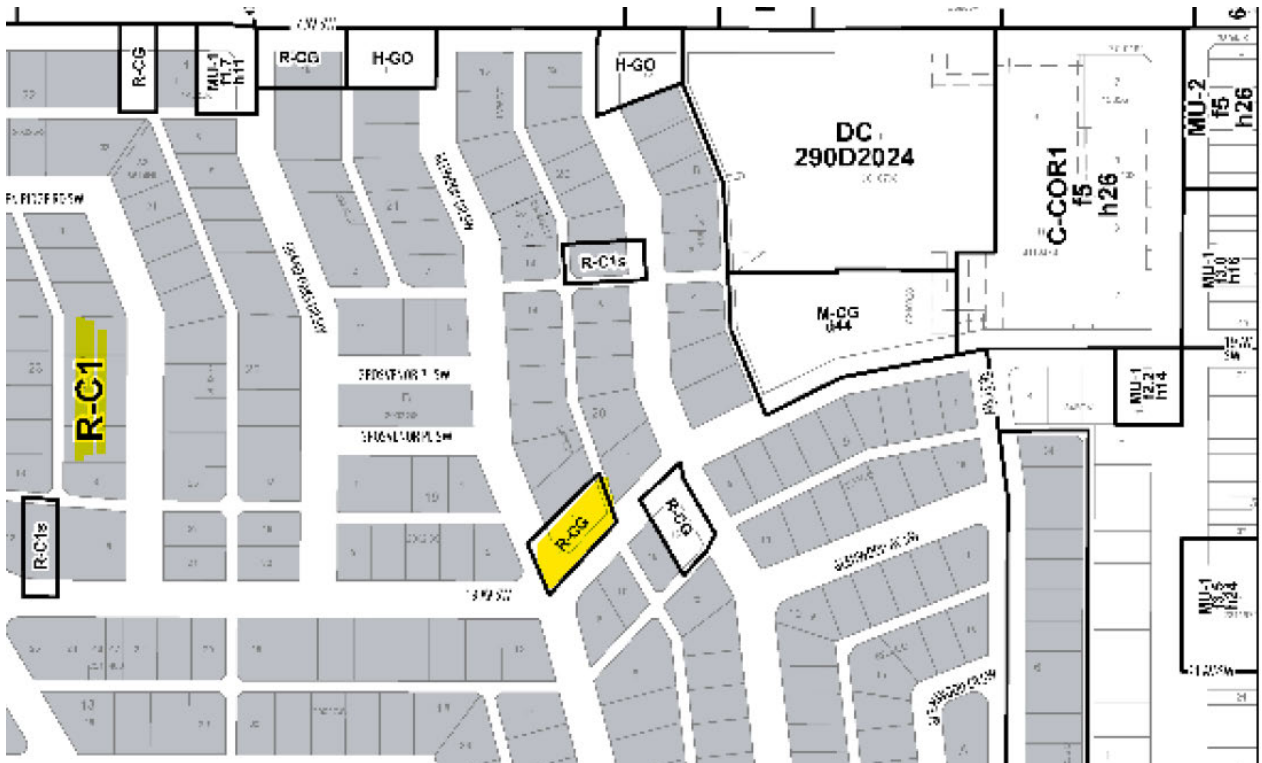
Map 12W prior to Bylaw 21P2024 (Land Use Bylaw 2P80 – Dec. 7, 2007))



Map 12W subsequent to Bylaw 21P2024 (August 6, 2024 to present)



Proposed Bylaw 9P2026 (Map 12W)





## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Rezoning For Housing Appeal March 14, 2026 .pdf

ATTACHMENT\_02\_FILENAME

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

Rezoning for Housing

March 15, 2026

I believe that Blanket rezoning should be repealed, but that also, the Riley Local Area Plan should be repealed. This was something that was also put through without sufficient public input and/or ignoring the input that was given. Briar Hill should be returned to R-C1. Three unit row houses do not fit into the context of a neighbourhood with single family detached homes. And certainly 4 story apartment blocks and “row houses on steroids” do not.

The City has been concerned about maintaining a tree canopy. Developers consistently just clear the lot, there is no room for trees and no consideration of shadowing or privacy. And despite the City’s wish that no one drives a car, people in Calgary need a car and will continue to do so, so garages and parking have to be considered. Again, these types of developments do not fit in with the context of the neighbourhood.

The argument was provided that the rezoning offers people more housing choice. It actually gives them less as it takes away the option to live in a neighbourhood with single family homes.

If blanket rezoning is repealed, approval of development applications which would have been approved under the blanket rezoning should be stopped immediately. They should have been stopped when Council decided to start the process to look at repealing the rezoning. If not, there will be a rush of applications and the damage to neighbourhoods will continue.

There was a huge backlash presented in the previous public consultation on this issue. Information from those proceedings should be considered.

Also of note, I believe the market for these row houses is saturated. They are appropriate for a certain small demographic only, young singles and young couples. The City should take stock of what has been built and see how it relates to what is needed before they allow continued development of this type of housing. The developers are having a hay day at this time, but will not be pleased with the City when they can no longer rent or sell these properties. And there will be a demand for single family homes, so a demand for more neighbourhoods to be built (urban sprawl), with large numbers of these row houses sitting vacant.

If higher density is required, it should be considered in newer neighbourhoods where people have a choice of whether or not they want to live in that type of neighbourhood, not in established neighbourhoods where people have built or bought their forever homes and now the rules have been changed without or disregarding their input. Also, these newer neighbourhoods would have the infrastructure to support increased density. I do not believe that the sewer and water systems in some of the older neighbourhoods can support significantly increased density without evaluation and upgrades.

There are numerous reasons that Blanket Rezoning, and the Local Area Plans should be reconsidered, but mostly because public input has not been adequately sought or considered. I would hope that this changes with a new City Council.

Thank you for the opportunity to express my concerns.

Barbara Vigar



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Courtney**

Last name [required] **Murphy**

How do you wish to attend?

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

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 strongly support changing the current rezoning bylaw. Over 70% of Calgarians expressed opposition to the blanket rezoning proposal when it was introduced. Despite this clear and overwhelming public feedback, Council chose to proceed. When a policy that fundamentally alters neighbourhoods across the city is implemented in direct contradiction to the views of the majority of residents, it raises serious concerns about the role and value of public consultation. I live in a community that has already been materially affected by the current zoning changes, and the consequences are becoming increasingly evident. The existing infrastructure, road networks, and parking capacity were never designed to support the level of density now being introduced. Streets are congested, parking has become increasingly strained, and the character and livability of established neighbourhoods are being altered without the necessary planning or infrastructure upgrades to support that growth. We have also seen an increase in opportunistic crime associated with redevelopment activity, as construction sites and demolition materials create readily available targets for theft. While redevelopment can bring renewal, the pace and form being encouraged by the current bylaw is creating avoidable community impacts that appear to have been underestimated. Equally concerning is that the policy does not meaningfully deliver the outcome it claims to pursue—affordable housing. Up-zoning by itself does not create affordability. In reality, it often accelerates expensive redevelopment, where developers who benefit from lower costs of capital and, in some cases, subsidized or forgivable financing are able to outbid households attempting to purchase homes. As a result, modest existing homes are fre-

## Public Submission

CC 968 (R2026-03)

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quently replaced with significantly more expensive units, pushing affordability further out of reach. If the true objective is to increase housing supply and affordability, more precise and effective tools exist. Targeted incentives tied directly to affordable housing production, infrastructure investment aligned with density, and community-specific planning frameworks would be far more responsible and effective approaches. The current rezoning is blunt policy that disregards public input, strains infrastructure, and fails to guarantee affordability. For these reasons, it is reasonable and necessary to revisit and correct this approach before further long-term impacts are locked into Calgary's communities



**Public Submission**

CC 968 (R2026-03)

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First name [required] Sandy

Last name [required] Edmonstone

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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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

To begin with, more than 70% of Calgarians expressed opposition to the blanket rezoning approach when it was first proposed. Despite this clear and significant level of public concern, City Council chose to proceed regardless. Public policy particularly one that materially reshapes neighbourhoods across the city should reflect meaningful engagement with residents, not disregard it.

I live in a community that has already been significantly impacted by the current zoning framework, and the challenges are becoming increasingly evident. The existing infrastructure, road capacity, and parking availability were not designed to support the level of density now being introduced. The result has been growing strain on local streets and public spaces, creating frustration for residents and reducing overall livability in the area.

Since the changes have taken effect, we have also seen an increase in opportunistic crime, in part because redevelopment activity leaves construction materials and equipment readily available for theft. While redevelopment can bring benefits, the pace and form in which it is occurring is creating unintended consequences that were not adequately considered.

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

Importantly, the policy also fails to guarantee the outcomes it was intended to achieve. Up-zoning alone does not create affordable housing. In practice, it often enables high-

## Public Submission

CC 968 (R2026-03)

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end redevelopment projects, as developers who typically have access to lower-cost capital and, in some cases, forgivable or subsidized financing are able to outbid families and individuals seeking to purchase homes. The result can be the opposite of affordability: existing homes are replaced with more expensive units.

If the objective is truly to increase housing affordability and supply, there are more targeted and effective tools available, such as incentives tied directly to affordable housing production, infrastructure planning aligned with density, and community-specific development frameworks. These approaches would better balance growth with livability and ensure that policy objectives are achieved.

For these reasons, I believe the current approach warrants reconsideration and refinement. Thoughtful planning that respects community input, aligns infrastructure with density, and directly addresses affordability would better serve Calgary and its residents.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Alex

Last name [required]                      Gaio

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing in opposition to the repeal of citywide zoning. Under the more permissive citywide Residential – Grade-Oriented Infill (R-CG) policy, Calgary is currently a success story in Canada. Calgary has some of the greatest availability of "missing middle" housing—an option that early-career professionals like myself can actually afford. I returned after completing my PhD abroad because Calgary offered one of the best opportunities to be part of a growing and enterprising city that supports young people in building independent lives and growing their careers. Repealing R-CG sends a negative message and will slow development at a time when we need to keep building.

If it were not for the availability of housing at a price point I can afford, I would likely have boomeranged back to my parents' home and still be living in my childhood bedroom. I strongly support making it as easy as possible to build row homes and townhomes in infill areas. It is tough for people starting out, and increased housing availability—combined with the relatively frictionless development enabled by R-CG—has been a major win for Calgary.

I am particularly disheartened that there is currently no proposal on the table to replace citywide R-CG. Until I can see what alternative would replace it, I cannot support reverting to the more red-tape-laden policies of the past, which would ultimately stunt Calgary's full potential.



**Public Submission**

CC 968 (R2026-03)

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Public Submission

CC 968 (R2024-05)

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First name [required]                      Mark

Last name [required]                      Locki

How do you wish to attend?              In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required]              Mar 23, 2026

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

[required] - max 75 characters              Motion to Repeal Blanket Rezoning



**Public Submission**

CC 968 (R2024-05)

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

In opposition

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I'll need to submit my audio-visual materials separately as they're not prepared yet.

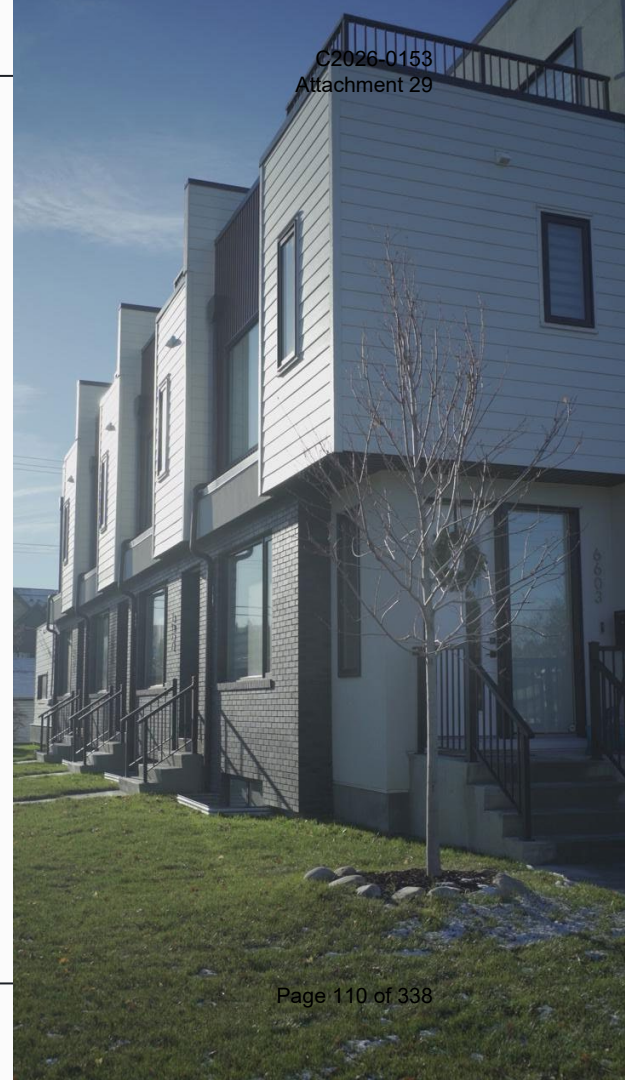
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# MARK LOCKI

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MASTERS OF PLANNING STUDENT  
UNIVERSITY OF CALGARY

IN OPPOSITION TO  
REPEALING BLANKET REZONING

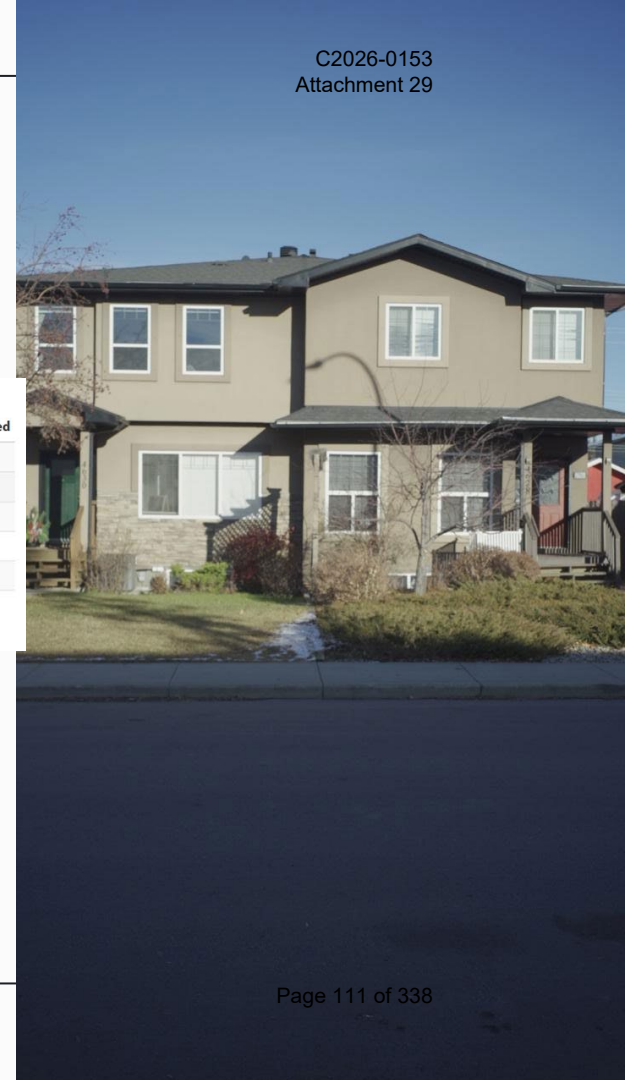


# TOWNHOUSES ARE TAX EFFICIENT

Tax Revenue per Hectare by Housing Type — Banff Trail, Calgary (2025)

Housing Type	Parcels	Avg. Assessed Value	Avg. City Tax (Annual)	Avg. Land per Unit (ha)	Avg. Tax Revenue per Hectare	Median Tax Revenue per Hectare	Multiplier vs. Pre-2000 Detached
Detached (post-2000)	109	\$1,174,830	\$4,547.30	0.092	\$51,049.32	\$53,027.22	2.34
<b>Detached (pre-2000)</b>	<b>812</b>	<b>\$802,528</b>	<b>\$3,106.26</b>	<b>0.145</b>	<b>\$21,789.59</b>	<b>\$21,032.56</b>	<b>1.00</b>
Duplex (post-2000)	211	\$906,005	\$3,506.78	0.072	\$48,810.45	\$49,833.98	2.24
Duplex (pre-2000)	91	\$805,467	\$3,117.64	0.081	\$39,298.86	\$35,526.58	1.80
Townhouse (fee-simple)	20	\$729,350	\$2,823.02	0.035	\$81,204.36	\$80,460.56	3.73
Townhouse (rental complex)	18	\$3,142,111	\$12,161.86	0.190	\$63,137.19	\$66,694.67	2.90

TOWNHOMES GENERATE **3.73x** THE PROPERTY TAX PER HECTARE COMPARED TO THE HOME THEY REPLACE



# PRIVATE CAPITAL IS PROVIDING AFFORDABLE HOUSING

MLI Select's Role in Calgary's 4-8 Unit Development (March 2022 - Q3 2025)

Metric	Value
4-8 Unit Permits in Established Areas	666 permits
Projects Using MLI Select	261 projects
<b>Share of Development Using MLI Select</b>	<b>39.2%</b>
Total Units in MLI Select Projects	2,011 units
<b>Affordable Units Created</b>	<b>499 units</b>
Affordable Unit Rate	24.8%

Source: City of Calgary building permit data; CMHC MLI Select data (ATIP, Nov 2025)  
Established areas defined as communities with SRG = ESTABLISHED



# WHAT WILL WE FORGO?

Projected Five-Year Housing Losses Under Blanket Rezoning Repeal Scenarios

Scenario	Total units lost (5 years)	Affordable units lost	Share of Calgary rental stock
Conservative (25% reduction)	886	221	0.95%
Moderate (50% reduction)	1,772	443	1.91%
Severe (75% reduction)	2,658	664	2.86%

*Note:*  
Data Source: CMHC MLI Select Data November 2025  
Affordable units defined using CMHC MLI Select affordability threshold ( $\leq \$1,737.50/\text{month}$ ).

