



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



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Mar 23, 2026

**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)

This rezoning has not addressed housing affordability, which I believe is the larger issue.



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First name [required] Stephen

Last name [required] Sibold

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 a long-time resident of Calgary and have lived in the Varsity area since 1978. I currently reside in Varsity Estates in a home which I purchased in 1993. Over my years of ownership, I have completely renovated my house and have striven to maintain its appearance and value. I was extremely disappointed by the previous Council's adoption of the zoning bylaw in question as I considered it to be an affront to residents in established neighbourhoods with primarily single family residences who, like me, have invested significant time and money in their homes. Our established neighbourhoods are of immense value and should be protected from development which will materially harm their character.

March 15, 2026

Mayor Farkas and Calgary City Councillors  
800 Macleod Trail S.E.  
Calgary, Alberta T2P 2M5

**Re: Proposed Blanket Upzoning Repeal**

Dear Mayor Farkas and Members of City Council,

My name is Marie Semenick-Evans, and together with my partner, we have been residents of Calgary living in Crescent Heights for 30 years. We are writing regarding the upcoming decision on whether to repeal the blanket R-CG rezoning.

We support increased density across Calgary. Our city is growing and accommodating that growth through thoughtful densification across all communities is both reasonable and necessary.

However, we believe the current blanket R-CG rezoning has not achieved the balanced approach that is needed. For that reason, we support repealing the bylaw so that a more thoughtful and effective framework can be developed. At the same time, repeal should not result in a disproportionate distribution of density. Inner-city communities like Crescent Heights should not be expected to bear the majority of Calgary's growth through one-off land use changes. Any policy changes that follow repeal must continue to support densification across **all** areas of the city.

One of our primary concerns is the impact the current rules have had on housing options for individual homebuyers. On a typical 37.5-foot lot—often considered an attainable entry point into single detached homeownership—the bylaw allows for three primary units plus three basement suites. In practice, this has turned many modest homes into redevelopment opportunities where developers outbid individual buyers. This has removed an affordable pathway into single family homeownership for many first-time buyers. The opportunity to own a home with a front and backyard should not become something reserved only for an elite few.

Equally concerning is the form of redevelopment that is occurring. Many new townhouse and rowhouse developments are being built at densities that leave little room for meaningful landscaping, mature tree retention, or usable outdoor space. These building forms can limit long-term livability and adaptability for families and residents who want to remain in their communities over time.

Calgary needs more housing, but we also need a diversity of housing options and forms that support long-term livability, environmental sustainability, and neighbourhood stability.

For these reasons, we believe repealing the blanket R-CG rezoning is a necessary step to pause, reassess, and implement a more nuanced approach to densification. At the same time, it is critical that Council **move quickly after repeal** to introduce revised policies that continue to support increased density across the entire city in a balanced and thoughtful way. The solution cannot be a return to **one-off land use changes disproportionately affecting the inner city**. For that reason, we encourage Council to pause land use changes that would effectively continue to allow R-CG development in the inner city until a new city-wide policy is in place.

This is not about stopping growth or preventing density. It is about ensuring that Calgary grows in a way that maintains diverse housing options, protects livability, and distributes density fairly across all communities.

Thank you for your time and consideration.

Sincerely,  
Marie Semenick-Evans  
Dan Evans  
Residents of Crescent Heights



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First name [required] Marie

Last name [required] Semenick-Evans

How do you wish to attend?

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N/A

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

March 2026 RCG letter to Council.docx

ATTACHMENT\_02\_FILENAME

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



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First name [required] CHARMAINE

Last name [required] BUCKNOR

How do you wish to attend? In-person

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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 was a very successful realtor for 27 years and new home consultant for fiftwwn years. In addition to all reasons alright submitted to repeal blanket rezoning, I would like to speak to the trend of some developers being allowed to build projects that lack the aesthetic qualities and appear to be of lower quality thanthe surrounding properties. lam concerned about the appearance of these properties in the future. The massing on the lots etc.



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First name [required]	Trevor
Last name [required]	Samer
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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[required] - max 75 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)

Re: Citywide Rezoning ("Blanket Rezoning")  
Dear Mayor and Members of Council,  
I am writing regarding the 2024 citywide rezoning policy. While it has been described as "blanket rezoning," the evidence shows that its real-world impacts are anything but blanket.  
Recent reporting analyzing development permits enabled by the policy shows that redevelopment activity is highly concentrated in only a few parts of Calgary. One analysis found that Ward 7 alone accounted for roughly 127 redevelopment permits, followed by Ward 11 (66), Ward 6 (63), and Ward 9 (60). Most of these projects are row-houses and townhomes enabled under the new zoning framework.  
This demonstrates that the policy is structurally targeted in practice, even if it is technically citywide. Redevelopment occurs where it is logistically feasible — typically older neighbourhoods with larger lots and aging housing stock. These communities therefore absorb the vast majority of densification pressure, while many other areas experience little change.  
That reality raises a fundamental issue of fairness.  
In older neighbourhoods, the house itself often has limited intrinsic value. The real value is in the land and the community surrounding it — the spacing between homes, the character of the neighbourhood, and the zoning framework that existed when residents made the decision to invest.  
When families purchase property, they do so based on the rules in place at that time.