# AND POTENTIAL REVENUE, ECONOMIC ACTIVITY, AND FUNDS TIED TO HAF



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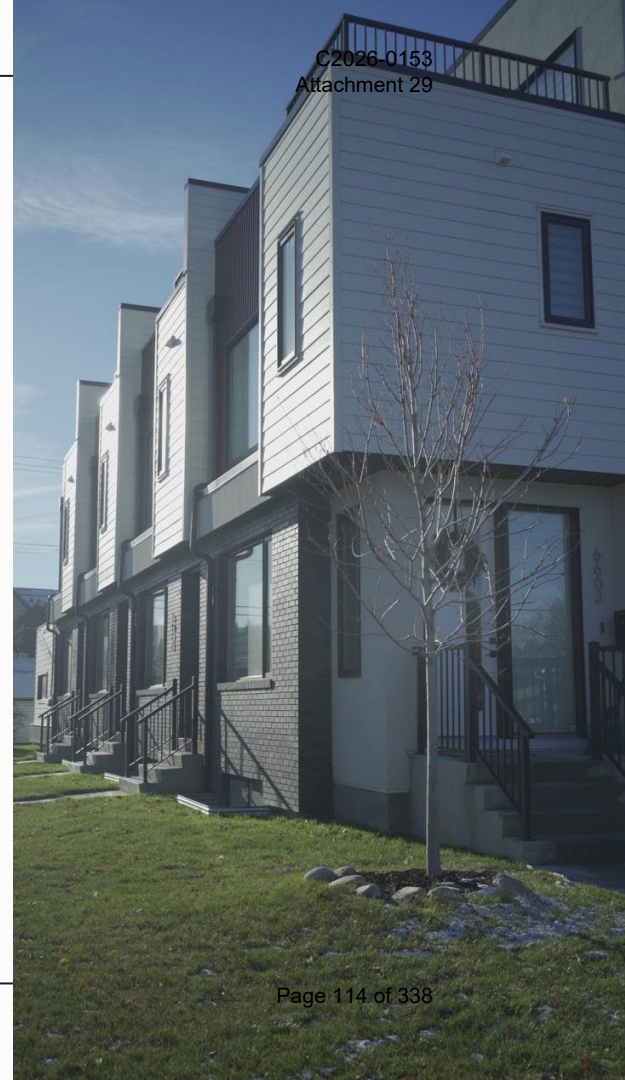
# THANK YOU

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MARK LOCKI



IN OPPOSITION TO  
REPEALING BLANKET REZONING





## Public Submission

CC 968 (R2026-03)

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First name [required]

Colette

Last name [required]

MacArthur

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 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)

The proposal for blanket rezoning presents significant risks to the stability and functionality of our established neighborhoods. Our current infrastructure, including sewage systems, power grids, and local roadways, was engineered specifically for lower-density occupancy. Forcing increased density into these areas without comprehensive, proactive upgrades creates an unsustainable burden on these vital systems. As we have seen with the repeated ruptures of the Bearspaw feeder main, our water infrastructure is already under immense pressure; adding further demand through rapid densification before addressing these foundational vulnerabilities is a precarious strategy that threatens the reliability of services for all residents.

Beyond physical utilities, the "social infrastructure" of our communities is reaching a breaking point. Our schools are already navigating the fallout of an extended teachers' strike fueled by concerns over classroom size and complexity. Introducing higher-density housing into school catchments that are already at or over capacity will only further degrade the quality of education and support available to Calgary's youth. Public facilities and green spaces, designed for a specific population threshold, will similarly face overcrowding, diminishing the very quality of life that makes these established communities desirable and stable.

Finally, the promise that rezoning would address housing affordability has not materialized in practice. Since the rezoning window opened, the market has primarily seen the



## Public Submission

CC 968 (R2026-03)

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development of premium-priced townhouses that remain financially out of reach for the average household. These developments do not serve the "missing middle" or those in acute need; instead, they often replace more attainable housing stock with high-end units that cater to a narrow demographic. I urge the Council to reconsider this broad approach and instead focus on targeted, infrastructure-aligned growth that preserves community integrity and truly addresses the affordability crisis.



## Public Submission

CC 968 (R2026-03)

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First name [required] Chad

Last name [required] Grekul

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

260315 Repeal Blanket Rezoning\_Public Hearing Letter\_cg.docx

ATTACHMENT\_02\_FILENAME

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

I strongly urge Council to repeal the blanket rezoning bylaw in its entirety with no amendments and to restart the planning process through genuine community based planning. Please see my attached letter for my comments on this topic.

March 15, 2026

**Dear Calgary City Councillors,**

I am writing to urge Council to repeal the blanket rezoning bylaw in its entirety, without amendment, and to restart Calgary's planning process through meaningful, community-based planning that fully accounts for infrastructure capacity and neighbourhood context.

Calgary is a growing city, and thoughtful intensification can be part of responsible planning. However, the citywide blanket rezoning policy imposes rapid densification across established neighbourhoods without adequately addressing the limits of the infrastructure systems that support those communities.

Responsible urban planning must begin with infrastructure capacity. Water systems, sewer networks, roads, drainage, transit, schools, and emergency services all have physical limits. Much of Calgary's core infrastructure was designed decades ago for low-density neighbourhoods. Dramatically increasing population density across thousands of lots without first ensuring that these systems can support that growth creates significant long-term risks for the city.

Recent events have demonstrated how vulnerable Calgary's infrastructure already is. The failure of the **Bearspaw Water Main** in early 2026 disrupted water service for hundreds of thousands of residents and required emergency restrictions across the city. This incident highlighted the fragility of critical infrastructure that millions of Calgarians rely on daily.

If a single infrastructure failure can affect such a large portion of the city, it raises an important planning question: how can Council responsibly approve blanket densification across established neighbourhoods without first ensuring that the underlying infrastructure has the capacity to support significant population increases?

Blanket rezoning accelerates redevelopment in areas where water lines, sewer systems, drainage capacity, road networks, and parking infrastructure were designed for entirely different development patterns. In many neighbourhoods, a single residential lot can now be redeveloped into multiple rowhouses with multiple secondary suites, multiplying the number of residents and vehicles far beyond what the surrounding infrastructure was originally designed to accommodate.

In my own neighbourhood, a recently approved development will replace one home with seven rowhouses and seven secondary suites — fourteen units on a single lot. **This scale of development far exceeds what many residents understood when the rezoning proposal was initially presented for public comment.**

Such developments bring significant impacts:

- Up to sixteen garbage, recycling, and compost bins along a single property
- Building heights of up to fourteen metres
- Reduced setbacks and significant loss of privacy for neighbouring homes

**Projects like this fundamentally alter the character of established family streets and eliminate the quiet enjoyment of existing homes (DP2024-06989).**

Families are also directly affected by inadequate parking requirements. The current standard allows only 0.5 parking stalls per unit, forcing many residents to park far from their homes. In a winter city like Calgary, this is not simply inconvenient — it can be unsafe. Parents carrying infants or guiding young children must navigate snow and ice while walking long distances between their vehicles and their homes during daily routines such as daycare drop-offs and school pick-ups.

The assumption that blanket upzoning will automatically improve housing affordability is also increasingly challenged by empirical research. Studies have shown that land values often rise significantly after upzoning. **In one analysis, residential transaction prices on upzoned parcels increased by 11–38% more than comparable nearby parcels that were not upzoned<sup>1</sup>.** Other research indicates that while upzoning can increase housing supply over time, short-term effects on affordability are often limited or mixed, while speculative land demand can drive prices higher<sup>2</sup>. **Some housing market analyses describe blanket upzoning policies as creating speculative pressures that increase land values and reduce affordability for ordinary residents<sup>3</sup>.**

Equally concerning is the development approval process itself. Developers frequently request relaxations from planning rules, which are regularly granted. **In one case near my home, ninety letters of opposition from local families were submitted, yet the development was approved with fourteen-metre heights and multiple relaxations.**

Residents are expected to review complex technical documents, prepare submissions, and attend hearings during their personal time, while developers and planners participate as paid professionals. **This imbalance leaves many residents feeling that consultation processes are procedural rather than meaningful.**

Blanket rezoning also fails to recognize the vast differences between Calgary's neighbourhoods. Lot sizes, street layouts, infrastructure capacity, transit access, school enrollment, and drainage systems vary significantly across the city. Applying a single rezoning framework to every community eliminates context-sensitive planning.

**Calgarians are not opposed to growth. What residents are asking for is responsible growth — growth that is coordinated with infrastructure upgrades, planned carefully, and shaped with meaningful community participation.**

**I respectfully urge Council to:**

- 1. Repeal the blanket rezoning bylaw in full.**
- 2. Reject proposed amendments.**
- 3. Restart Local Area Planning so neighbourhood planning reflects infrastructure capacity and local conditions.**
- 4. Restore genuine community engagement where residents have a meaningful voice.**

Good planning is fundamentally about risk management and stewardship of public infrastructure. Approving large-scale densification without first demonstrating that water systems, sewer capacity, roads, drainage, and public services can support that growth exposes the city to long-term infrastructure strain and potential service failures.

Council has a responsibility to ensure that growth does not outpace the systems that sustain it. Planning must be grounded in infrastructure readiness, fiscal responsibility, and meaningful engagement with the communities most affected.

For these reasons, this bylaw should be repealed and the planning process restarted with infrastructure capacity, community input, and responsible long-term planning at the center of Calgary's future.

**Sincerely,**

Chad Grekul



## Public Submission

CC 968 (R2026-03)

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First name [required] Patricia

Last name [required] Shinkaruk

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Re: FULL REPEAL OF BLANKET REZONING

Dear Mayor Farkas and Members of City Council,  
We, the undersigned, write to affirm our strong and unified support for the full repeal of the blanket rezoning bylaw.  
The impacts on Established Communities have been significant and deeply felt. Residents have witnessed the loss of mature urban canopy, the demolition of older and naturally occurring affordable housing, and rapid land-use change occurring without meaningful planning grounded in local context. For many Calgarians, these changes have eroded trust in the Planning process and created uncertainty within their neighbourhoods.  
Recent municipal election results also reflected widespread public concern regarding blanket upzoning with candidates advocating repeal receiving strong voter support across the city. This outcome underscores the importance of resetting the process in a manner that restores confidence and legitimacy.  
We respectfully urge Council to vote for a full repeal of blanket rezoning. We further ask Council to refrain from introducing last-minute amendments that have not been transparently shared with or meaningfully reviewed by the public. Instead, Council should restore to the previous zoning framework (R-C1, R-C2 etc.) to re-establish clarity, predictability and stability for communities across Calgary.  
Repeal should not be viewed as a rejection of growth or housing solutions. We recog-

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

## Public Submission

CC 968 (R2026-03)

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nize the need for housing solutions and thoughtful densification. Rather, repeal provides an opportunity to move forward with a more balanced and collaborative approach, one grounded in authentic engagement, transparent decision-making and co-design with Calgarian to develop a made-in-Calgary planning framework that reflects local realities and priorities.

Calgarians deserve planning policies that respect existing communities, align with infrastructure capacity and build trust through genuine participation. The Small Scale Housing Guide would be a good starting point, since the What We Heard Report reflects the feedback from online engagement.

We urge Council to take this opportunity to reset the process and work collaboratively with citizens to develop a more balanced and sustainable framework for the future.

Sincerely,  
Dr Roger Shinkaruk  
Patricia Shinkaruk

**Public Submission**

CC 968 (R2026-03)

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First name [required] Jennifer

Last name [required] Synnott

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

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

In my estimation, the majority of Calgarians were frustrated and angered by former City Council's decision to forge ahead with their own agenda of planning and development as opposed to recognizing the validity of concerned citizens regarding the major, destructive impacts that city-wide rezoning would incur.  
I vote to repeal blanket upzoning, reset to previous zoning bylaws with no amendments, and restart local planning by designating best sites for density.  
Blanket upzoning was supposed to provide more affordable housing, but it didn't. Instead, entry level homes were replaced with higher-priced builds, and also forced families to compete against commercial buyers.  
Our city's infrastructure alone is the best argument to repeal the city wide blanket zoning. Existing neighbourhoods from the 1970's and prior are already struggling to keep up with the demand and insufficient funding in the city's budget to upgrade.  
My personal argument for the repeal of blanket zoning is the fact that it ignores neighbourhood context. We chose to buy our home in an older, established neighbourhood because we enjoy mature trees, the large lots and space between neighbours. We feel a sense of safety in knowing our neighbours. Having grown up in small towns, living in our neighborhood helps us to feel more like we are at home. The thought of having a monstrous multi-residence building erected beside me, that which could potentially look directly into my backyard is discomfoting. I love Calgary, but that would make me hate it.  
I agree with planning for higher density housing communities with forethought. I get



## Public Submission

CC 968 (R2026-03)

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that more people need more affordable homes. I have to hope that our new Council will be able to figure out how to help those in need while respecting the voices of others and still be able to continue to improve on this great city of ours. I have to trust that our new Council will stand behind their campaign platforms and vote to repeal the 2024 blanket rezoning.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Peter**

Last name [required] **Jull**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change. (Repeal)

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

In favour

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ATTACHMENT\_01\_FILENAME

Peter Jull submission.docx

ATTACHMENT\_02\_FILENAME

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

My comments in support of the Repeal of Blanket Upzoning Bylaw are attached.

March 15, 2026

Good afternoon Mayor Farkas and Councillors:

I am writing to you to request that Council fully repeal the Blanket Upzoning Bylaw without amendment and reinstate the Land Use Bylaw as it was prior to blanket upzoning. I am also requesting that Council start the work toward through re-engagement with communities affected by Local Area Plans.

I grew up and have lived in the community of Rideau Roxboro all my life.

There is no question that Calgary needs more affordable housing and we all want to see more affordable housing. However from my reading it appears that blanket upzoning does NOT create more affordable housing. See Calgary Real Estate Board 2024 Statement. On the contrary it benefits developers by allowing them to come into communities and knock down perfectly fine single-family residences and replace them with expensive condominium or rental projects. As I understand it, the existing upzoning bylaw does not require a developer to build affordable housing. Blanket upzoning frequently results in older and less costly homes being torn down and replaced by higher priced redevelopment.

Calgarians have twice expressed strong opposition to blanket upzoning-- first at the longest running public hearing where about 70% of the speakers spoke against it and secondly by their choices in last fall's municipal election. Blanket upzoning, being a primary issue, resulted in the election of the vast majority of Councillors favouring repeal of blanket upzoning. A decision by council to not repeal the up-zoning bylaw would be contrary to the expressed views of a significantly large percentage of Calgarians.

There are many other reasons why I am opposed to blanket upzoning but I want to address the importance of the stability of residents having confidence in a zoning and planning process that addresses features of a community. Prior to the blanket upzoning bylaw Calgarians could rely on zoning bylaw designations when purchasing their homes in a community. The up-zoning bylaw changes the rules and leads to instability in a community. Zoning and development controls led to strong thriving inner-city communities such as Rideau Roxboro. Families and individuals purchased their homes on the premise that they were buying into a stable cohesive neighbourhood. I grew up in our community, a community which then and is still a mix of blue- and white-collar workers, new Canadians and longtime residents. The stability and confidence in the integrity of the planning process was and still integral to the strength of our community.

Blanket Upzoning fails to consider the sensitivities of many single-family communities. Blanket Upzoning fails to address issues in our community with the strain on its infrastructure and street patterns designed over one hundred years ago for single family housing, increased traffic and the parking problems, further over enrollment in our Rideau Park school and environmental impact of the inevitable destruction of the many mature trees in our community. The only ones to benefit from blanket upzoning will be developers, who are free to significantly disrupt a stable community by developing highly profitable high end condominiums and rental accommodation. None of such developments will solve the affordability problem.

In closing I strongly oppose blanket upzoning and the idea that one size fits all which ignores neighbourhood differences so that it is open season for developers to simply go ahead and put up a high density development without any consideration of the impact on the residents or the community.

As such I respectfully request full repeal of the blanket Upzoning Bylaw without amendment and a return to community- based planning.

Thank you for considering my submission

Sincerely,

Peter Jull  
616 Rideau Rd. S.W.  
Calgary, Ab T2S0R6  
[REDACTED]



## Public Submission

CC 968 (R2026-03)

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First name [required]

Liliana

Last name [required]

Gourlay

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Please repeal the blanket up zoning! The majority of Council ran their campaigns on repealing the current blanket up zoning approved by Gondek and her Council. I respectfully request that you follow through on your promises. Please RESET TO PREVIOUS ZONING BYLAW...NO AMENDMENT! Restart local planning in a thoughtful and strategic manner and designate the best and most efficient sites for density. Thank you...Liliana Mastro Monaco Gourlay



## Public Submission

CC 968 (R2026-03)

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First name [required] Kristine

Last name [required] Ganske

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 In Favor of changing - opposed to Blanket

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

BUZ.docx

ATTACHMENT\_02\_FILENAME

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

# Report: Blanket Rezoning (BUZ) in Calgary

## 1. Summary

Blanket Rezoning also referred to as blanket upzoning, (BUZ), has significantly altered how development occurs across Calgary. The policy removed meaningful public participation, weakened long-standing planning commitments, and placed strain on infrastructure and neighbourhoods and forced a half a parking stall rule

Key concerns include:

- Loss of meaningful **public input and due process**
- **Parking shortages and transportation challenges**
- Rapid development without adequate **infrastructure capacity**
- Impacts on **neighbourhood character and ecosystem**
- **Construction disruption and lack of oversight**
- Economic and affordability claims that have **not materialized**

Voters are asking City Council to restore balance by repealing BUZ, and with it, **strengthen** community engagement. It is still your job.

When the last City Councillors were thinking about blanket rezoning, some voted for it because “It won’t affect my ward”. This is upsetting. You each need to think of the entire city always. The mayor only votes if there is a tie. Its up to each of you, to listen to residents, think everything through, and today, make Calgary a little less hostile.

In case you think I’m lying, I have all the photos to prove everything I evidence in this report. If I use 1 example, I have hundreds more. This is a brief outline.

## 2. Introduction

Blanket Rezoning fundamentally changed development rules across Calgary by automatically allowing multi-unit housing in areas previously designated for single-family homes.

We can’t build a fence, shed, garage, develop basements or even chose a different colour siding as the rest of our neighbours. Yet the city can automatically approve a multi-storey, multi-family, multi-unit atrocity on all sides of a single-family home.

This policy:

- Eliminated meaningful public hearings
- Reduced residents’ ability to influence development in their communities
- Allowed major neighbourhood changes without case-by-case review

**Strategic Area Plans** and **Local Area Plans** were implemented to protect communities. They're dead now. The promises people relied on before making the biggest investment of their lives, their future and their right to chose was eliminated. For some, its too late.

“Evolving neighbourhoods” should not mean steamrolling established communities. Growth must still respect residents and involve meaningful consultation.

Many Calgarians now feel the city is prioritizing rapid, disorganised development over stability, planning, and community well-being.

Constituents no longer matter. While I have heard it for years, it is now a proven fact that the city only listens to developers. In addition, “**you can’t fight the city**” is a reality.

## 3. Loss of Voice, Rights, and Due Process

### Public Engagement Concerns

Public engagement was a procedural step rather than a genuine opportunity to influence decisions. It was a box to check in the many bylaws created to listen to citizens to ensure the city would never cause undue hardships. Even that is gone now.

- When does public input actually matter?
- Are letters and public submissions fully reviewed?
- Why are speakers limited to five minutes on complex issues?

### 2024 Public Hearing

The public hearing on Blanket Rezoning saw unprecedented participation:

- Over **6,000 written submissions**
- Around **1,000 registered speakers**
- Only **~700 people allowed to speak “due to attrition”**

A record number tried to be heard. We had a once in a lifetime duty to try to save this city. We juggled our lives; we fought for our right to have a say. By law, you still had to listen to us drone on for 2 weeks. None of it meant anything though, because Council had already made up their minds before we showed up. They were just going through the motions, to check the final public engagement box. Everyone was ignored except the developers. Epic failure.

We spoke at a marathon hearing, which was exhausting for everyone

We spoke at the ballot box.

I hope you have read them all, and listened to everyone’s hacked off speeches. I also hope you wont be skipping through the writings today, and pay attention. Last chance.

Today, you get one shot make it right again.

## 4. Neighbourhood Choice and Community Stability

For many residents, choosing where to live is the **largest financial and personal decision of their lives**. An investment in our future.

A starter home became our forever home. It was about what's on the outside, not the inside that was important.

Factors influencing those decisions include, but are not limited to:

- Parking availability
- Quiet streets
- Green space and parks
- Access to schools
- Safety
- Private yards
- Wildlife and natural surroundings

Each person has their own unique reasons for choosing a location, and we used to have that right. Blanket Rezoning has removed the ability for residents to rely on these factors remaining stable.

Residents feel long-standing neighbourhood expectations have been fundamentally changed without their consent. Moving wont help any of us, unless we move right out of this city. We shouldn't have to.

## 5. Broken Planning Commitments

Historically, planning tools provided predictability and stability.

### **Local Area Plans (LAPs)**

Designed to protect community planning objectives, paid for by communities, snuffed out

### **Restrictive Covenants**

Legal agreements used by homeowners to maintain neighbourhood character. Now easily challenged

### **Area Structure Plans (ASPs)**

Long-term development frameworks residents relied on when purchasing homes.

BUZ overrides these previously established commitments.

All trash now. We have no stability, no security. We are at the mercy of the city, who is ultimately lead by developers. Please prove me wrong.

## 6. Economic and Business Impacts

Development decisions can also affect established businesses. Nothing is sacred.

This city is even sinking the **Ship & Anchor Pub**, a long-standing Calgary establishment that now faces closure due to development approvals. A developer just can not be refused.

The Ship was carefully chosen in a non-residential district, because it would not survive in one. Its one of the few places in this city where local musicians get their start. Live music is literally the point. It has been part of the culture of this city for decades.

So naturally, the city approved residential units directly above it, ignoring the city's stance on arts, culture and entertainment.

The plan is to put people on top of a live music pub and then act shocked when there are problems you should have known about, like noise. We know exactly how that story ends: complaints, restrictions, and eventually the venue gets shut down.

The Ship chose its location in a commercial entertainment district for a reason — because live music belongs in places like that. The venue existed first. The culture existed first.

But once again, the city seems more interested in approving another development than protecting the businesses and culture that actually make this city worth living in.

Years from now, When the **Ship & Anchor** disappears — and decisions like this make that outcome very likely — people will ask “what ever happened to the Ship?” And the honest answer will be: “City Hall approved condos on top of it.” How will you defend destroying one of Calgary's most iconic music venues?

I know, nobody spoke. The city had already made it clear they are not going to listen. Again, they had already made up their minds. The owner never stood a chance.

Council has destroyed lives with this decision. Years from now when we hear “Oh ya, what ever happened to the ship and anchor?” the city will get full credit. What a disgrace

When do people matter? If you can **sink The Ship**, nothing is sacred. If you couldn't understand the reasoning behind not allowing this to happen, there is no hope for any of us.

The Ship should be getting a compensation package large enough to dwarf any reason to build on top of it. The city has ruined lives.

The city has also ruined Cul-de-sacs, greenspace, parks, and destroyed the entire character of classic and unique neighbourhoods like Bowness, Inglewood and every established community with no remorse. There is no limit, no lines. Only developers are listened to, not constituents. No one is safe.

If the city is held responsible for failures, there would be more caution in decisions like this.

## 7. Parking and Transportation Challenges

Parking shortages have become a major issue with blanket rezoning.

I know BUZ and parking are connected, so don't ignore this part. It was also in the motion that brings us here today.

Several concerns:

- Reduced minimum parking requirements (as low as **0.5 stalls per unit for new homes**)
- Increased congestion on residential streets
- New developments receiving inadequate, but guaranteed parking while existing residents have their established, but never guaranteed parking pillaged.
- Its apparently fine if people have to walk 4 blocks to and from their cars on unmaintained roads and sidewalks,
- Tons of seniors can still drive, but aging in place is a challenge if you can't park close to home. Aging in place is only important for new residents, not existing ones who planned for it (we were considering a stair lift for the next phase of our future. Now we just hope for the ability to move. But where?)
- Cant plug in in winter
- Increases risk of crime if you can't even see your vehicle

Many households rely on vehicles for work, including trucks, particularly in trades and construction industries, which are being used to build your 2 million people city.

Transportation policies should **provide choice rather than forcing transit use** in a democracy.

Eventually, drivers are also going to be forced to use EV's. I haven't' seen any EV plug ins for these new 'affordable' builds. Please think decades ahead, rather than in 4 year increments.

Who decides who gets that half a parking stall?

## 8. Transit and Mobility Concerns

Public transit challenges include:

- Reliability issues
- Safety concerns
- Limited parking at stations
- Long commute times
- Health risks

Public Transit is currently a time consuming, crowded, crime ridden, unreliable, unpredictable pandemic nightmare with limited parking even at train stations. Safety is important. Convenience and comfort should be *our* choice.

In Winter temperatures up to  $-30^{\circ}\text{C}$  transit is an unrealistic expectation.

Forcing us to take transit shows major disconnect from what city hall wants, and what Calgarians need.

Council strives for a 15 minute city. The closest we will ever be to a 15 minute city is the brand new, expensive Stoney Trail Ring Road.

A motion was put forward to increase transfers to 2 hours instead of 90 minutes. (That better be approved by now)

Transit should be **an option, not a requirement created by parking shortages made law with no meaningful public engagement.**

How many residents spoke for half a stall? How many were for it? I guess that was the part of BUZ discussed after our voice was written out.

“Oh just take an uber.” No thanks. I like my car, and I should not be punished for it.

Uber drivers need parking at home too.

## 9. Infrastructure Capacity

Residents repeatedly raise concerns about infrastructure limitations. Were they wrong?

Examples include:

- Year after year water restrictions, power grid alerts, water main breaks (not the big one)
- Increasing crime with no end in sight, slow to no response times, no **resources**
- 15+ hour wait times in hospitals, long waits for specialised care, shortage of family doctors
- Huge class sizes, diminishing teachers, school lotteries just to try to get into a school close to home

The province is responsible for some of these things. Are we trusting their process?

Every time we ask the city for something small, we are told the city has no resources, (traffic calming, safety, cameras, patrols...)

Since development started, Crime has become a more serious issue in hour neck of the new concrete jungle. We have cameras that pick up blurry faces but no plate numbers. We get descriptions, but law enforcement won't or can't come out. I asked the city if we could just have a camera to pick up plates at the only way in or out. We would rest easier knowing our violators

would not get away without being identified, of our area. In a dangerous and potentially deadly school zone. Its guaranteed to catch a criminal.

But **no resources**. Even if we paid for the camera, called in with time, location, crime and description, there are no resources to monitor it. Why do I bother?

I hope our insurance companies never find out we were told no.

Citizens are being neglected. Are we even a valued part of this equation anymore?

Even before the development, we asked for traffic calming. No resources. Instead the city approved cramming 64 new bedrooms at the farthest end of this death trap. And here we are in chaos. We warned council. They didn't listen. We begged, but they didn't care.

## 10. Construction Impacts and Oversight

Even if it goes smoothly, residents everywhere will experience major (normal) disruptions

- 7-day-a-week construction
- Road and alleys cut up sometimes several times
- Utility disruptions
- Dust, mud, and debris
- Major Safety hazards
- Homes shaking, noise, unmaintained screaming equipment that almost breaks sound barriers

There is confusion and frustration with city offices, and City of Calgary service systems such as **311**. These systems are supposed to be where we can turn when we need help. But it is far from helpful. It made everything worse.

Concerns include:

- Inconsistent information
- Long response times
- Lack of construction oversight
- Safety hazards not addressed promptly (7-10 days to respond)
- Calls logged wrong
- No one ever has the same information

All information has been conflicting. 311 needs prompt attention. How can we even think about a city of 2 million people if even 311 can't function?

If 311 cant help, escalate to ward offices

Not better.

Our councillor did vote against the Land Use Change on my street. Our councillor came out, saw, and knew. Still, with all the misconceptions, (e.g. That we all have garages) it was passed 7-6 with the mayor breaking the tie. This is not a good fit.

After the Hearing, the help stopped.

The City needs to be held accountable for negligent decisions.

We were repeatedly told that we are not allowed to park in the alley under any circumstances. Even when The road is a trench, and our notices said we could park in the alley. We are blocked in the alley by workers, equipment, piles of dirt, loose pipes... so we call it in... jobs were put at risk.

City: ABSOLUTELY NO parking n the alley... You want me to send out parking patrol?! Would THAT help?!

I declined, now terrified we'd all get parking tickets, and still not be able to get out. On top of everything else disrupting our lives, this should not have happened.

(Days later) 311: The development permit says you can park in the alley. Where else would you park?

City: Bylaw states you are not allowed to park in the alley

Weeks later, **Traffic Bylaw 26M96** was read to me by 311. A lot of trauma could have been avoided. While there are rules, we CAN park in the alley, any time. Remember that.

The contractors doing this work said "Don't worry, we are one of the main contractors for the city of Calgary, we do this all the time..."

Then proceeded to cut up yards they said would not be cut, and encased us in a death trap. I had to trespass over 5 neighbours' yards, and plow through private bushes, after walking over 5 blocks to get to my house, where I parked in the alley directly across the street.

HELP!!!

311: they have a permit to close the road so there is nothing we can do

Me: it s not the road! It's our YARDS! If we have a fire and need out the front, we are DEAD!

311: that's not true! Fire trucks can access the alley. (Great. Wait for the truck before leaving the house.)

Me: this is illegal! We got no notice!

311: Ok, someone will be out in 7-10 days. (The fence was down in 3.)

City: we fought we lost, you need to get over it

I was late leaving town that night, and almost lost my life because of it. It also cost me nearly \$1000

They paved over our manholes (I noticed a month later, and raised the alarm with the developer, but what if I hadn't?)

We lost 2 feet of yard when the curb was put back in the wrong spot

A deep 3-4 foot trench was dug through the expanse of our road. Day 1, blocks, tape, warnings and safety measure were in place. Day 2 – nothing. They left it all exposed when they left for the

night. That night (I told the Project Manager,) then I put my own safety at risk so someone didn't impale themselves on rebar sticking out of a trench. I dug through the muddy trench for yesterday's caution tape and hung it best I could.

Mistakes were made and bylaws broken on a daily basis, sometimes dangerously sometimes in clusters,

I just watched on the news, a story about how the city is trying to make construction easier for businesses. It was VERY dangerous, and everywhere. I'm sure these contractors do this work for the city all the time too. What about making it easier for residents too?

There is no oversight. What kind of mistakes have been made all over the city and were never discovered? Past, present and future. There is NO OVERSIGHT. Do we not have adequate staff and '**resources**' to ensure a smooth process? This project had a curse with notices and delivery. Too many to list. Where is the city ensuring its proper? That turned in to my job. I was never paid, but somebody had to do it. Cars were towed, then towed back to where they were found, because notices were missed. I wonder how much that cost.

Living in a construction zone used to be a temporary inconvenience while the rest of the neighbourhood was built out, according to the **Strategic Area Plans** we saw before deciding to live here. It's chaos. But I must just accept it, because that's what the city, the developers want.

Construction puts people at risk. BUZ puts *everyone* at risk

## Delays

Because of the city's **1 month delay**, we are left with a winter of

- 3 feet of mud instead of grass through almost a dozen homes
- Tripping hazard on the road (3-inch lift in some places),
- Yards, dirt, gravel, (larger ROCKS because the city refused to sand black ice ONCE! At a critical time for the developer), silt, and mud cleanup has been delayed
- We are in the middle of a construction zone and it follows us everywhere. Clothes have been ruined; we track it inside. Carpet, offices, cars, decks, other peoples houses...
- I now know the exact tone of a person that has sunk into a mud pit that's supposed to be grass right now.

The developer also can't pave in the winter, so they continue to track it all throughout the neighbourhood, in a community with absolutely no gravel, on purpose, we deliberately paid real money for that peace of mind.

The city doesn't even care that their delays are costing the developers and contractors money, but despite delays in real time, they keep taking money for new permits. The city can't keep up.

## 11. Affordability Questions

BUZ was presented as a tool to increase and overwhelm housing supply, which would drive prices down

- New construction can not also be low cost
- Land prices have increased
- Rent is not dropping

Rezoning missed the mark completely. All it's doing now, is ruining communities, disrupting lives and ensuring we are ignored.

Landlords can charge whatever they want. And they have no choice. Just like everyone else, all their costs are rising. Taxes will be a predominant reason for future increases.

Maybe a better approach would be:

- Rental subsidies
- Targeted housing programs
- Rent control

**The Accelerated Housing Fund** focused, not on BUZ, but

- Office-to-residential conversions
- Secondary suite incentives

What's wrong with focusing on that? Don't skimp on parking though.

## 12. Provincial Policy Pressures

Municipal planning decisions should prioritize local community needs rather than external funding incentives.

The **Government of Alberta** promised a lot of money for a lot of housing. They are threatening to take away that funding if this vote goes our way today. Even though

- We have exceeded our commitments
- We set records for new home starts
- We clearly are not ready

This is not money the city will lose, just money we will not get. Again. This should not be a surprise anymore. If BUZ is not removed today, it will be clear we have been sold out (again) for money. Do not forget, your constituents vote for them too. And we wont soon forget.

The province should not be taking precedence here.

When The province released their budget, did it share any of the concerns of Calgarians?

They want us to have a population double that of our capital. Why are we being singled out?

The province ignores the problems caused by **RAPID POPULATION GROWTH**, and passes the burden to us to bear.

## **RAPID POPULATION GROWTH**

The province also admitted that **rapid population growth** is partially to blame for our tax hike. We get a massive tax increase, which, combined with everything else, (including BUZ) makes us contemplate leaving this once gorgeous, sought after City. If this vote goes their way, Will they roll back the tax hike? NO. People have asked before “what do you love about your city? Your property?” and I used to have an answer. If I ever get a chance to leave, I would.

According to the **Calgary Homeless Foundation**, homelessness correlates with **rapid population growth**, limited employment opportunities, and limited low-income housing. Can we even employ 2 million people?

**Rapid population growth** is a theme responsible for many different problems, including public transportation, wait times for essential services... I have yet to hear of it being successful anywhere.

Why would we want to follow that lead?

## **13. Long-Term Vision for Calgary**

Residents ask several key questions:

- What will Calgary look like in **20 years**?
- Can infrastructure realistically support rapid growth?
- Are long-term planning decisions being made beyond election cycles?

There are concerns about essential workforce shortages in key professions including, but not limited to:

- doctors
- nurses
- teachers
- emergency responders
- trades workers

People are leaving this city; even more want to. At this rate, we are going to have more (abandoned) dwellings than people, and not enough workers to keep this city functioning.

When we die, and our kids inherit this home, they won't want it. There is nothing left to enjoy.

When they sell it, if its to a developer, they can build a multi-family, muti-unit, multi- story atrocity on our land, breaking the spirits of all of our established neighbours.

# Conclusion

We are AGAIN are asking City Council to pause and reassess Blanket Rezoning.

Suggested steps include:

1. Restore meaningful **public engagement**.
2. Improve **construction oversight and safety enforcement**
3. Balance development goals with **livability and neighbourhood stability**.
4. Ensure planning decisions respect **existing community commitments**.
5. Review **infrastructure capacity before expansion**

Calgarians are not simply data points. They are residents who experience the daily impacts of these policies.

WE are asking for one fundamental change: **OUR voice to be restored.**

If the City of Calgary was a business, or developer, there would be a class action lawsuit against it. Negligence has been the MO.

Loss of peace, tranquility, safety, comfort, convenience, sense of community, and harmony have been eliminated. We get no voice, no input. Our rights have been shattered. Promises broken. We will lose a minimum of 20% of our home value, just because of this new development. Anyone that says “no, your property value will increase!”, is lying. Our taxes will increase, our home value will not.

I want by cul-de-sac back.

If we get a tiny settlement, I'd build a garage, so at least we have something. We have nothing.

If we got a bigger settlement, which we deserve, but will never get, we'd move in a heartbeat.

**WE. DID. NOT. SIGN. UP. FOR. THIS**



## Public Submission

CC 968 (R2026-03)

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First name [required]

Brett

Last name [required]

Mulcahy

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Disappointing to see such a massive negative impact in Capital Hill with the rezoning changes. The neighborhood feel is completely gone. It feels and is much less safe and secure. There are a lot of transient folks with the rezoning, as well as mischief. We have seen far more police attending calls in the neighborhood. Car windows are constantly being broke. There have been a few vehicle thefts. Unfortunately the change has made the neighborhood a place far less desirable to live in. This only scratches the surface. The vehicle density is unmanageable. Turning left onto major thoroughfares like 20th or 24th is dangerous. There are constant vehicle accidents and some pedestrian accidents due to the over congesting due to an extreme lack of visibility.



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First name [required] James

Last name [required] Bolen

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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 City Wide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I'm very much in favour of killing the blanket zoning, fully undoing it, and returning the zoning scheme that previously existed, with RC1 where it was before. Blanket RCG zoning never should have been approved by Gondek's 8. Its already cost our area and our HOA a major amount of trouble, money and divisiveness. I'm angry that we even have to do all this process again when the last one presented overwhelming data against the blanket zoning. There is something seriously broken at the City of Calgary. Shameful.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Barry**

Last name [required] **Schur**

How do you wish to attend?

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

Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am strongly supporting the proposal to return to low density residential zones that existed prior to August 2024, with no amendments.

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

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

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

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



**Public Submission**

CC 968 (R2026-03)

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this city.



## Public Submission

CC 968 (R2026-03)

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First name [required] Frances

Last name [required] Shellska

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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

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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]

Neither

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ATTACHMENT\_01\_FILENAME

Rezoning Comments Leslie Dennis March 23 2026.docx

ATTACHMENT\_02\_FILENAME

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

Please see attached - this isn't adequate space for a substantive discussion. Also your question above makes no sense - what issue is "this issue"? Don't rely on this question for any important decisions!

I am a retired City of Calgary employee (30 years in a professional capacity, including some planning files like the Centre City), and I have a BA in economics and an MA in public administration. Therefore, I do have great understanding of your context. Having two young adult children, I also understand the need for more affordable housing. However, it seems to me that when Calgary introduced rezoning, it chose an extreme version of it, compared to other major cities.

I also have personal experience with a new building next door in Lakeview Village, approved under the new zoning rules. Far from affordable housing, the new houses here are gigantic, for example, 5000 square feet for two people. The energy required to heat these places is an environmental nightmare and their size ruins the large yards in the area that were a primary reason that people originally moved here. Trees must also be cut down to make way for the monster houses (I lost two 75' trees.) While The City takes great care of its own trees, it does absolutely nothing to preserve the urban canopy on private properties, like Vancouver does. The rezoning last year also allowed houses to be built right up to the property line ("zero lot line"), which is appalling. The Fire Department does not like houses being built that close together, as it allows fire to spread easily. Finally, while great care used to be taken not to have windows or doors overlooking a neighbour's yard, I now have them looking directly into my backyard, so my privacy is gone. While comments were made by neighbours during the application process about such issues, they appear to have been ignored by the planners. Anything seems to go now, regardless of the community fit.

I have reviewed the table on your rezoning page that describes the difference between the current RC-G rules and the proposed changes. My specific concerns are:

- Row and townhouses will still be allowed on the three lots at the end of each block. How and why was this configuration chosen? Will that cause houses at the end of blocks to lose value?
- Maximum lot coverage rose from 45% to 60% and is proposed to go down to 55%. I don't think that is enough but would accept 50%. Large yards are a must in this neighbourhood.
- Your maximum front setback in the table is confusing to me - it needs clarification. I would also like to know about the proposed distance between houses and lot lines at the side, which the table doesn't address.
- Unit max is only proposed to reduce from 4+4 to 3+3 suites. However, "maximum units depend on parcel size", which could affect our neighbourhood. Even 6 suites seem excessive to me – 2+2 would seem more reasonable and is all that is required for federal funding.
- Parking is still a concern - .5 per cent will still be allowed, I do not think transit is well enough developed in Lakeview to drop the parking requirements. Again, federal funding does not require reduced parking everywhere, only near transit hubs.
- Federal funding also requires an assessment of how well infrastructure such as water can support new housing – this is not addressed.
- Calgary's population growth has declined in 2025 and 2026. In addition, a large new housing development is being built right next door at the Tsuu T'ina Nation. Have these been considered?