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Those rules form part of the economic expectations underlying the purchase. Changing those rules after residents have already invested their savings fundamentally alters what they bought.

Densification itself is not inherently a bad idea. However, if this is the model Calgary wishes to pursue, it should be applied prospectively in new communities, where buyers understand the development framework before their money leaves their pockets.

At a recent public meeting, when concerns about property values were raised, the response was that property tax assessments would not change. That answer misses the point entirely. Property tax assessments are administrative tools for taxation — they are not a reliable measure of market value or neighbourhood impact.

Reducing these concerns to assessment mechanics reflects the kind of low-resolution thinking that created this problem in the first place.

Beyond the planning implications, this issue ultimately comes down to trust. Residents make long-term financial decisions based on the rules set by their mun



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First name [required] Randy

Last name [required] Mitchell

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Proposed Citywide Rezoning Change.

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Mayor and Council.  
I am in favor of reoealing blanket. Rezoning and channging back to the previous zoning.  
Please respect the vast majority of Calgarians (over 65%) who voted to repeal.



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First name [required]

Hillary

Last name [required]

DeSouza

How do you wish to attend?

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No language translator needed

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

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The Community that I reside in, Thorncliffe/Greenview was established in the 1950's. The infrastructure cannot support increased demand for utilities and parking resources to support additional housing units on existing property.



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CC 968 (R2026-03)

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First name [required]

K M

Last name [required]

Catala

How do you wish to attend?

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

CALGARY

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I have sent my concerns at least 3 times regarding city rezoning. I disagree with the current setup & would like to see it reset with a serious look at areas where densification could work best.--One size does not fit all communities. Many of these communities do not have infrastructure for mass rebuilding. We have seen so many areas where the systems are failing our communities. eg water,safety, security, roads, schooling. This differs per community so should not be a blanket rezoning.-- Established communities are doing well the way they were before blanket rezoning.-- Replacing homes with high-density structures changes the community and integrity of our street. Something we work hard to maintain. -- Destroys the look of the lovely community.-- Will increase traffic volume, street parking, congestion, blocking back allies. Roads congestion is a problem. Parking already limited-- Streets need to be safe for our seniors & young families. Example with recent hit and run victims. Adding multiple vehicles to a lots intended for a single household is not safe. Plus street parking will be a mess.-- We need respect for the existing homes preserving the existing streetscape, density, and infrastructure capacity of communities. -- New structures already appear as monstrosities and are definitely not affordable properties which was what was supposed to be the purpose of all of this. and is not aligning with the principles of our communities -- We are seeing much more break ins and robberies in our area already. The more we add the bigger it will become. What security & safety measures are being to add keep us safe.-- The value of our property will decrease and many of us have worked so hard to keep what we have. Where we chose to live.-- What the city is trying

## Public Submission

CC 968 (R2026-03)



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to accomplish with affordable housing is not happen with these infills. They are priced above most single family homes. We saw that on 99th street SE. They are making it impossible for the average person to buy a home with competition from commercial buyers.--Calgary has already exceeded its housing targets. Why keep the push going. -- There are opportunities within Calgary that can use a new face lift but not our heritage communities. They are doing just fine.--Perhaps along the C-train and other run down areas which was outlined in Heritage Communities Local Area Plan from 2023. I did not approve this plan in its entirety as well & hope that does not stay the same either.



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First name [required] Rachel

Last name [required] Paris

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

My name is Rachel and I live in the community of Renfrew. I have proudly called this neighbourhood home for the past 15 years.

Renfrew is an incredible community within walking distance of schools, parks, amenities, and downtown. I understand Calgary is facing a housing shortage and that increasing housing options is important. However, the current approach to blanket rezoning is not achieving the intended outcome.

During COVID, I made it a goal to walk down every street and alley in my area. I was surprised by how much density already exists within such a small space. Many older multiplexes integrate seamlessly into the neighbourhood while providing practical housing options for singles, couples, families, and seniors.

I currently live in a fourplex where each unit has two bedrooms, a large kitchen and living room, laundry, and two bathrooms. We also have parking and a small yard. After living here for more than 10 years, I am now planning to move because of the development being built beside us.