- The question you ask on your submission page makes no sense: “Are you in favour or in opposition of the issue?” Which issue would that be? Also, your 2500-word limit is too short for a detailed response.
- If changes are approved next week, the zoning changes will not come into effect until August 2026. A 6 month wait will allow developers to flood us with new applications before August. Once the decision is made in March, I believe that no new applications under the old rules should be accepted.

Finally, as an aside, citizens that try to review development applications online find that they are extremely difficult to see and the terminology is difficult to understand for the lay person. It would be very helpful to have a guide and enlarged pictures, if citizens are to have any hope of playing a useful role in the development of their communities.

Thank you for the opportunity to comment on this important issue.



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First name [required] Palmer

Last name [required] Crerar

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

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First name [required] Edmund and Mona

Last name [required] Cooley

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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)

We bought our house in 1972 in Haysboro. Our realtor pointed out that it was a great community that had all schools near by and the area was zoned for no basement suites. Those were the two main reasons we bought in Haysboro. With rezoning there have already being applications to build 8 plexes on 55 ft lots. In fact I contacted Rob Ward's office recently and there was one approved on 89th ave for 9 residences including a garage with suites. Next door to that is an approved 72 child day care on Elbow Dr and 89th Ave. These two locations are going to cause serious traffic problems with all the parking and dropping off and picking up kids along with the next door 9 residents suites. We are opposed to the rezoning also for the parking problems that it will create.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Jeremy

Last name [required]                      Toth

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

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)

Hello,  
I support the Partial Repeal of Rezoning. I know Calgary needs to increase density but the idea of having my neighbour put in a secondary suite and backyard suite is too many people in a small area. I'm actually not worried my current neighbours would do this but if they sell the house and a developer wants to 'maximize' their profits they just might. The developer doesn't have to live with the new congestion.  
The duplex across the street from me has been renovated to 4 suites. It has been a bad experience for street parking. Now developers are working on making another duplex, two houses down, into a 4-plex. Developers just want to make money and don't care about current residents. Please partially repeal the blanket rezoning.  
Thanks, Jeremy Toth



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Tracy**

Last name [required] **Mettimano**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Submission to City of Calgary re blanket rezoning.pdf

ATTACHMENT\_02\_FILENAME

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

**Tracy Mettimano**  
**207 29 Ave NW**  
**Calgary, AB T2M 2M2**

**Submission to City of Calgary re: Reversing City-wide Re-zoning**

I have lived in an inner-city community in Calgary for 35 years. In fact, my spouse and I chose to live in inner-city Calgary because we wanted to live in a community that had history and character with mature trees and abundant wildlife with a proximity to the downtown core. In fact, we chose to develop and build our forever home on an RC-2 lot in inner city and specifically searched for the ideal lot do so. We chose to build a full-size home on the RC-2 lot. We developed and built prior to the trend of building in-fills and semi-detached dwellings in the community. The community had a lot of character and history, and we intentionally designed our home to blend into the community at the time by incorporating features such as a front veranda and turret and choosing double-hung windows. The home had a vintage style despite being new. We also intentionally designed our home to fit on the lot between the mature trees that existed both in the front and back yard areas. It was important to us to not remove or damage the number of mature trees that existed on the lot. Trees not only provide habitat and shelter to wildlife, but also clean the air by removing pollutants and expelling oxygen into the air. The importance of trees in the city cannot be overstated from an environmental and health perspective, particularly in inner-city communities as there are very few trees in the downtown core.

I support the reversal of the city-wide rezoning for the following reasons:

- Inner-city infrastructure (such as water, sewer, electricity, and roadways) was not designed to handle the drastic increase in high-density that will occur if the rezoning remains in place.
- RC-2 lots already allow for higher densification with the development of in-fills and semi-detached dwellings.
- Parking in inner-city communities has become a problem due to the fact that many homes use their garages for storage and park their vehicles on the street causing parking congestion and inability to park for many residents of the street. Some families have four vehicles per household using street parking. Further increasing density will exacerbate the issue.
- High-density development causes developers to remove mature trees from these inner city lots. These mature trees not only provide habitat and shelter for wildlife, but also clean the air by removing pollutants and expelling oxygen into the air. These mature trees take decades to grow, and replacing these mature trees with saplings is not sufficient.

The solution for higher density can be resolved by strategically choosing areas within the city to be re-zoned to support higher densities. For example, high vacancy office buildings in the downtown core can be re-designated and developed into residential buildings to accommodate higher density. The City of Calgary can also designate and re-zone new suburbs for high-density where the infrastructure can be built to accommodate higher densities during the development of the suburb.

For the reasons above, I support the repealing of the city-wide re-zoning of RC-2 lots in the City of Calgary.

Respectfully,

Tracy Mettimano (and Oreste Mettimano)



## Public Submission

CC 968 (R2026-03)

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First name [required] Jimmy

Last name [required] McNamara

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

Blanket Rezoning - Calgary City Council.docx

ATTACHMENT\_02\_FILENAME

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

Dear Mayor Farkas and Members of Calgary City Council,

I write as a resident of Lakeview, Ward 11, in firm support of repealing Bylaw 21P2024 and restoring the low-density residential land use districts in place prior to August 6, 2024.

The democratic mandate is unambiguous. Close to 80% of 730+ speakers at the 2024 public hearing opposed this bylaw — yet Council passed it. In the 2025 municipal election, candidates who campaigned on repeal received 228,984 of 348,865 votes cast (66%). March 23 is the opportunity to honour that mandate.

I urge Council to close the developer exemption loophole in the current Notice of Motion. The grandfathering language in paragraph (b) invites developers to flood the application queue with R-CG applications before the repeal takes effect. Council should pause new R-CG applications immediately and impose a moratorium on redesignation approvals in all areas previously zoned R-C1 and R-C2 until the repeal bylaw is in place.

Concerns about legal jeopardy are not a valid reason to delay. An ongoing appeal of Bylaw 21P2024 already exposes the City to liability for every permit approved under blanket upzoning. Pausing further applications may reduce, not increase, that exposure.

Finally, the policy has simply failed. Units enabled by blanket upzoning are selling at \$600,000–\$800,000+, delivering nothing affordable. A one-size-fits-all citywide rezoning cannot substitute for the site-specific public hearing process that allows residents and Council to assess whether intensification is appropriate for a given community.

I respectfully urge all members of Council to approach this hearing with the open mind your legal obligations require, and to vote in favour of repeal.

Respectfully submitted,

James McNamara Resident, Lakeview, Ward 11



## Public Submission

CC 968 (R2026-03)

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First name [required] Sue

Last name [required] Larson

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 Chane

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

In opposition

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ATTACHMENT\_01\_FILENAME

Public Hearing Mar 23 2026.pdf

ATTACHMENT\_02\_FILENAME

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

Zoning bylaws guide the orderly development of communities. They protect the environment by regulating land use. These bylaws also help segregate conflicting land uses, which protects public health and safety. They ensure that developments do not negatively impact the quality of life for residents, such as good access to light, air, trees and shrubs. Zoning bylaws create visual harmony throughout communities and cities. The last City Council had dismantled this process throughout the whole city, leaving owners wondering what changed to their rights and responsibilities and their communities. How are they to potentially live next to a building with 8 units and 40' high with essential no recourse to change the development?

The City originally had it right. Look at the successful densification of establish neighborhoods such as Altadore in SW Calgary. Construction of secondary units or duplexes were allowed in zones currently reserved for single family homes. This type of development respects existing homes without the uses of excessive size and height. Goal achieved: densification was increased while maintaining the character and identity of the neighborhood. Ultimately enhancing the overall quality of life among its residents.

Let's go back to the basics. Common sense says you don't build a structure 40 feet tall and 60 feet long right on your neighbour's property line and expect them to like it. Densification can be neighbourly. Reverse Rezoning for Housing.

Thank you.

Sue Larson



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Kevin**

Last name [required] **Collins**

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 15, 2026

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

[required] - max 75 characters

Proposed 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)

Blanket rezoning poses a significant risk to established communities that value the character, stability, and livability of their neighbourhoods. This policy fundamentally alters the look and feel of long-standing, low-density areas, leading to the loss of mature trees, green space, and the qualities that residents have worked hard to preserve.

There are also serious concerns about the impact on already strained infrastructure. Increased density will inevitably lead to greater traffic congestion, parking shortages, and additional pressure on aging water, sewer, electrical, and transportation systems that were never designed to support such rapid increases in population.

Equally troubling is the loss of meaningful community input. Blanket zoning removes residents' ability to voice concerns about specific developments in their neighbourhoods. Many homeowners have invested their savings and built their lives in these communities precisely because of the planning framework that protected their character and scale.

We urge decision-makers to repeal blanket upzoning and restore the previous zoning bylaws without amendment. Local planning processes should be reinstated so that appropriate locations for density can be thoughtfully identified through proper consultation and planning.

Finally, it is important to recognize that upzoning alone does not guarantee affordable housing. Recent developments in traditionally low-density neighbourhoods demonstrate that increased density often results in expensive housing rather than meaningful affordability.

Responsible planning must balance the need for housing with the preservation of neighbourhood character, infrastructure capacity, and community input. Repealing blanket rezoning is a necessary first step toward restoring that balance.



## Public Submission

CC 968 (R2026-03)

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First name [required] Ilyas

Last name [required] Gora

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

BNA - Rezoning for Housing - Opposition to Repeal.pdf

ATTACHMENT\_02\_FILENAME

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



March 16, 2026

The City of Calgary  
Community Planning, Planning and Development Services  
800 Macleod Tr. SE  
Calgary, Alberta T2P 2M5

ATTN: Calgary City Council

**RE: Proposed Repeal of Rezoning for Housing Bylaw**

Dear Mayor and City Council,

**Please accept this letter in opposition to the proposed repeal of the Rezoning for Housing bylaw.**

The Beltline is Calgary's highest population community with over 26,000 residents. It is also the most densely populated community in the city. As such, the zoning for this community already exceeds R-CG density and therefore no zoning changes have occurred as part of the Rezoning for Housing bylaw. However, like all communities across the city, the Beltline will not be immune to the negative consequences of a decision to repeal this bylaw.

Maintaining Rezoning for Housing is essential to combatting the housing crisis. Homelessness is acutely felt in the Beltline, like many other inner city communities in Calgary. As a key initiative of the City's Housing Strategy, Rezoning for Housing will create more housing supply across the city without spreading Calgary's finite infrastructure funding ever thinner. That is why we implore this Council to find a solution that preserves the federal government's [\\$861-million in funding for housing and infrastructure](#).

Rezoning for Housing will allow for an equitable distribution of Calgary's infrastructure costs. As identified in the Bearspaw South Feedermain (BPSFM) Independent Review Panel's [Final Report](#), "the BPSFM failure occurred in the context of nationwide underinvestment in aging utility infrastructure" and that "[i]n Calgary, these pressures were particularly acute due to rapid population growth and higher asset capital and maintenance costs (due to low population density, resulting in a large relative asset base)." The report further identified that Calgary has the most pipe per resident than any other large Canadian peer city. Calgarians in communities with density cannot reasonably be asked to shoulder the brunt of the [\\$7.7-billion infrastructure gap](#) while communities zoned exclusively for single-detached homes lack the tax base to cover their share of the bill.

Despite some legitimate concerns, many fears among opponents of the Rezoning for Housing bylaw are based on exaggerations or misunderstandings of the bylaw. The solution to Calgary's housing and infrastructure crises does not require peripheral communities to take on density anything close to the extent seen in the Beltline. However, it does require that no community be exclusively zoned for single-detached housing. This City Council has an opportunity to show leadership and rise to the challenge of these crises with [reasonable adjustments to the rezoning](#) (reduced lot coverage, building height, setback increases, etc.) that is responsive to community feedback and the needs of our growing city.

Sincerely,

Beltline Urban Development Committee  
Beltline Neighbourhood Association





**Public Submission**

CC 968 (R2026-03)

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First name [required] **Leslie Faith**

Last name [required] **Dennis**

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]

Neither

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

In addition to my previous comment, I am still unclear on what is proposed for my property at 6707 Legare Drive SW. The map says the proposed change is to RC-1. The table implies that the change will be a new form of RC-G. I am very annoyed that The City's communication has been so unclear on this incredibly important issue. If I, having 30 years of experience working for The City of Calgary and doing some planning work, am confused, I hate to think what the average citizen feels. Do better! How can you say that you got appropriate feedback from us when your communication is this bad?



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First name [required]                      Lael

Last name [required]                        Peters

How do you wish to attend?                In-person

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

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



## 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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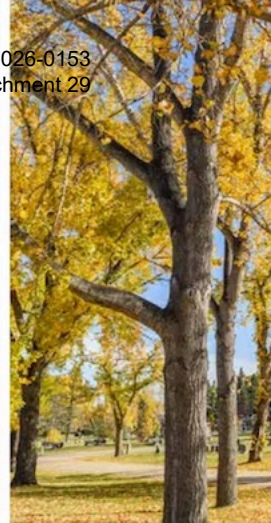
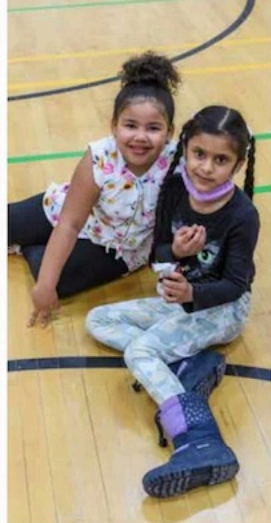
ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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



C2026-0153  
Attachment 29

# Calgary Climate Strategy

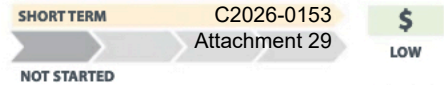
## Pathways to 2050

June 2022  
ISC: UNRESTRICTED



Page 187 of 338

**H4.1 Incentivize and prioritize energy efficient development** in all areas through land use bylaw rules and policy direction.



**H4.2 Through the land use bylaw update, enable increased housing types** and support uses in residential areas to facilitate complete communities and reduce dependency on private vehicles.



**H4.3 Consider viable options for removing and/or reducing motor vehicle parking minimums in residential areas**, to allow for more compact development, more efficient use of land and encourage alternate modes of transportation.



**H4.4 Update parking stall standards** to include EV-ready infrastructure.



**The City leading by example**

The City is developing a new generation of multi-community plans to replace the existing patchwork of planning documents (Area Redevelopment Plans). The Climate Program staff are collaborating with Planning & Development to pilot new climate-lens tools to support the development of the plans. Pilot results will inform decisions to incorporate these tools into additional local area plans.



ISC: UNRESTRICTED

### Program Pathway H: Focus land use planning to prioritize zero emissions city design

Calgary is expected to grow to a population of two million people over the next 50-60 years. It is crucial that a variety of low carbon climate-resilient housing types and transportation options in a variety of communities are available to Calgarians to support net zero goals. Rapid suburban growth and the removal of natural and agricultural landscapes for development can have significant impacts on Calgary’s carbon emissions and can result in the loss of key ecosystem services that buffer communities from the impacts of climate change. Building a net zero and climate-resilient city will require balancing many considerations, some of them competing. Holistic approaches to city-building must include new frameworks for urban planning, changes to building and infrastructure design, and measures to enhance overall resilience. Our communities will transition to compact, mixed-use neighbourhoods with abundant natural infrastructure and where transit and active modes of transportation (e.g., walking, cycling) are the preferred mobility choice. Calgary’s future communities must link sustainability to social equity. Reducing emissions and adapting to the impacts of climate change requires a shift in the way our communities are built and function. These changes can also bring benefits to Calgarians’ social wellbeing, physical health, economic vitality, and sense of community. Land use planning is a key function of municipal governments, and The City of Calgary has significant authority to influence the type and quality of the urban form in Calgary. This Program Pathway identifies how The City can tailor plans and policies to develop existing and future neighbourhoods in such a way to prioritize net zero emissions communities. As Calgary moves towards a denser urban form, maintaining the availability and quality of parks, green spaces, and natural areas is also critical.

#### Program Pathway



**H1.1 Update the Municipal Development Plan and the Calgary Transportation Plan** to incorporate the net zero emissions targets and support the relevant actions of the Mitigation Plan.



**H1.2 Incorporate climate mitigation and adaptation into new local area plans.** When existing local area plans are proposed for amendment to support development ensure alignment with the Climate Strategy.



**H1.3 Review and update existing planning policies, guidelines, regulations and processes** for alignment with the Climate Strategy and to incentivize innovation.





**Public Submission**

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First name [required] **Judy**

Last name [required] **Reiter**

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Request to Repeal, Reset & Restart and NOT an Amendment. I am not in favour of blanket, rezoning in the city of Calgary. Based on several reasons, firstly, Big Developers, come in and buy up the land before growing families, even get an opportunity to make an offer on these old homes. Also, the tree canopy is disappearing, and a lot of these streets were never meant for high traffic and with these multifamily homes traffic safety is a big issue. Here in West Hillhurst, 12 days ago a new big beautiful single home was built and sold within days for \$2,825,000.00. Within a week later an older house 2 lots over, had a City of Calgary Dev Permit sign displayed, proposing an 8 Plex !! This is insane, there is no continuity, and the street view will not be appealing. Regarding the eight Plex, where will the 24( 8x3) recycling bins garbage bins and compost bins be placed.  
Please do not proceed with Blanket ReZoning.  
Thank you



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First name [required] **Lori**

Last name [required] **McLellan**

How do you wish to attend?

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

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



Public Submission

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[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I feel it is important to provide my input regarding the zoning issues in Calgary. I am against the blanket rezoning and hope for this council to repeal it. We recently moved into Calgary to an older neighborhood specifically for the space, single family homes, and established trees and parks. There are already, on our crescent, 2 applications for fourplexes, 2.5 stories high - one is approved, the other still being considered. These types of buildings affect the character of the neighborhood and those who live near them. These buildings are being built on the south side of single level bungalow homes, effectively blocking all light to their space and removing privacy as these infills tower over them. Building townhomes as such take up the majority of the property, as well. Calgary is in need of more trees and green space, not less. By allowing for larger buildings on the same size lot, we are losing trees and greenery. Additionally, can our infrastructure handle these multi tenant builds? Obviously we are having issues with the water infrastructure. What about roads? Parking? We chose our neighbourhood for the quiet, safe roads. Mayor Farkas and my councilor both ran on repealing the blanket rezoning, my understanding is that a majority of Calgarians voted for this repeal. I hope that each of these council persons stand behind what they were voted in to do. Thank you



## Public Submission

CC 968 (R2026-03)

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## Public Submission

CC 968 (R2026-03)

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First name [required] Anna

Last name [required] Rogers

How do you wish to attend?

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



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[required] - max 75 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 grew up in Calgary and am currently a Capitol Hill resident. I am in my mid-30s and hoping to become a first-time homebuyer. I often hear that blanket rezoning was designed to benefit my demographic and help people like me purchase a home. However, I disagree and am strongly opposed to blanket rezoning for the reasons outlined below. I would support densification if it were done in a thoughtful, and well-informed way. For almost a decade, I have lived in either an apartment or a townhouse, but my husband and I are hoping to purchase a detached home to start a family. From what we have observed, the negatives of blanket rezoning outweigh any perceived benefit to housing prices.

Rapid densification in our neighbourhood has significantly reduced our standard of living and overall enjoyment of life in Capitol Hill. I was upset to see my councillor, Myke Atkinson, oppose the repeal of blanket rezoning, and I have voiced my concerns directly. Our street was once quiet, with many walkers and strong connections among neighbours. Now there are cars everywhere, and issues with parking, speeding, and noise have become overwhelming. We have also seen an increase in theft and it is becoming clear that if I want to raise a family in a safe area, my husband and I will need to move.

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

Additionally, developers have been left largely unchecked. With the numerous infills in our area, we have observed bylaws being knowingly bypassed in pursuit of maximizing

## Public Submission

CC 968 (R2026-03)



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profit, often with no regard for the existing community. We have been in frequent communication with the City through 311 but have received little support. I understand that as Calgary grows, some areas will naturally become denser; however, the current approach is not sustainable and is placing significant strain on neighbourhoods.

Lastly, Calgarians should be able to live without constant uncertainty about extreme redevelopment. Last year, two bungalows directly across the street from us were replaced with a 30-unit development, drastically impacting the neighbourhood. After experiencing this firsthand, I am extremely hesitant to purchase a family home until blanket rezoning is repealed. I cannot imagine making a major financial commitment like purchasing a detached home only to discover that a house next door will soon be replaced with another large multi-unit complex. This level of chronic uncertainty is severely unhealthy for Calgarians.

For the reasons outlined, I support the repeal of the blanket rezoning



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First name [required]                      Alberta

Last name [required]                      Tawiah

How do you wish to attend?

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



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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Hello,  
Please vote in favour of repealing blanket rezoning. I am a home owner in an older neighbourhood in Calgary and like many Calgarians, I submitted a letter to the previous city council asking them to vote against blanket rezoning. I was horrified the previous council voted for blanket rezoning even though 70% of Calgarians opposed it. I almost did not make another submission for fear that the council will again ignore the wants of majority of Calgarians. Please instead of ripping up old neighbourhoods where the character is FOREVER changed, please consider an area in the city that can handle dense population.....downtown Calgary. The downtown sector continues to have high vacancies and many buildings that can be repurposed for denser living. It has the infrastructure to house dense population instead of ripping up old neighbourhoods to fulfill this goal. I fear the older community I live in will be changed. I purchased a home in this community for its character, greenery and space. If I wanted to live in a higher density populated area I would've have purchased a condo. It's unfair to impose this type of living on ALL Calgarians. It is disheartening to see older neighbourhoods changed with eight and fourplexes that have no green space and use every ounce of space of the land for the structure. Thank you for listening



## 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]

Carly

Last name [required]

Friesen

How do you wish to attend?

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

No

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support bringing back the zones that existed prior to May 2024 and changing properties back to these zones. I do not believe that exceptions should be made for properties who submitted a permit before the first reading of the proposed bylaw. I mostly support the changes to the rules for R-CG district, however I think that coverage should be a maximum of 45% like R-C1 and R-C2. To ensure the requirement of 5 trees can be met, there needs to be sufficient space/distance from buildings and infrastructure so as not to cause problems as the trees mature and to ensure the health of the trees. I also think that rowhouse development should be limited to corners of collector roads - not simply the end of any block - or otherwise be located closer to transit to align with transit-oriented density development. More broadly speaking, I would like to express that I am concerned about the rapid increase in density in Bowness and Montgomery amidst aging infrastructure concerns. I'm also concerned that first time home buyers and "regular folk" are being outbid by developers. I would also like to see better understanding and preservation of community character, especially in older communities.



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First name [required] Allison

Last name [required] Warkentin

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

Councillors Must Fully Repeal Blanket Upzoning Land Use Bylaw and Restore Previous Land Use Districts

We are long-time residents of Elbow Park and specifically sought a safe community with character, heritage homes, tree canopy, parks, schools and adequate infrastructure for its residents. The enactment of city-wide default R-CG zoning in 2024 threatens the integrity and continued success of our community.

We are opposed to City-wide default R-CG zoning (BUZ) for many reasons:

- BUZ extinguishes some longstanding property rights by eliminating public consultation on proposed developments requiring land-use changes to address local conditions and constraints.

- BUZ lacks social license because Council approved it despite overwhelming opposition (70%) at the 2024 public hearing. About 65% of the votes in the 2025 election for Mayor were for candidates who support repeal of BUZ.

- BUZ incentivizes the replacement of older lower-cost housing with high-cost infills and multifamily structures by dramatically increasing land values. - BUZ disadvantages families and other individual buyers, who must compete with developers and speculators able to leverage subsidized federal financing. Typical R-CG homes are not suitable for many seniors because of their multi-storey designs. BUZ has not and cannot improve housing affordability.

- BUZ will destabilize and disrupt existing neighbourhoods for protracted periods as

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



## Public Submission

CC 968 (R2026-03)

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land parcels are converted one by one to infills and row housing. The Marda Loop area has been under constant change, and quite frankly, is a failure of proper planning. Roads, infrastructure, parking, tree canopies are all inadequate for the now and future population.

- BUZ has been implemented without objective analysis of the integrity of existing infrastructure with higher density. Water, sewer, electrical, roads and schools differ by community.

Respectfully, we are in FAVOUR of FULL REPEAL of the blanket upzoning bylaw and RESTORATION of the pre-BUZ land use districts and designations at the Public Hearing Meeting of Council scheduled for March 23, 2026.

Sincerely,  
Allison Warkentin



## Public Submission

CC 968 (R2026-03)

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First name [required] James

Last name [required] O'Connor

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The question above is not clear. "Are you in favour opposition of the issue" does not clearly state the issue. To be clear, I am vehemently opposed to the blanket reasoning passed by City Council in 2024.



## Public Submission

CC 968 (R2026-03)

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First name [required] David

Last name [required] Peabody

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like to support the repeal of the blanket rezoning. Calgarians deserve a say on developments in their neighborhood. The existing policy is already impacting and altering the character of communities.

One of the first victims of blanket rezoning has been Calgary's tree canopy, developments inevitably remove trees, fundamentally changing the character of once tree lined streets for the worse.

The current blanket rezoning also drives up the cost per square foot, in my area Altador, we have seen bungalows replaced by 1-2 million dollar infills and duplexes. This doesn't benefit Calgarians, it benefits developers and helps them extract more dollars per square foot of land.

Let communities self determine their character and help Calgarians by repealing blanket rezoning.

**Public Submission**

CC 968 (R2026-03)

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First name [required]                      David

Last name [required]                      Warkentin

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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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)

**Councillors Must Fully Repeal Blanket Upzoning Land Use Bylaw and Restore Previous Land Use Districts**  
 We are long-time residents of Elbow Park and specifically sought a safe community with character, heritage homes, tree canopy, parks, schools and adequate infrastructure for its residents. The enactment of city-wide default R-CG zoning in 2024 threatens the integrity and continued success of our community.  
 We are opposed to City-wide default R-CG zoning (BUZ) for many reasons: BUZ extinguishes some longstanding property rights by eliminating public consultation on proposed developments requiring land-use changes to address local conditions and constraints.  
 BUZ lacks social license because Council approved it despite overwhelming opposition (70%) at the 2024 public hearing. About 65% of the votes in the 2025 election for Mayor were for candidates who support repeal of BUZ.  
 BUZ incentivizes the replacement of older lower-cost housing with high-cost infills and multifamily structures by dramatically increasing land values. BUZ disadvantages families and other individual buyers, who must compete with developers and speculators able to leverage subsidized federal financing. Typical R-CG homes are not suitable for many seniors because of their multi-storey designs. BUZ has not and cannot improve housing affordability.  
 BUZ will destabilize and disrupt existing neighbourhoods for protracted periods as land parcels are converted one by one to infills and row housing. The Marda Loop area has

## Public Submission

CC 968 (R2026-03)



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BUZ has been implemented without objective analysis of the integrity of existing infrastructure with higher density. Water, sewer, electrical, roads and schools differ by community.

Respectfully, we are in FAVOUR of FULL REPEAL of the blanket upzoning bylaw and RESTORATION of the pre-BUZ land use districts and designations at the Public Hearing Meeting of Council scheduled for March 23, 2026.

Sincerely,  
David Warkentin



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First name [required]

Tim

Last name [required]

Gareau

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)

Hello to all Councillors and to the Mayor, I greatly appreciate the opportunity to participate in our cities decision making and hopefully to make even a slight impact. I am not in favour of the repeal of 2024's blanket rezoning bylaw because I do not think this will be productive for the city in the short or long term. I understand council is doing the best it can to represent Calgarians, but during a time when so many people are facing great challenges from the cost of living I am not convinced moving backward will help at all. I would argue it is clear with the current infrastructural challenges manifested through the massive feeder main repairs required, that the city desperately needs to stop its outward expansion and move toward density. I am sure you all know this, that a denser city will create more efficient tax revenues that can better see to not just the maintenance or upgrading of existing infrastructure but the building out of new infrastructure. Whereas our constant outward growth will only put greater strain on roads, water, sanitation, transit, while doing nothing to address the cost of living and likely just allowing it to continue to climb. I have been reading up on the cities plans and proposals as well as successes in addressing housing costs, and while I am glad to see positive efforts made it is my sincere hope that the city takes a stronger approach. Whether through changing tax structures on multi home owners/large apartment and condo corporations to push those units out in to the market, or the city itself taking on an expanded role in owning and operating affordable housing for any Calgarians who may need it. Not only putting downward pressure on the market by providing affordable homes, but also getting the city back in to the realm of owning assets and



## Public Submission

CC 968 (R2026-03)

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Capital to utilize to the benefit of everyone in this great city. We could also be promoting greater cooperative housing with the city acting as lender with favourable rates toward these projects, as a means of fostering greater community engagement and identity throughout the city. I was born in Calgary, I have lived my entire life in Calgary. I have lived in the Southwest, Southeast and Northeast, sorry Northwest I haven't had the chance yet. I love this city and I think we can make it better and better for everyone now and in the future. But I do not think moving back on greater density is going to help our city especially in the long term. Thank you for your time,  
Tim Gareau

**Public Submission**

CC 968 (R2026-03)

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First name [required] Richard

Last name [required] Brill

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Repeal of Blanket Rezoning Submission.docx

ATTACHMENT\_02\_FILENAME

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

Dear Mayor Farkas and Members of Council,

I am writing in support of the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 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 (applications should not be included) 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,

Richard Brill

Varsity Homeowner and Resident





## Public Submission

CC 968 (R2026-03)

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First name [required] Patti

Last name [required] Bale

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

Parking –only 5 parking spaces for 10 units, not counting visitor parking spaces creating a significant problem with a large number of cars needing to be on the street, in a restricted or No parking areas.

Construction – With 10 units, there will likely be a need for water/sewer/electrical utility upgrades with significant excavations. Large project will take a long time to build, much longer than a smaller development. 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. !3th Ave is the access to and from the neighbourhood.

Massing- the building is huge, occupies a very large portion of the lot. It is 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 shadows on neighbors, and where upper floor residents look down on the neighbors. Impeeing pleasure of use by 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

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

characters)

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.

- Lack of trees and green space – with such a large building a relatively small lot will leave very little greenery, this will be nothing like the tree and green cover the neighborhood is accustomed to have. Urban trees clean our air, lower temperatures and even save money, protecting us from 24/7 vehicle emissions from 16th Ave, Crowchild and 29th St

- Property maintenance and 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?

- Bins – with 10 units, there will be a large number of bins (garbage, recycling, compost) bins floating around the alley behind the property. This will probably be a mess and that could be a safety hazard and cause lane traffic issues.

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**Public Submission**

CC 968 (R2026-03)

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First name [required] **Bruce**

Last name [required] **Crerar**

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The previous council approved "Blanket Rezoning" against the wishes of 70% of the responding voters. In the short time that this has been in effect, it has completely ruined the character of some neighborhoods such as Capitol Hill and Mt. Pleasant. The impact of "Blanket Rezoning" has added parking and traffic congestion as well as excessive strain on utilities infrastructure (Water & Sewer) and municipal services (Garbage, Composting, and Recycling). It has also destabilized communities where long-term, involved community members now have 3, 4, or even 5 two-story dwellings able to view their private yards and activities. This was a stupid by-law change to begin with and should be repealed.



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First name [required] Heather

Last name [required] Plint

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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

Heather\_Plint\_comments.pdf

ATTACHMENT\_02\_FILENAME

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

Please see the attached pdf file for my comments. I am in favour of returning to the low density zonation that existed prior to the city-wide rezoning in May, 2024 by Council. Then I would like to see Council consider a re-zonation in the future that is a less dramatic change (such as R1 to R2 with building height limited to 2 storeys).

## Comments by Heather Plint

5207 Dalcroft Crescent NW, Calgary

I am in favour of bringing back the low-density residential zones that existed prior to the city wide “Rezoning for Housing” that was approved by Council in May, 2024. My husband and I have lived in Dalhousie since 1992. We chose our community based on proximity to our employment, housing scale (mainly bungalows under 1500 ft<sup>2</sup> and 2-storey homes under 2200 ft<sup>2</sup>), the presence of schools, the abundant green space and the walkability of the neighbourhood. We chose our house based on the floor plan and the abundant sunlight the south-facing backyard receives. If we wanted to live in a row-house or apartment condo we would have chosen a different community.

I recognize the need for densification as our population grows. However, I object to destroying neighbourhood character and livability to achieve it. I object to developers that aim for maximum profit through maximum density and maximum height over reasonably-scaled developments in our low-density neighbourhoods. The key issues are the loss of privacy and sunlight for neighbours and the increase in road congestion that excessive multi-unit dwelling cause. For example, a recent proposal under review in our community replaces a single family, single storey home (no alley) with 3 storeys, 8 units and off-street parking for only 4 vehicles (see DP2025-07163). This is at a busy intersection with plenty of pedestrian and vehicle traffic. A duplex or even 3-unit row house would be much less problematic.

What can be done to address the need for housing in Calgary with out destroying the character of low-density residential neighbourhoods?

- (1) Continue densification around LRT stations and commercial strips.
- (2) Continue to allow laneway homes to a maximum height of 2 storeys (so one storey if above a garage).
- (3) Consider re-zoning R-1 lots to R-2 lots where the new R-2 residence must be a duplex with a shared wall, be restricted to a 2-storey height and provide two off-street parking places per unit.
- (4) Limit the percentage of lot coverage. Preserve some green space.
- (5) Consider implementing suggestion (3) for R-1 lots that that have back alleys as these are more conducive to laneway homes above the garage.
- (6) Address the increase to water and sewer that the densification will create.



## Public Submission

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First name [required]                      Nicole

Last name [required]                      Spence

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

Propose Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Too many cheap row houses going up too quickly. Not enough parking nor services ie; hospitals, schools, drs, jobs, local storefronts etc. for the amount of people already living here it's too much.



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First name [required]

Gwen

Last name [required]

Helsen

How do you wish to attend?

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No language services

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

Council



Public Submission

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Mar 26, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Dear Members of Calgary City Council and Mayor,

I am writing to urge the City of Calgary to reconsider and repeal the current blanket city-wide housing rezoning bylaw.

Through my firsthand experience navigating the development process in my own neighbourhood backing onto my own property, it has become clear that the current system places an unfair burden on residents. The City appears to default to approving building permits without thoroughly examining the impact on neighbouring properties, design compatibility, or the broader character of established communities. This became clear to me through the appeal process.

When concerns arise, neighbouring homeowners are left with only one option: to file an appeal and plead their case before the Subdivision and Development Appeal Board. This process requires time, financial resources, and expertise that most citizens simply do not have. The onus should not fall on residents to correct or challenge decisions that should have been carefully reviewed and evaluated by the City in the first place.

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

In our case, it felt as though the priority was to push development forward rather than to thoughtfully consider how the project would affect surrounding homes and families.

## Public Submission

CC 968 (R2026-03)



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This experience has been deeply frustrating and discouraging. The "How To Guide" set out by the City of Calgary wasn't followed yet the initial building permit was granted.

Blanket city-wide rezoning is a blunt policy tool that fails to account for the unique characteristics of Calgary's neighbourhoods. Instead of creating balanced growth, it opens the door to poorly considered developments, increases the likelihood of planning mistakes, and unfortunately pits neighbour against neighbour as people are forced to defend the livability of their communities.

Calgary deserves thoughtful planning that respects both the need for housing and the integrity of established neighbourhoods. Development should be guided by a careful review, meaningful community consultation, and a genuine effort to balance growth with the well-being of residents need to be considered.

I respectfully urge Council to reconsider this policy and restore a planning process that prioritizes accountability, transparency, and neighbourhood compatibility.



## Public Submission

CC 968 (R2026-03)

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First name [required] Michael

Last name [required] Ho

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

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am submitting this letter to voice my firm support for the full repeal of the Blanket Upzoning (BUZ) Bylaw. As a resident of Rosedale, I believe that planning for the future of our city requires a more nuanced approach than the current "one-size-fits-all" policy.

Rosedale is more than just a residential area; it is a unique character neighborhood with a history that is worth preserving for future generations. Blanket rezoning bypasses the local context that makes our community special. I believe that any significant changes to the fabric of Rosedale should involve community-based consultation and a respect for the existing architectural identity, rather than a city-wide mandate that overlooks these essential details.

Living in one of Calgary's older neighborhoods, I am acutely aware that our local infrastructure—ranging from sewer and water capacity to street design—was not built to support the rapid, high-density growth that this bylaw allows. To permit such a drastic shift without first conducting neighborhood-specific assessments of our physical infrastructure is irresponsible. We need to ensure that any growth is sustainable and that the services we rely on daily are not overextended.

I ask that Council honors the mandate for community-led growth by voting for a full repeal of the BUZ bylaw. We should return to a planning process that values the spe-



## Public Submission

CC 968 (R2026-03)

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cific needs and limitations of established communities like Rosedale.



## Public Submission

CC 968 (R2026-03)

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First name [required] AJ

Last name [required] Martin

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Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I do not want to see you vote to repeal blanket rezoning. If you do, you cannot count on my vote in future elections. Countless studies have proven that restrictive zoning reduces the amount and diversity of housing that gets built, further worsening the housing affordability crisis. I am a young student and we are highly affected by this crisis. If you vote to repeal, you are voting to go backwards in housing progress and make it harder for me to secure housing. Do the right thing.



**Public Submission**

CC 968 (R2026-03)

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First name [required] Jan

Last name [required] Leach

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I would like submit my preference for a bylaw that brings back the low density residential zones that previously existed in the Land Use Bylaw and change the zoning of residential properties back to the original zoning that existed before August 2024. Secondly, I believe that pending Development Permit applications received during the proposed bylaw discussion should be placed on hold until the proposed bylaw is reviewed and approved. My concern would be that developers, builders would use this time period where the bylaw is being reviewed in Council to inundate the system with applications with high density housing just to get approval prior to the proposed bylaw being approved. Thirdly, rezoning applications should also be put on hold for the above reason due to a scale that does not meet with the community landscape and aesthetics.

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

When the previous council approved blanket rezoning there were many issues/concerns that were ignored and not considered. This has certainly come to light in the community of Bowness where consideration was not given to the city's infrastructure and the continuance of maintenance being performed. The construction of new high density buildings has certainly caused a real issue for residents of Bowness. Parking, city services such garbage, recycling, street maintenance have certainly been lacking due to the density. Mt. Pleasant, West Hillhurst are other communities where high density housing has caused similar problems. Some single family homes are surrounded by high density housing which causes lighting issues, privacy issues and

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parking issues.

Secondary suites, backyard suites are also an issue as they intensify the number of families residing in one single residential lot causing strain on our city services and schools.