Two affordable units were demolished to make way for two extremely tall townhouses with tiny basement suites. The construction process has been disruptive and inconsiderate. Complaints had to be filed due to fencing blocking access to our units, contrac-



## Public Submission

CC 968 (R2026-03)

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

tors urinating in the backyard, debris falling onto our property, and other ongoing issues. The result is that our yard and balconies are now in shade and instead of seeing the sky and mature trees we now face a large wall.

This is not about "not in my backyard." It is about my backyard being fundamentally changed for the profit of a few while the people who already live here bear the consequences.

I have also spoken with City development employees who have expressed frustration with the current system. They have shared that approvals made without proper review are making their jobs more difficult and are increasing tension with community members who feel unheard.

The issue that matters most to me is the loss of modest, genuinely affordable housing in established communities. In my experience, blanket upzoning encourages developers to remove existing affordable homes and replace them with larger, more expensive units.

Blanket upzoning does not solve the housing shortage because it prioritizes rapid redevelopment and profit over thoughtful planning that protects communities and residents.

I am asking Council to fully repeal the blanket upzoning bylaw and put citizens ahead of profits,  
Regards  
Rachel



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First name [required] Maria

Last name [required] Catala

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like blanket rezoning in Calgary repealed. I believe this rezoning favours capitalists looking to reshape a neighbourhood based on profit rather than allowing those who already live there to determine the buildings to have built within their home community. Repeal blanket rezoning.



## Public Submission

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First name [required] Lester

Last name [required] Stehmeier

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 current city-wide blanket rezoning and reverting the zoning of residential properties to what existed before the 2024 rezoning, except for properties that have already been rezoned. I feel that, in all fairness, developers who desire to build multifamily residences in neighbourhoods that are predominantly single-family residences must seek the approval of those who will be most affected, their neighbours, especially those who will be immediately adjacent to the proposed multi-family dwellings.



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First name [required]                      Kia

Last name [required]                      Pyrcz

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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)



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First name [required] Karen

Last name [required] Sribney

How do you wish to attend?

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are writing to support the Proposed Citywide Rezoning Change (in other words, a full repeal of the Upzoning).  
The current trajectory with upzoning is resulting in very small, expensive units without yards for children to grow up in, nor room for a whole family to live in.  
Reasons for supporting a full repeal:  
1. Democratic legitimacy and social licence  
Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal.  
2. One-size-fits-all zoning is poor planning  
Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.  
3. Infrastructure and transportation impacts were not properly assessed  
Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.  
4. Loss of affordable housing stock  
We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. It has also left some of



## Public Submission

CC 968 (R2026-03)

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our neighbours with monster buildings beside their now “smaller” home affecting their resale value. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

Thank you for your time and for considering this submission.

Respectfully,

Karen Sribney & Graham Berkhold

Lakeview, Ward 11



## Public Submission

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First name [required] Patricia

Last name [required] Muir

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, we do not require language or translator services.

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

Council



Public Submission

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

UHCA submission on Repeal of Blanket Upzoning FINAL.pdf

ATTACHMENT\_02\_FILENAME

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

Please find attached our letter from the University Heights Community Association in favour on the proposed city wide zoning change. We have received full board support for this submission. Thank you for your consideration.



c/o UHCA President, 3427 Utah Cres NW, Calgary AB, T2N 4A9

March 15, 2026

Dear Mayor Farkas and Councillors,

Re: March 23, 2026, Public Hearing Meeting of Council  
Amendments to the Land Use Bylaw 1P2007 Bylaw 9P3036

**The University Heights Community Association (UHCA) supports the repeal of the citywide Rezoning for Housing bylaw (blanket rezoning) that was approved by the previous council.**

We continue to have the same major concerns we expressed during the 2024 Public Hearing:

**Engagement:** The engagement process was flawed. The City Administration steered the agenda to meet their own objectives. The changes have reduced public input on redevelopment in our communities with the most affected areas being established communities where community context and input from affected neighbours have largely been ignored.

**Lack of evidence that the rezoning would achieve its major objective: affordability:** Previous warnings from planning, economic, and real estate experts at the 2024 hearing have come to fruition. The recent update from Shawcross and Stante<sup>1</sup> summarized outcomes in Calgary during the post-implementation period of the city-wide rezoning policy as follows:

*“Evidence indicates that the policy has been accompanied by significant land value inflation in established neighborhoods, a surge in administrative litigation at the Subdivision and Development Appeal Board (SDAB) resulting in documented project delays, and a failure to provide housing accessible to low-income households.”*

This is also evident in recent policy retractions in cities like Auckland, NZ and Minneapolis which were used as examples of best practice in arguing for blanket rezoning.

**Unplanned measures:** We support the Imagine Calgary vision for housing and densification. The very first strategy in this visioning document states: “Support and increase in residential density, particularly in strategic locations at transit stations, in employment areas and close to goods and service providers.” Unplanned consequences in the city include: increased traffic and parking challenges, increased waste management issues, loss of our valued tree canopy, the overload on our existing infrastructure, and the loss of sunlight, privacy and quality of life in our communities.