We have one of the highest number of housing starts in this country so I believe it is not necessary to continue building these high density units. Also, owning one of these high density units that are being built are out of reach for the average person. This city is over saturated with this type of housing and my concern is that over time these housing types will become rental ghettos as people will come and go and take no pride in the aesthetics of the community. Acceptance of Federal Government grants to encourage this blanket rezoning is very wrong as there is no consideration on how it will affect Calgarians who take pride in their property.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Jennifer**

Last name [required] **Doty**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

My name is Jennifer Doty, and I live in West Hillhurst. I am asking Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning, and restart the planning and densification process by re-engaging with Calgarians through a transparent and inclusive Local Area Plan and corridor planning process. One size zoning does not fill all neighborhoods. Blanket upzoning overrides Local Area Plans. Calgary's communities differ in lot size, infrastructure capacity, transit access, and design character. Neighbors should be allowed to give input into planning and development, and local input is very important. In West Hillhurst, there has been an incredible number of new multi-family dwellings, many of which dwarf the existing homes. This resulting increase in density is not a minor increase, it is a huge increase that is fundamentally changing the nature of our neighborhood. In addition, it is so frustrating that the city sets the zoning rules and then continually allows relaxations which allows for much larger developments. The result is density that is too high, there is no room for trees, lack of parking is an incredible issue, and none of these dwelling units are actually affordable housing. In West Hillhurst, we appealed a development right behind our house and we won our appeal at SDAB. The city allowed the proposed development behind us to have 14 relaxations. The head of the SDAB said he had never seen so many relaxations. The city needs to do much better than this. Blanket upzoning does not solve these issues.



**Public Submission**

CC 968 (R2026-03)

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



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Lois

Last name [required]                      Petherick

How do you wish to attend?

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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]

Neither

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I do not support the blanket rezoning that is currently in place. Nor do I support repealing the blanket rezoning and replacing it with what was in place prior to the blanket rezoning. Instead a more thoughtful approach to rezoning must be taken. An approach that aligns with Local Area Redevelopment Plans that have already been completed will result in higher density and also integrate well with established neighbourhoods. Look at the City of Edmonton as an example where a 'one size fits all' approach has not been taken and higher density is being accomplished.



## Public Submission

CC 968 (R2026-03)

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First name [required] Peter

Last name [required] Griffin

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Blanket Rezoning hearings were held in Apr/May 2024 and showed a clear majority of participating Calgary residents were opposed. 62% speakers. 88% written responses.

Prior to those hearings then councillor Evan Spencer ran a public opinion in his ward. 71% of residents opposed.

No other councillors polled their constituents that I'm aware of. Why not, on such a contentious issue?

Council ignored the findings.

The hearings cost Calgary tax payers 1.275 Million Dollars.

Mayor Gondek referred to the price tag as

"The Cost Of Democracy".

Can someone please explain how when a majority in a democracy is opposed to a motion they can simply be ignored and the motion is passed? Councillors are free to ignore their constituents. Is that Democracy?

Please don't explain it away because it's a "small sample" of residents.

If that's the case, why bother inviting people at all?

And now, here we are,

Same Game New Name,

Blanket up Zoning.

How much will it cost to be ignored this time?

Comments - please refrain from providing personal information in

**Public Submission**

CC 968 (R2026-03)



this field (maximum 2500  
characters)

Answer 1st time NO.  
ANSWER 2nd time NO.

This is far from All that I see wrong with this issue, but this is all the space I've been allotted.

And please excuse me for the following observation;

The Question

"Are You in Favour or Opposed to this Issue"

Is shamefully ambiguous and can and can easily be read as the opposite to what many may understand it to mean. You would do us all a favour if you clarify that the question is, are you opposed to the motion to abandon blanket up zoning, or are you in favour of it.

Thank you.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Mauro

Last name [required]

Driusso

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favor of changing the current R-CG district rules back to the R-C1 district rules. I have lived in this neighborhood for over 50 years and am not in favor of multi unit buildings, with rental units, in a primarily owner inhabited single detached dwelling neighbourhood.



**Public Submission**

CC 968 (R2026-03)

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First name [required]	Alana
Last name [required]	Geiger
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

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

My support for repealing blanket wide rezoning with no amendments

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)

Hi my name is Alana Geiger. I am a long term resident of southwest Calgary community. I am writing to express my support to repeal the blanket up zoning that was forced on Calgarian's in 2025.

Many of the communities that have been forced to bear the burden of these high density urban plans has led to a decreased quality of life by; creating high volume dangerous traffic in suburban areas, negative impacts on existing infrastructure (water/ sewer)and the most important point high density does not equal affordability or consumer choice. City council only needs to look to Toronto, Ontario to see what happens when municipalities focus on developers ideas and not what citizens want and need for living.

I want council to reset to the previous zoning by law with no amendments.

Kind regards  
Alana Geiger



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First name [required]

Agnes

Last name [required]

Gerwing

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of changes to the citywide rezoning that currently exist under blanket rezoning, and believe that blanket rezoning should be repealed for the following reasons:  
- Calgary's current infrastructure (electricity, water, waste removal as there will be a larger number bins to pick up, etc) cannot meet the demands of increased density under blanket rezoning  
- Parking is a problem under blanket rezoning - Marda Loop is a perfect example.  
- Drainage/runoff issues if there is not enough green/unpaved area around homes that can absorb the runoff from homes during rain/snow storms can lead to flooding of homes.  
- Dramatically changes the landscape of communities.  
- Less green spaces that enhance communities and make people want to get out and enjoy their communities and meet their neighbours.



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First name [required] Pat

Last name [required] Frizzell

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)

Given the previous public hearing and outcome of the election I do think it should be rather clear that the majority of ratepayers DO NOT support blanket re-zoning. The community and adjacent landowners should always have a say in the type of housing that exists in their neighbourhoods and that housing should be planned and consistent with the original zoning of the area when it was developed. Blanket rezoning in the heart of original R1 neighbourhoods does not necessarily lead to more affordable housing but it does lead to inconsistent unplanned development, strain on street parking, strain on existing infrastructure, shading of adjacent yards, less privacy, and potential long term urban blight. Proposed development that affects the design and character of existing neighbourhoods requires robust public consultation. Most people buy a property in an intentional matter, they chose the neighbourhood they want to live in. The City should not have changed the existing rules in a such a wholesale manner in the first place and the opinions of homeowners and voters should not be ignored.



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First name [required]

Anna

Last name [required]

Johnson

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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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)

Restrictive zoning, as proposed with either the reintroduction of the former low density residential zones or by reverting current zoning with exceptions, will halt or significantly reduce the construction required to increase Calgary's housing supply in areas with existing services and infrastructure.

Policies that prioritize restrictive zoning encourage low-density urban sprawl. Tax dollars will be required to build out these suburban areas to keep up with population increases, resulting in city planning that is neither efficient, economical, nor effective at addressing the housing crisis.

The current citywide Rezoning for Housing strategy supports more efficient land use by allowing additional housing in established communities that already have infrastructure. It also supports the creation of transit-oriented development, lowering transportation costs for residents and contributing to more environmentally sustainable communities, while streamlined approvals help ensure housing can be built more quickly.

Calgary must continue taking practical, cost-effective steps to address housing demand. Embracing density and housing diversity creates vibrant, inclusive neighbourhoods where everyone can live, work, and feel at home – strengthening communities and supporting Calgary's growth for years to come.



**Public Submission**

CC 968 (R2026-03)

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First name [required]

Neil

Last name [required]

Bradford

How do you wish to attend?

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of repealing the blanket upzoning of Calgary. I bought in a specific neighbourhood because it had specific zoning that reduced the type of buildings I did not want to see in my neighbourhood. The blanket rezoning passed by the Gondek team ruined the vision I had for my neighbourhood and community. Neighbourhoods are built on unity and an understanding between neighbours that they value the same type of living space, arrangements and buildings in those neighbourhoods. Blanket rezoning destroys that ability for neighbours to build their community in a specific manner. It allows groups, individuals or corporations to come in and build whatever is most profitable at the detriment of the neighbours that call those living spaces home. Repeal blanket rezoning in Calgary.



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First name [required]                      Kiran

Last name [required]                        K

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am not in favor of row houses on all properties. But Instead of re-zoning, the city council should have worked on rules for various zonings, e.g for RC-g, , row houses should be limited to specific lot size and it's location, backyard suite limited to house with alley or with triple car garage. Current zoning laws promote new construction in old communities, and should be encouraged with additional conditions.



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First name [required]

Nelson

Last name [required]

Schmidt

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

Rezoning.docx

ATTACHMENT\_02\_FILENAME

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

My name is Nelson Schmidt; I live in Huntington Hills. I have lived in various parts of Calgary since 1974, so I have witnessed the outward spread of “Gentrification” for decades. With or without Blanket rezoning it will eventually make its way to Huntington, how it is done is the issue.

The one thing that Gentrification has never done is created “affordable” housing, that is just a bald-faced lie. Affordable neighbourhoods that I once lived in are now infills and “skinnies”, the exact opposite of affordable.

At least once a week I am in the neighbourhood of Sage Hill around the shopping center. That is High density, that is affordable. I’ll say that they have put in more affordable homes, faster than all the infill builders combined(zero) and that is in one neighbourhood.

Of the reasons that I am against Blanket rezoning, the biggest is the lie that it is for “Affordable housing”, it isn’t.

Thanks



**Public Submission**

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First name [required] **Estelle**

Last name [required] **Ducatel**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Blanket Rezoning - Support to Repeal and Amend RCG Rules.pdf

ATTACHMENT\_02\_FILENAME

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

Did Administration purposely decide to do this important hearing during spring break? I would have attended but will be out of the country.

**Date: March 15, 2026**

**To: City of Calgary Council**

**Re: Support City Wide Rezoning Change (Repeal Blanket Rezoning to RCG) WITH Amendments to RCG**

Dear Calgary Council,

I am writing to express my **support for repealing blanket rezoning**, which came into effect in 2024 after the previous Council failed to consider the large majority of the submissions made by Calgarians who opposed it.

I live in a community covered by the first “new” Local Area Plan (NHLAP). Our community has been assaulted by extensive, high-density redevelopments that fail to take context or shading impact into consideration, despite these being requirements of our LAP. The changes have not been “gradual” as had been sold to Calgarians but very drastic. An 800% increase in densification is not “light densification”. Many of these developments fail to meet the NHLAP and LUB requirements for RCG yet are being approved by the Development Authority and built. Existing residents in established communities have been completely dismissed and have been left to deal with the negative outcomes (negative financial impact and loss of enjoyment).

**With the repeal**, it is critical that **RCG rules be changed**, otherwise communities covered by a new LAP will be even more disproportionately targeted. Older or established areas lack the infrastructure capacity to accommodate the drastic increase in density from RCG developments. While the **proposed changes presented by Administration are a step in the right direction and should be adopted as a minimum, they should not replace the repeal**, and **Calgarians should have the opportunity to be engaged in the final version of RCG requirements**. Changes can not be proposed by Administration without any consultation of those most impacted; our voice has been ignored for far too long! **Additional considerations must include:**

- Further reduction of maximum coverage to align with R1/R2 (45%) as this is the only way to reduce negative shading impacts onto adjacent properties and respect context (requirements of the NHLAP under 2.2.1.6);
- Dual row townhouses or rear facing townhouses mid-block are not allowed if within a LAP that explicitly states that units must orient to the street (the rear units fail to meet this requirement outlined in 2.2.1.4.d.ii of the NHLAP);





## Public Submission

CC 968 (R2026-03)

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First name [required]                      Angela

Last name [required]                      Ho

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)

- Developers may access Government low-cost / forgivable financing.
- Families are at a financial disadvantage competing with developers for existing homes.
- BUZ turns family homes into redevelopment assets, pricing out families and seniors.
- Without affordability requirements, BUZ translates into higher land bids, more teardowns and higher-priced replacements, rather than "affordable housing".

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Neil

Last name [required]

Bradford

How do you wish to attend?

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

Council



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of repealing the blanket upzoning of Calgary. I bought in a specific neighbourhood because it had specific zoning that reduced the type of buildings I did not want to see in my neighbourhood. The blanket rezoning passed by the Gondek team ruined the vision I had for my neighbourhood and community. Neighbourhoods are built on unity and an understanding between neighbours that they value the same type of living space, arrangements and buildings in those neighbourhoods. Blanket rezoning destroys that ability for neighbours to build their community in a specific manner. It allows groups, individuals or corporations to come in and build whatever is most profitable at the detriment of the neighbours that call those living spaces home. Repeal blanket rezoning in Calgary.



## Public Submission

CC 968 (R2026-03)

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First name [required] Andre

Last name [required] Lorent

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

March 15, 2026

To: Mayor Farkas and Members of the Calgary City counsel.

My wife and I live in Maple Ridge and we are in support of repealing the Blanket Upzoning bylaw.

- We believe that the development of non contextual housing such as duplexes, four plexes and even row housing, two or three storeys height, in established single family neighborhoods cause a number problems and more importantly do not resolve the requirement for entry-level low-cost housing.

- As you know, typically a developer will purchase an existing single-family home that comes on the market, demolish it and built a new multifamily home in its place. Given the cost of construction and the land cost these new homes, depending on the number of units developed on one lot, will sell in ranges of \$ 750,000.00 for fourplexes to 1.2 million for duplexes and up. These prices are unaffordable for entry level purchasers.

- A side effect these prices have on the rest of the people living in neighborhood is that their assessments will increase making their property taxes more and more expensive as new developments of higher and higher values are being build and sold.

Comments - please refrain from



## Public Submission

CC 968 (R2026-03)

providing personal information in  
this field (maximum 2500  
characters)

- These new developments are massive structures towering over their neighbors' properties, disregarding privacy and additionally, by the overshadowing effect preventing the people in the existing homes with less height from the benefits of installing solar panels to lower their power bills as well as contributing to the reduction of Green House gases. Lack of sunlight also becomes a problem for these residents and any garden plants they may have cultured.
- Parking becomes a significant problem. The existing single-family homes have parking for two cars or a two-car garage on their property (in our case on the back alley). Given the width of a 50 feet lot, each four-plex unit will have space for maximum 4 single car garages. Most families have at least two cars with the result that four cars not including any kids or visitors' cars end up parked on the street. On our side of the street with five lots and a potential development of 4 four-plexes, it would add 16 cars clogging up the street.
- Traffic would increase substantially. With schools only two blocs away and great increase of commuters during rush hours our neighborhood road system will be overloaded. Safety for children and other pedestrians becomes a safety hazard.
- Garbage disposals with 3 bins per unit totalling 12 per fourplex will clog up the back alley.



## Public Submission

CC 968 (R2026-03)

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First name [required] Sara

Last name [required] Webb

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

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing to say I am in favour of repealing the rezoning . I can speak first hand with regard to this issue as the property adjacent to ours was rezoned HGO and we have had nothing but issues. Nobody addresses the fact that not only are there the obvious reasons for being against citywide rezoning such as lack of parking, the removal of mature trees, shading, setbacks, privacy issues to name a few, but other reasons such as property damage by the developer.  
I understand that Calgary is growing and there is a need for affordable housing, (affordable being the operative word) but to simply bring in a blanket rezoning policy makes no sense.  
There are areas in the city that lend themselves to this type of zoning, areas close to public transit for example and areas that are already high density that don't encroach on lower density areas.  
I walk through the neighborhood and see huge developments that simply don't integrate with the surrounding homes. Town houses and rowhouses don't belong in amid small single family dwellings.  
60 percent building coverage is just too large. We need more trees, not less. Front setback should align with the neighbors' and zero lot line development should not be allowed.  
Many Calgarians including myself took the time to attend the rezoning hearings in 2024. The majority of people did not want rezoning and yet Council chose to approve



## Public Submission

CC 968 (R2026-03)

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it. I hope that this Council listens to the majority of the citizens of Calgary.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Andrew

Last name [required]                      Cosgrave

How do you wish to attend?

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



### Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of city council repealing blanket upzoning. I am in favour of increasing housing, and in particular affordable housing in Calgary; however, this must be done with a corresponding investment in infrastructure. It does not make sense to increase the amount of density in a community when the resources within that community cannot support such an increase. Further, council must consider whether the city wide infrastructure, such as the water main and hospitals can support such an increase in population. If not, council must first ensure that the infrastructure is there to support an increase in population/density. Once this is done, a plan for increased density should be made with the input of the communities to be affected. In addition, there should be a quota on how many affordable units are built. How many people in the city can afford a \$1.1 million duplex? Increasing density should not be done in an ad hoc manner and it should not be left up to individual developers to decide what is built and where. I hope council makes the right decision and chooses not to abdicate their responsibilities to developers.

Thank you for considering my submission.



## Public Submission

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First name [required] Carole

Last name [required] Gerlach

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

My key concerns are allowing the use of having 3 lots at the end of each or any residential block , and being used for Row and Townhouses .  
Planning Major impacts that reflect on changing a low density residential to increasing density to six times within a very small area of each block . More traffic to be expected . Infrastructure capacity with higher density will only increase the future impact on our water , sewer and roads . We are already dealing with aging water pipes in Calgary . Parking demand will be at an increase with " block ends" resulting in parking congestion , limited visibility access at intersections for pedestrians, traffic and emergency vehicles if needed .  
Planning process with this proposed change will result in major disruption of interior streets in a mature established community .  
I am hopeful that council will reconsider the proposed R-CG rezoning for the reasons mentioned above .  
My mailing address is 7240 25 St SE and I am a resident in the community of Ogden .  
Thank you for considering my concerns .



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First name [required] Alexander

Last name [required] Peterson

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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Proposed Citywide Rezoning Change

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support the present zoning and oppose repealing it. RCG will increase more choice in housing options and will increase affordability in housing supply. The current RCG plan represents the most modest improvement from exclusionary zoning and supports gentle growth in density without significantly altering the character of established neighbourhoods.

A repeal of the current, modest changes would represent a significant step backward for our city, and an unnecessary reintroduction of red tape. We need to continue to make improvements which will improve housing affordability and so I support keeping and continuing to improve the current RCG system.



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First name [required]

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Public Submission

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

2026-03-15 Comments for FULL REPEAL of Bylaw 21P2024.docx

ATTACHMENT\_02\_FILENAME

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

See my attached letter regarding my comments stating that I am in favor of a FULL REPEAL of Bylaw 21P2024 but I am opposed to the wording in the "Proposed R-CG district rules" amendment due to the ambiguity of the term "end of each block" and how it relates to cul de sac home owners city wide.

In anticipation of the upcoming March 23, 2026 City of Calgary Public Hearing regarding the Blanket Rezoning discussion, I would like to provide my input to you as a concerned Calgarian home owner citizen in aldermanic Ward 6.

First off, **I am strongly in favor for the FULL REPEAL of Bylaw 21P2024** that will amend and reinstate my property and other Signal Hill neighborhood properties back to R-C1 district rules that existed prior to the 2024 bylaw amendment.

The decision by Calgary City Council in 2024 for blanket rezoning amendment opened up an opportunity for developers to exploit existing communities in Calgary and drastically change the housing aesthetics of communities city wide.

Unfortunately, my property is directly impacted by the 21P2024 blanket rezoning decision as a developer has indeed taken advantage of this city wide R-CG blanket rezoning amendment and has proposed a Development Project **DP2025-01872** in May 2025 located at 252 Sierra Nevada Close. The existing bungalow style house is situated at the end of my cul de sac street entrance/exit (but not officially on my street). This ~ 30 year old single detached bungalow style dwelling is proposed to be replaced by a 2 story townhouse with 3 primary units and 3 secondary suites. This 2 story townhouse will overshadow and be sandwiched in between existing bungalows on both sides of it that will negatively impact the property living conditions of these existing bungalow owners, and will pose other traffic, utility usage & infrastructure, parking and safety issues for the other neighborhood home owners to contend with. Although, Proposed Development Project **DP2025-01872** is still currently under review, I am keeping the faith that there is still hope that it will not be approved especially due to the existing impacted neighbors strong opposition to it. Open conversations and discussions with the developer have been futile since everything has been kept so secretive & private with the City of Calgary application process.

Unfortunately (again), the city has decided that any existing proposed Development Projects, such as **DP2025-01872**, will be excluded if a **FULL REPEAL** decision is reinstated after the March 23, 2026 Public hearing discussions. To me, this feels like the City of Calgary that created this blanket rezoning loop hole is not willing to admit their mistake and properly fix their poorly undemocratic decision.

Instead, Calgarians have been offered up an amended “Proposed R-CG district rules” as per the following table:

Current R-CG district rules	Proposed R-CG district rules
<ul style="list-style-type: none"> <li>• Single detached dwelling</li> <li>• Semi-detached dwelling</li> <li>• Duplex</li> <li>• Rowhouse building</li> <li>• Townhouse</li> <li>• Secondary <b>and</b> backyard suite</li> </ul>	<p>Row and townhouses would only be allowed on the three lots at the end of each block.</p> <p>Secondary <b>or</b> backyard suite, not both.</p> <p>Other uses unchanged.</p>
11 metres from grade	10 metres from grade
60%	55%
3.0m	Contextual average minus 1.5m, to max of 4.5m
4 units <sup>1</sup> + 4 suites	3 units <sup>1</sup> + 3 suites
0.5 or 1 stall per unit or suite	No change proposed
5 trees <sup>2</sup>	No change proposed
Screened, storage location on site. Bin amount varies.	Screened, storage location on site. Bin amount varies.

I find that the wording in the “Proposed R-CG district rules” amendment includes the provision that only “the last 3 lots at the end of each block” would be allowed. Project **DP2025-01872** would not fulfill this requirement as it is not located at the end of a block but is located in the middle of a block as shown in the City of Calgary diagram below. The terminology “end of each block” needs to be better defined especially for me on how it relates to cul de sac street owners city wide.



Therefore, I cannot support the “Proposed R-CG rules” suggested amendment due to the ambiguity of the “end of each block” wording for any potential negative interpretation and undesired Developers leverage for future Development Project proposals. Also, due to the fact that since **DP2025-01872** has been purposely excluded from **FULL REPEAL** consideration even though it doesn’t conform to the "Proposed R-CG rules" proposed amendments, is contradictory to the intention of the amendment and that it should not get any special exemption considerations and thus **DP2025-01872** should be outright rejected under the **FULL REPEAL** of Bylaw 21P2024 as well.

I am sure you are well aware of this particular proposed Development Project in Signal Hill as it has been an emotional and frustratingly contentious issue in our neighborhood since May 2025.

I have written multiple letters in support of my strong objection to blanket rezoning mainly because of how I am directly impacted by Development Project **DP2025-01872**, but I just wanted to take this last opportunity to reiterate my position so that it can be included in the comments & discussion of the March 23, 2026 Public hearing for the Proposed Citywide Rezoning change.



## Public Submission

CC 968 (R2026-03)

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First name [required]	Nicole
Last name [required]	Talbot
How do you wish to attend?	Remotely
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	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)

I have a power point presentation, please advise how I can send it to you. It is pre recorded

# REPEAL BLANKET REZONING & THE LAPS. WE CAN DO BETTER THAN THIS TO MEET THE NEEDS OF OUR GROWING CITY.

**Before**



**After**



# Outset of Development

- Uncertainty.
- The Local Area Plans and Blanket Rezoning have devastated our neighborhoods and communities.
- Few Rules / Not Affordable / Tax Revenue / Only the wealthy
- The approval of the LAP's has forever negatively impacted our neighborhood's and has created horrible, sterile blocks of million dollar housing only few can afford.



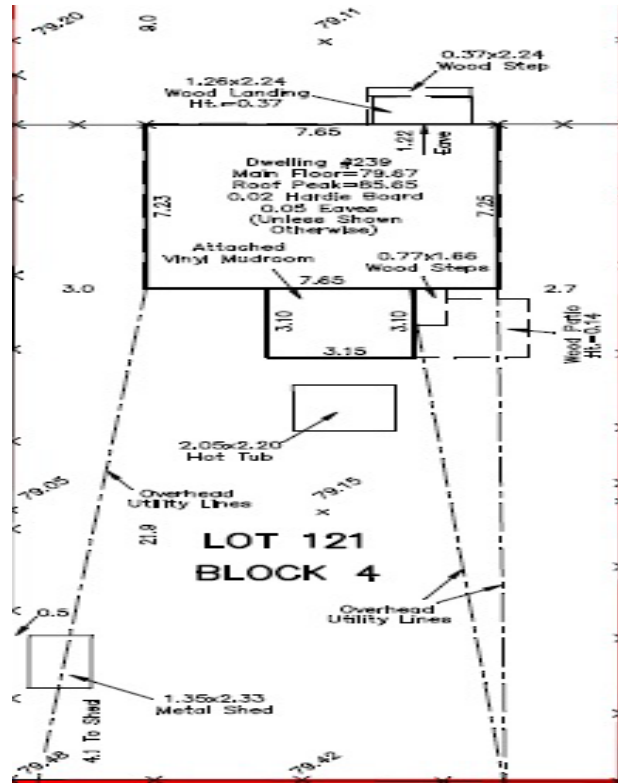
# What we had to do

- Asbestos Testing
- Property Title Search
- Legal Fees for new RPR and legal costs to appeal submission and fight for our property line, that we could not afford.
- Fees to try and fight the development and property line issues with the Subdivision and Development Appeal Board.
- **WHY ARE CALGARIANS HAVING TO PAY FOR AND GO THROUGH THIS**



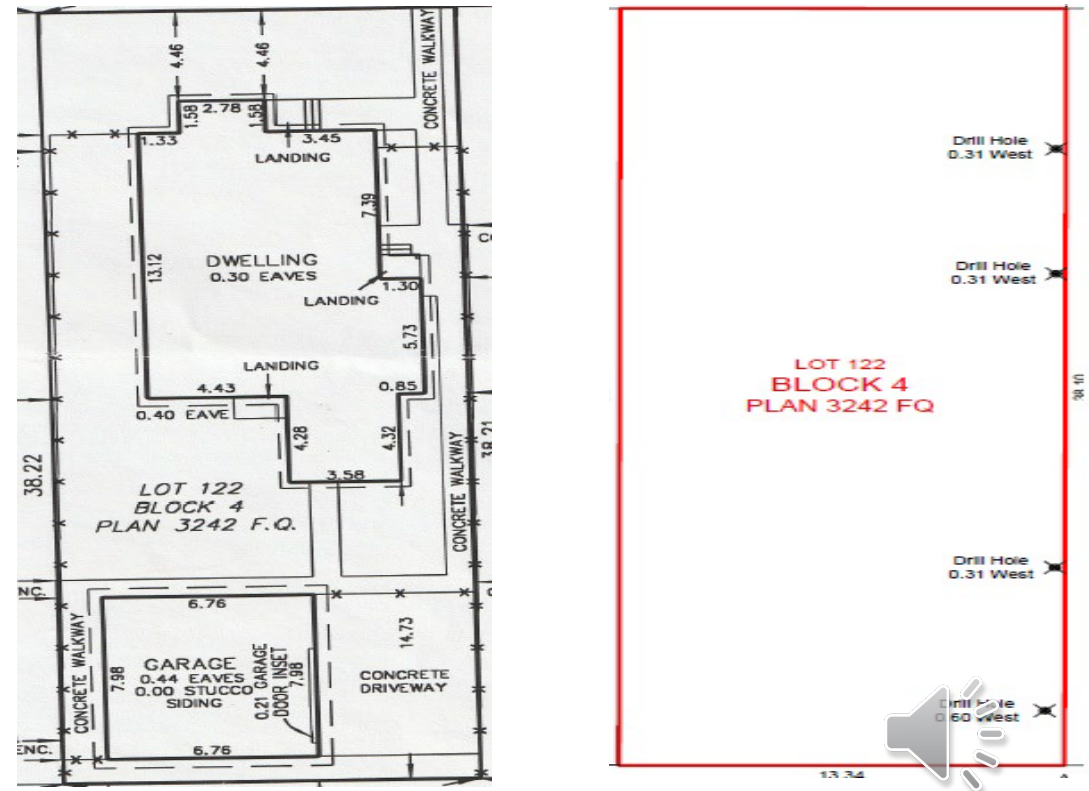
Issues - Developer original RPR with his development permit appears to show a significant movement of the property line onto our property. His second survey shows less so but still on our property.

### Next Door RPR



ISC: UNRESTRICTED

### Our Original RPR and the New RPR

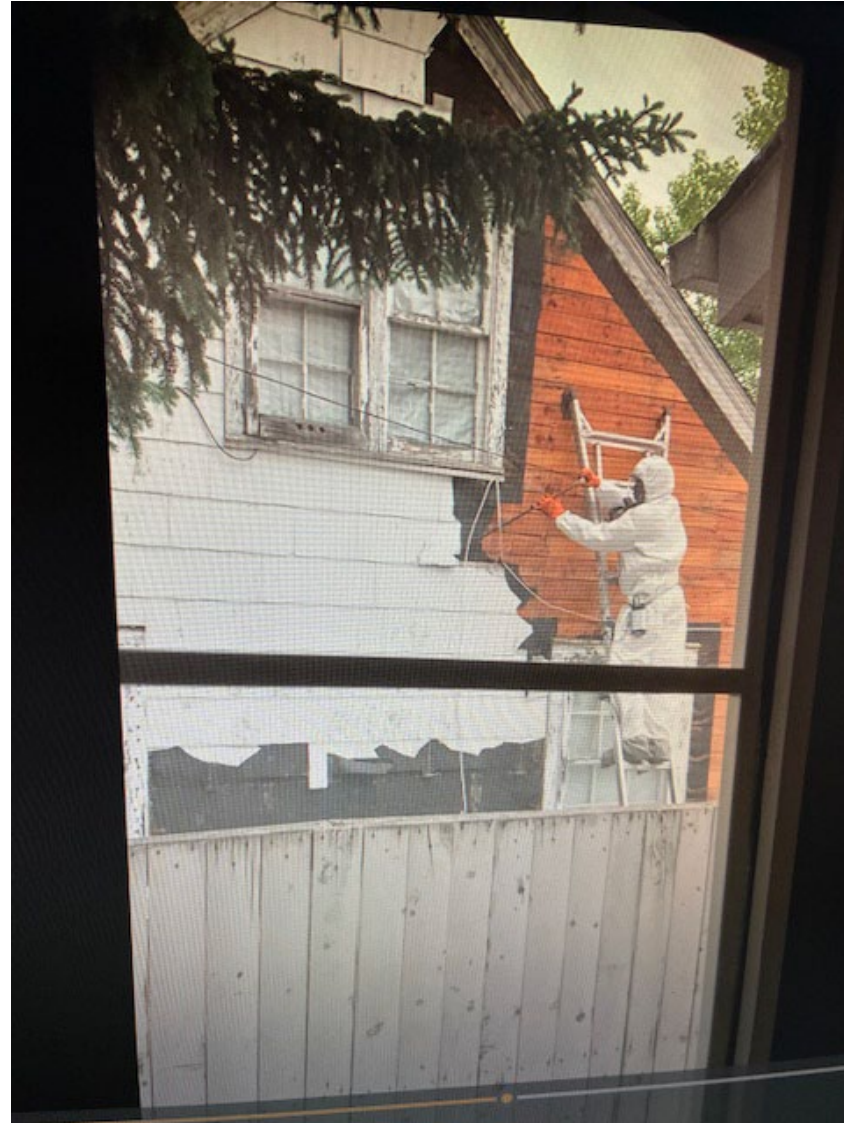


# Issues your current residents face

- Property Line Issues / Decreased property values.
- Loss of water pressure.
- Noise, dirt, no notice of work, trades not accountable.
- Safety – Fire Hazards



# Issues – Asbestos



# Issues - Treatment of our neighborhood

- Garbage Dump at outset and current dumpster permanently living in front yard with garbage blowing throughout the neighborhood regularly.



# Issues - Privacy completely gone.



# Issues - No parking and unsafe parking.



# Issues – Builder overreach and no concern for others



# Property Damage

- Flooding our home with 100-120 liters an hour, every hour for 3 days.
- Damage to our tree roots.



# Property Damage

- Our shrubs cut by trades and lifted out of ground by their backhoe.



# Property Damage to our fencing



# Property Damage

- Ice chucks chipped off scaffolding hitting our home.



ISC: UNRESTRICTED



# Property Damage – Track hoe running over our property



ISC: UNRESTRICTED



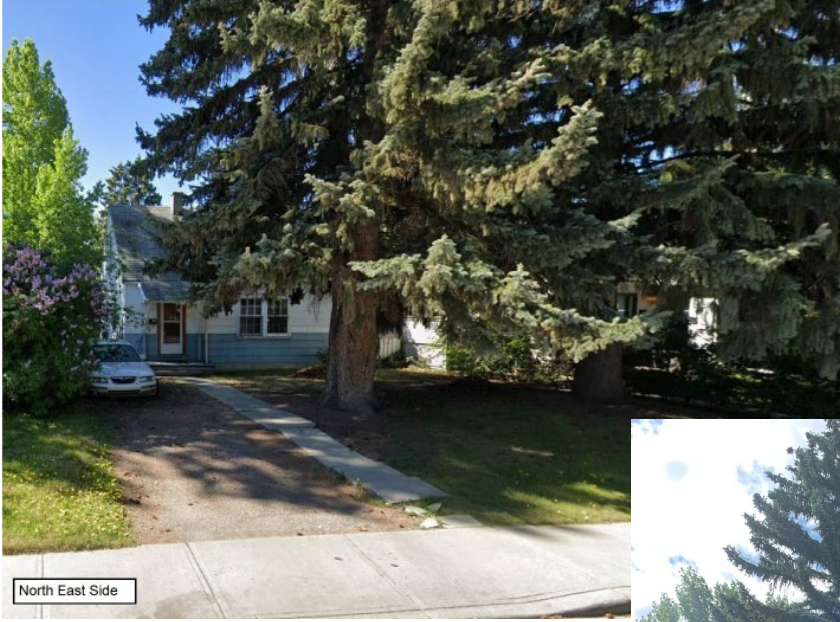
# Property Damage

- Multiple occasions where the construction debris struck our home and landed in our yard including rocks from the rock slinger hitting our back windows, wood being cut off from framing, siding debris, stucco dropped on our sidewalks and staining them, and various construction debris thrown in our yard.



# Property Damage

4b



# What we get to look at before and after



ISC: UNRESTRICTED



# NO TO REZONING AND LAPS'S

The City of Calgary needs to completely rethink the Local Area Plans and Blanket Rezoning.

These processes have destroyed our neighbourhoods, reduced our home prices, destroyed our tree canopy and have only benefitted the rich who can afford these million dollar homes and the city through taxes.

We no longer have affordable housing in our neighbourhood and these practises have successfully removed homes that real people can afford. The City says it wants housing for all but that is simply not true.





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First name [required] Elizabeth

Last name [required] Fermor

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like to add on to my earlier submission which I sent in recently. Although I agree with the proposed citywide rezoning change that is laid out in the general guidelines, I take issue with what is written in the 'Comparison between existing and proposed zones'.

- I do not agree with the proposed R-CG district rules that allow the building of row and townhouses on the three lots at the end of each block. The rule discriminates against owners who are living in these lots and put them distinctly at a disadvantaged and vulnerable position.

- To execute the plan in allowing three lots at the end of each block to be developed equates to allowing an average of about 44% of all single detached dwellings on that street to be transformed into row and townhouses. For example, there are about 13 to 14 single detached dwellings on each side of 42 Street SW and if you allowed 3 lots at the end of each block to be developed, then a total of 12 out of the 27 single detached dwellings would be targeted.

- This is an ill conceived proposal and it is not a complete repeal of the blanket rezoning that we were promised during the 2025 Calgary General election campaign.

- Before Calgary's blanket rezoning took effect in 2024, duplexes were allowed in many areas. This is a sensible viable option instead of the proposed R-CG district rules that allow the development of row and townhouses on the three lots at the end of each block.

- Please fulfill your campaign promise in Repealing the Blanket Rezoning com-



## Public Submission

CC 968 (R2026-03)

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pletely and not ushered in a half measured repeal that will greatly affect many home owners in Calgary adversely.



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First name [required]                      Allan

Last name [required]                      Vance

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Proposed Citywide Rezoning Change

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are in agreement to bring back the low density residential zones that were in place before the citywide rezoning that council approved in May of 2024 and took effect in August 2024.

The previous council, did not take into consideration several things that would affect neighbourhoods.

- Parking. Most family's these days have two cars. Where would high density units park all the extra cars in the neighbourhood that did not plan for them ?

- Property values. I feel they would go down if all these extra multi family dwellings were built in places where there has been a long established culture of the area. People move in to an area to establish roots. They enjoy and like the area. Then all of a sudden its changed, by these out of place multi family homes. I would not like to live next to one. Our community is one of the few that is a single family only area. I am concerned our property values will go down.

- Not in keeping with the area. Some of the ones I have seen just do not fit the area. Too big for the lot they're on. Too tall, too wide, and not in keeping with the current style of homes already built. A total mis-match.



## Public Submission

CC 968 (R2026-03)

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- Privacy. I feel privacy would also be affected, as many of these multi family dwellings are very tall. This allows the people to be able to look into multiply backyards that surround them. Thus creating a lack of privacy for people in the area.

I am aware of many who support the current council in moving back to low density residential zones. My family are some of them.

Thank you for considering our comments.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Murray

Last name [required]

Lorenzo

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

Proposal Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

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

Blanket rezoning has failed and does not increase affordability, it increases the cost of real estate.

Canada's economy is failing and the same huge downturn in real estate that is occurring in Toronto and Vancouver is going to happen soon in Calgary.

Most new condos in Calgary are rental units and there is starting to be a huge over-supply of these buildings. Monthly rent is already drastically falling.

Existing neighbourhoods weren't built for drastic increases in density. Water, sewer, electrical, roads and schools are all different by neighbourhood and many cannot handle a huge increase in density.

One size fits all zoning is ruining Calgary older neighbourhoods and displacing long-term residents who do not want to live in a high density 15 minutes city type of environment. The city is ignoring our concerns and is only doing this in order to increase their tax base.

I demand the city repeal blanket, rezoning.

I demand the city reset to its previous historical zoning bylaws.

I demand the city we start local planning and an input from affected communities. And designate best sites for high density that do not ruin existing communities.

## Public Submission

CC 968 (R2026-03)



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I am absolutely appalled at what I have seen occur in the city. I've lived in all my life. I see parks like Richmond Green being taken and changed to having five story apartments where there once was ball diamonds and green space. Once you take a city park you never get it back. I want to remind our mayor that he was supposed to protect our parks and this should be of the highest priority.

I look at the new housing that's being built and see a city that is now starting to look like the communist Soviet Union's housing. Many of these units that have replaced single-family homes, will eventually become ghettos as nobody will want to live in them (ugly and poorly built).

If city Council and the mayor do not completely, not partially replace blanket rezoning, then they will be replaced in the next election. Calgarian's have had enough of seeing their beautiful city being destroyed and having events like the water main breakages and having to make sacrifices due to the poor planning and management of our water infrastructure. Repeal blanket Rezoning completely, immediately and not partially.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Roger

Last name [required]

Duckworth

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 requirement for language or translation services.

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

Council



### Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

R Duckworth D Matthews Blanket Rezoning letter.docx

ATTACHMENT\_02\_FILENAME

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

Please see our attached file.

To Calgary City Council

Date: March 15

Thank you for the opportunity to share our thoughts about the City of Calgary's shift to Blanket Rezoning.

My wife and I are against Blanket Rezoning and implore City Council to rescind the bylaw, returning Calgary to zoning bylaws that were in effect before August 2024.

By implementing Blanket Rezoning City Council has empowered developers who have no vested interest in supporting communities to attack the fabric of communities with the sole purpose of making a few dollars.

Developers are not vested in an existing single-family community. The infrastructure in these communities was designed to handle the load from single family homes, not multiplex dwellings. Single family communities cannot be easily transitioned to higher density communities with numerous multiplexes without doing serious harm to the communities.

The tearing apart of well-established single-family communities such as Lake Bonavista does not support the goal of expanding the supply of low-cost housing units. When developers acquire properties in these communities their costs are such, they need to sell each front door in multiplex housing for \$750,000 to \$1,000,000 or more to recoup their costs and make sufficient profit to continue their business activities.

Why did City Council delegate community planning to for-profit-businesses in August 2024? We do not believe Calgarians are against thoughtful densification, we do believe Calgarians are against thoughtless densification initiatives that lead to the indiscriminate destruction of well-established single-family communities. We support thoughtful densification, not the willful destruction of single-family communities for the sake of profit.

We implore City Council to rescind the Blanket Rezoning bylaw, returning Calgary to the zoning bylaws that were in effect prior to August 2024.

Thank you for the opportunity to share our views.

Sincerely,

Roger Duckworth

Deborah Matthews



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Bob**

Last name [required] **Morrison**

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**



## Public Submission

CC 968 (R2026-03)

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Mar 26, 2025

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT\_01\_FILENAME

4C Submission on Blanket Rezoning v2 NL.pdf

ATTACHMENT\_02\_FILENAME

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

# Submission on Blanket Rezoning

*Calgary Citizens on Climate Change (4C)*

## Summary

Higher density development provides important benefits to Calgary.

The benefits of increased density depend on where density occurs.

Use Redevelopment Incentive Success Envelopes (RISE) to ensure the social and economic success of major Activity Centres and Main Streets.

---

## Our Views

The public hearing on repealing blanket rezoning should be a time to heal, to move beyond yes or no, black and white. It is time to find something better, a sustainable development policy that fortifies communities, enhances business and affordable housing, and meets our daily needs without endless driving.

### Higher density development provides important benefits to Calgary

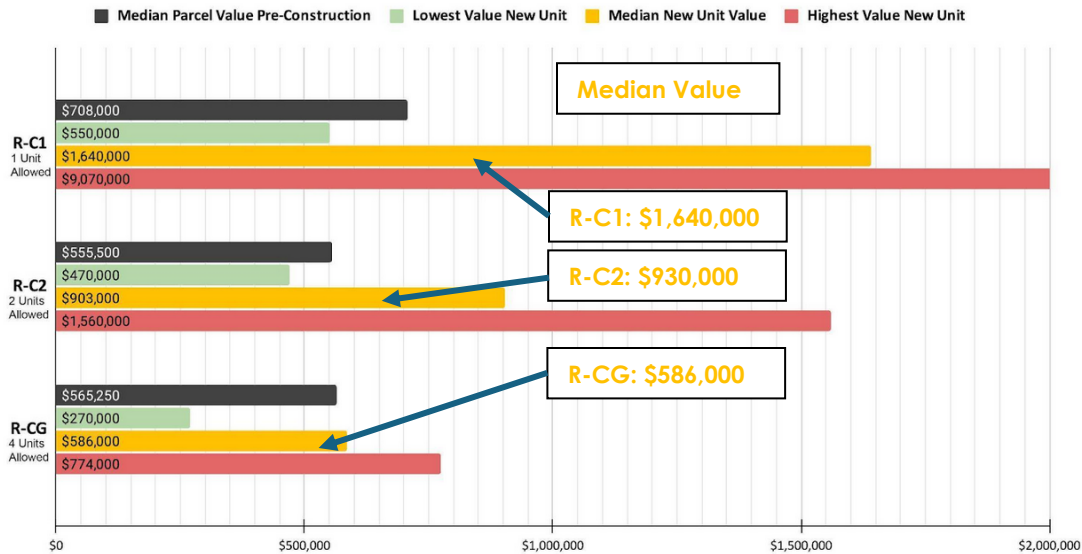
**Increased density increases affordable housing**, especially for young families and the less fortunate. Although there are limited data for Calgary, the value of new builds, as shown in the graph below, confirms that greater density reduces house prices.

**Increased density puts daily needs in easy reach.** It translates into more people patronizing and supporting local retail, services, and facilities like swimming pools and libraries. It broadens community support for local goods and services. Senior citizens have more housing options, allowing them to remain in the neighbourhoods they love.

**Increased density means less infrastructure to build and maintain.** Calgary has more kilometres of waterlines per capita than its peers.<sup>1</sup> Low density sprawl costs taxpayers a lot of money.

## Values of New Build Homes in Calgary

The assessed values of single, semi and rowhomes which were built in the R-C1, R-C2 and R-CG zoning districts between 2018 - 2023



**Increased density supports “missing middle” housing.** Calgary can avoid the problem of “tall and sprawl,” a city of primarily high-rises and single-family homes.

**Increased density raises property values,** allowing The City to implement land value capture - the sharing of increased land value that results from public policy and investment.

**Increased density provides significant environmental benefits.**

Worldwide, evidence shows that increased density means less climate-changing, health-compromising pollution, especially from transportation – a lesson Canada’s urban areas are still learning. As well, the highest carbon emissions are from low-density suburban locations.<sup>2</sup>

## The benefits of increased density depend on where density occurs.

Contrary to the *Municipal Development Plan (MDP)*, a city-wide rezoning blanket does not focus development where it is needed most: at major Activity Centres and along Main Streets.<sup>3</sup> The rezoning “blanket” should be pulled back to those major Activity Centres and Main Streets.

A city-wide blanket will only marginally change the densification trend in areas outside major Activity Centres and along Main Streets. The “do nothing” baseline of parcel-by-parcel rezoning is already increasing densification of single-family areas.

Overall, densification from a city-wide blanket will “be small, incremental, and spread over much of the city” to a maximum of 3.5% of converted single-family lots<sup>4</sup> - at best, a small change to what occurs under the conventional zoning regime. When projected changes in densification are mapped,<sup>5</sup> what stands out is the need for redevelopment around corridors like 16<sup>th</sup> Avenue North and Macleod Trail and Activity Centres like malls, post-secondary institutions, recreation centres, and LRT stations.

Calgary needs a better solution for managing densification. The federal government recognizes this. In their funding programs, they want to reduce the missing middle, provide for “four units as of right,” promote greater housing diversity, increase affordable housing, and do it within 800 metres of post-secondary institutions and “high-frequency or higher-order transit.”<sup>6</sup>

Neither the city-wide rezoning blanket nor repeal will provide Calgary with the way to realize those objectives.

Instead, as set out in the MDP, The City needs to “Direct land use change within a framework of Activity Centres and Main Streets.”<sup>7</sup>

## **Use Redevelopment Incentive Success Envelopes (RISE) to ensure the social and economic success of major Activity Centres and Main Streets**

We recommend that The City Implement what we are calling Redevelopment Incentive Success Envelopes (RISE), a program to promote, elevate, and strengthen social and economic hubs within our city.

The goal of RISE would be to stimulate growth to, among other things, reinforce the Primary Transit Network and optimize investments in Calgary Transit. The success of RISE would depend on The City meeting its objectives for density targets, retention of green space, transit service, affordable housing, and prompt fulfillment of targets in the *Climate Strategy*.<sup>8</sup>

Each RISE would be the area within 800 metres<sup>9</sup> of a major Activity Centre or Main Street with the perimeter adjusted, as needed, based on development potential, consultation requested by a Community Association or Business Improvement Area, and local conditions such as physical limitations, infrastructure capacity, and the availability of retail and services.

Base rezoning within a RISE would remain. In addition to increased planning support and refocused financial, design, and construction incentives, zoning would be used to achieve the densification goals in the MDP.

Essential for successful redevelopment of each RISE will be high performance, net-zero building construction and land value capture.<sup>10</sup>

## Now is the time for targeted rezoning

Case studies have shown<sup>11</sup> that the greatest success in developing for density have occurred in downtowns and other urban cores and along transit routes. The reason? People can live more affordably if they are close to schools, services, and employment. Lower transportation costs and greater use of public transit also help people reduce their environmental footprint.

Adopting a RISE program is an effective method for putting density where it will do the most good for economic productivity, transit, and better access to jobs, shopping, and professional services. It is also consistent with what the federal government wants to achieve through its incentive and funding programs.

Now is the time for targeted rezoning to become a valuable, productive tool in Calgary's development toolbox.

### Submitted on behalf of Calgary Citizens on Climate Change

[REDACTED] Siver Springs	[REDACTED] Altadore	[REDACTED] Lake Bonavista	[REDACTED] Hillhurst
[REDACTED] Strathcona	Barbara [REDACTED] [REDACTED]	[REDACTED] Varsity	[REDACTED] Cougar Ridge
[REDACTED] Huntington Hills		Bob Morrison Currie	

<sup>1</sup> Bearspaw South Feedermain Independent Review Panel, *Final Report*, p. 19  
<sup>2</sup> Density Done Right, Ryerson City Building Institute, 2020, p. 30  
<sup>3</sup> The current locations of Activity Centres and Main Streets are shown in the Municipal Development Plan, p. 160  
<sup>4</sup> Willem Klumpenhower, *Let's Get Nerdy: Visualizing the Impacts of Rezoning for Housing, More Neighbours Calgary*  
<sup>5</sup> *Ibid*  
<sup>6</sup> City of Calgary, *Summary of Federal Funding that May be Impacted*  
<sup>7</sup> City of Calgary, *Municipal Development Plan*, p. 6  
<sup>8</sup> City of Calgary, *Calgary Climate Strategy – Pathways to 2050*

<sup>9</sup> The 800-metre mark is important for walking. At 800 metres, the number of people willing to walk to work or shop is in the range of 30% to 50%. A 400-metre distance is often used as a target which is an acceptable walking distance for most people (60% plus) on shopping or work trips. See graphs in Jacob Larsen, Ahmed El-Genedy, and Farhana Yasmin, *Beyond the Quarter Mile*, 2010 and Yong Yang and Ana V. Diez-Rioux, *Walking Distance by Trip Purpose and Population Subgroups*, *American Journal of Preventative Medicine*, 2012.  
<sup>10</sup> *Land Value Capture, Storeys, 2025* and Matti Siemiatycki, Drew Fagan, and Robert Nutifafa Arku, *Land Value Capture Study*, Infrastructure Institute, 2023. Land value capture has been used in places ranging from the United States, Australia, and Ethiopia.  
<sup>11</sup> Density Done Right

# NOW IS THE TIME FOR TARGETED REZONING

*Calgary Citizens on Climate Change (4C)*

**Submission on Blanket Rezoning**

# HIGHER DENSITY DEVELOPMENT PROVIDES IMPORTANT BENEFITS TO CALGARY

▶ More affordable housing

▶ More “missing middle” housing



Photo Credit: Paora



Photo Credit: SimonP

# HIGHER DENSITY DEVELOPMENT PROVIDES IMPORTANT BENEFITS TO CALGARY



Photo Credit: Fons Heijnsbroek



Photo Credit: City of Calgary

▶ Daily needs in easy reach

▶ Less infrastructure to build and maintain

# HIGHER DENSITY DEVELOPMENT PROVIDES IMPORTANT BENEFITS TO CALGARY



▶ Increased property values



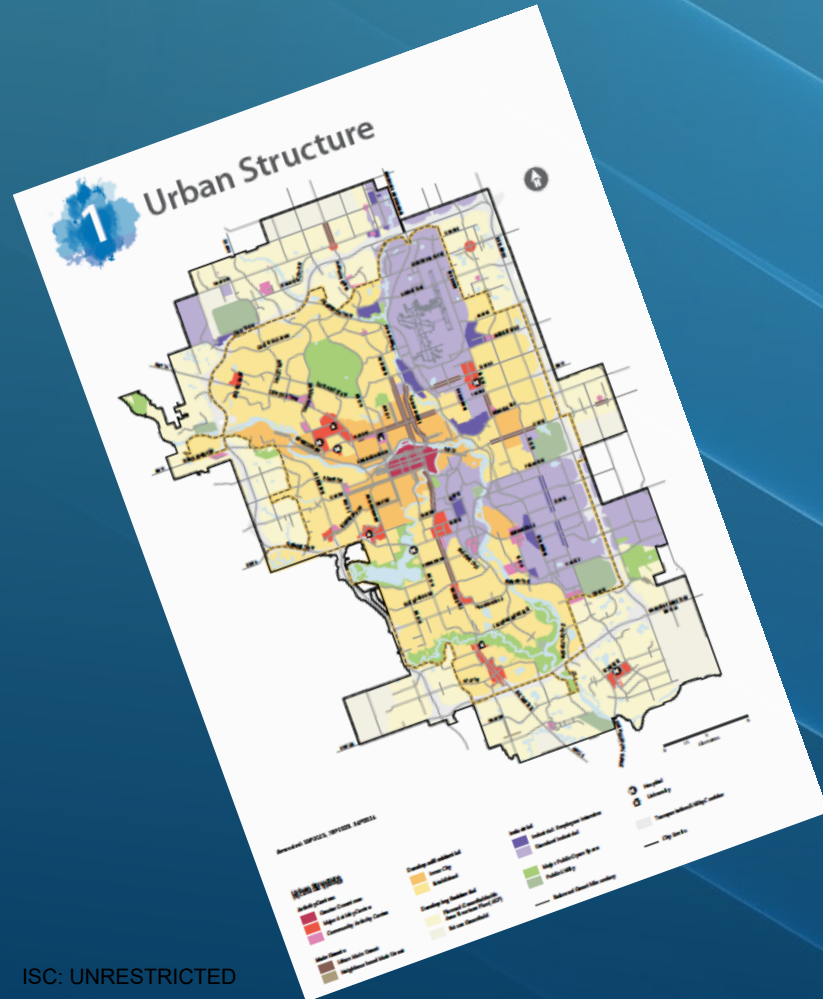
▶ Significant environmental benefits

# THE BENEFITS OF INCREASED DENSITY DEPEND ON WHERE DENSITY OCCURS



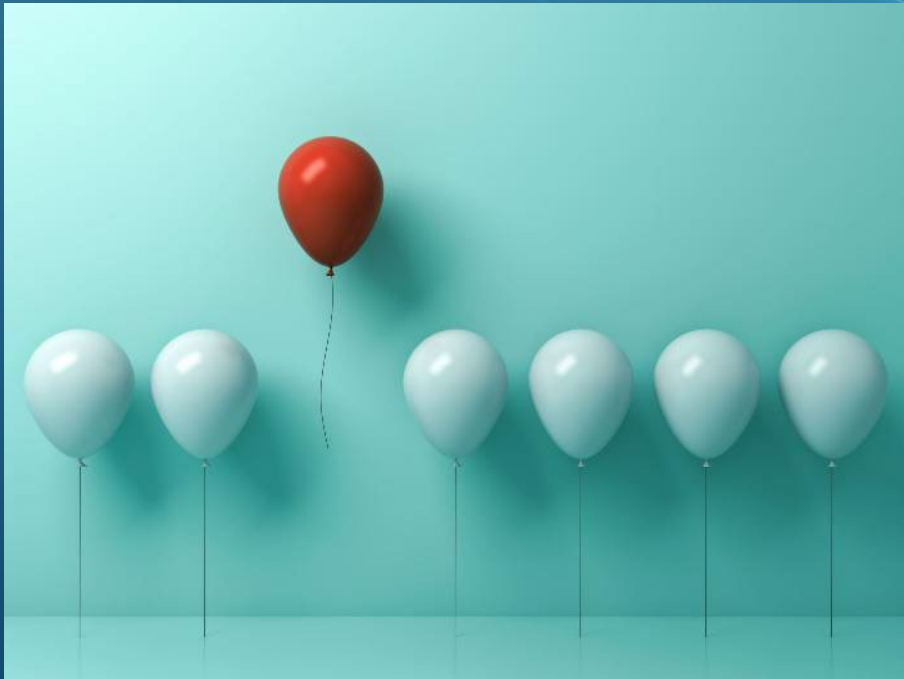
- ▶ Calgary needs a better solution for managing densification
- ▶ The federal government recognizes this

# THE BENEFITS OF INCREASED DENSITY DEPEND ON WHERE DENSITY OCCURS



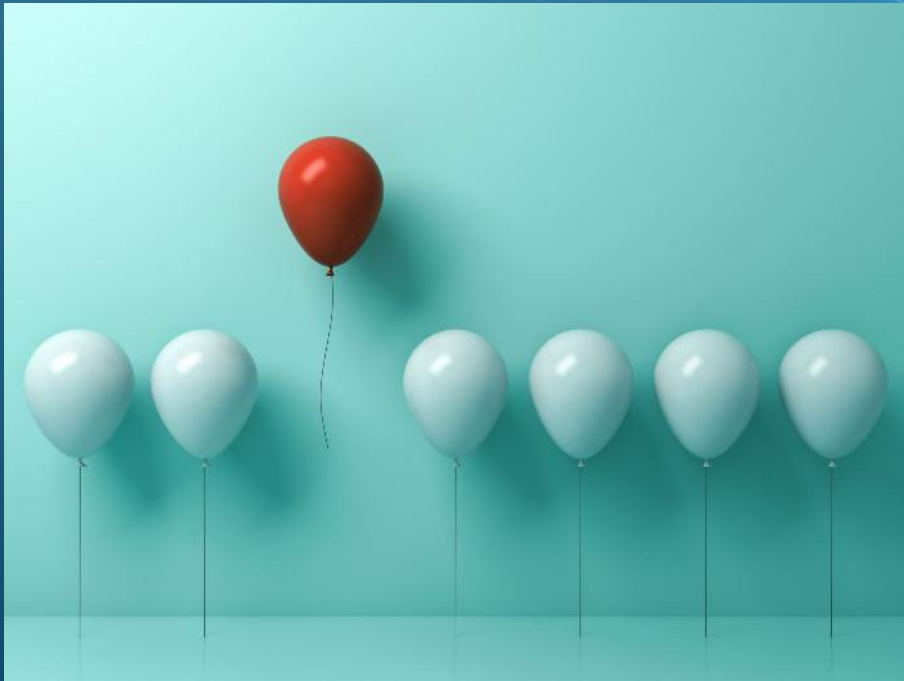
- ▶ MDP: “Direct land use change within a framework of Activity Centres and Main Streets”
- ▶ Pull the “blanket” back to major Activity Centres and Main Streets

# USE REDEVELOPMENT INCENTIVE SUCCESS ENVELOPES (RISE)



- ▶ Social and economic success of major Activity Centres and Main Streets
- ▶ Reinforce Primary Transit Network

# USE REDEVELOPMENT INCENTIVE SUCCESS ENVELOPES (RISE)



- ▶ High performance, net-zero building construction
- ▶ Land value capture

# NOW IS THE TIME FOR TARGETED REZONING



- ▶ Increased economic productivity
- ▶ Better access to jobs, shopping, and professional services
- ▶ People can live more affordably