**Environmental Impact:** Calgarians value our environment. The existing communities, which have been subject to more R-CG redevelopment, have seen the loss of mature trees and landscaping. The 60% lot coverage and necessary hard surfaces under R-CG do not allow for tree retention nor the introduction of new trees and vegetation. The City has responsibilities to address the climate emergency, which they declared, and under the Durbin Commitment, the City must protect biodiversity. The loss of tree canopy exacerbates the heat island effect and increases drainage loads due to the extent of impermeable surfaces. These practices are unsustainable. Although Calgary’s urban greenness<sup>2</sup> was improved in 2025 compared to 2024, our City had the highest loss, at 20.5%, of average urban greenness for the period of 2021-2025 since the period of 2000-2004 compared to other large urban cities in Canada.

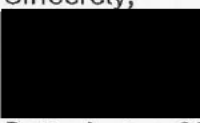
**Blanket rezoning was an unnecessary measure to achieve our density goals:** The University Heights Community Association supports density but not through blanket rezoning. Effective smart growth necessitates place-based approaches that are contextually responsive to their unique contexts, opportunities, and challenges. There is no proverbial “silver bullet” or one-size-fits-all solution.

Density focused on nodes and transit corridors allows easy and convenient access to transit which improves transit ridership. Such focused densification also provides opportunities for urban renewal of brownfield sites or the revitalization of significant corridors such as 16<sup>th</sup> Avenue NW and Macleod Trail.

**The implementation of blanket rezoning did not express the will of most Calgarians:** You are the new Council that was put in place in protest to the decision of the previous Council to implement R-CG as the base residential zoning across the City. Voters overwhelmingly supported the two mayoral candidates who supported the repeal. We have no objections to the R-G zoning in new communities, but we note that these communities are being built with strategic arrangements of built forms (planning). It is unacceptable to chop up established communities disrupting decades of planning, leaving streets choked with cars, waste bins everywhere, incongruous buildings towering over their neighbours, and loss of vital tree canopy. We respectfully ask that you consider the concerns that have arisen from a large segment of voters who objected to how this change is playing out on the ground.

We urge Council to vote in favour of repealing the blanket rezoning bylaw. Thank you for your consideration.

Sincerely,



Patty Auger, CPA-CP, CFP  
President



David Richardson, Architect, AAA, LEED-AP  
Development Committee, Chair

<sup>2</sup> Census of Environment: Urban greenness, 2025 (released November 17, 2025). Statistics Canada catalogue no. 11-001-X



## Public Submission

CC 968 (R2026-03)

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First name [required] Ghulam

Last name [required] Turkman

How do you wish to attend?

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

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



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CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like to go back to low density residential zoning because there is way too much traffic in my neighbourhood.



**Public Submission**

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First name [required]                      ruth

Last name [required]                      spivak

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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Feb 3, 2026

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[required] - max 75 characters

proposed citywide rezoning change

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

Neither

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Mayor Farkas campaigned on repealing and replacing. I am in favour of repealing but it must be replaced so that density is increased but not at the command of developers who build multiplexes right up to the edge of sidewalks, do not provide parking, and tear down old trees of established neighbourhoods. There are better ways to diversify neighbourhoods, like allowing for basement suites, zoning for small strip malls with local businesses within neighbourhoods - not huge shopping complexes -, and building townhouse or apartment complexes that integrate with the neighbourhood (not mega complexes) near transit areas.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Sandra**

Last name [required] **Huddleston**

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 translator services.**

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024. This will allow individuals to have a voice regarding proposals that could affect their home, neighborhood and community. However, I do not agree with the proposed amendments to change the rules for rowhouse development. Only approved development permits should be grandfathered 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."  
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. As well, I request approval of the recommended changes to the exceptions above.



**Public Submission**

CC 968 (R2026-03)

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Dear Mayor Farkas and Members of Council,

I support the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024. This will allow individuals to have a voice regarding proposals that could affect their home, neighborhood and community. However, I do not agree with the proposed amendments to change the rules for rowhouse development. Only approved development permits should be grandfathered at the time of First reading of the Bylaw.

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

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

Sincerely,

Sandra Huddleston

14 Varshaven Place NW,

Calgary



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First name [required] Clare

Last name [required] Pett

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I wish to repeal blanket upzoning.  
I am against increased density in Calgary's older communities as this impacts residents, home buyers and reduces green spaces  
It also is short sighted and causes strain on old sewer lines.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Charles

Last name [required] Cawood

How do you wish to attend?

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



## Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Proposed Citywide Rezoning Change opposition March 23 2026.docx

ATTACHMENT\_02\_FILENAME

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

## **Re: Proposed Citywide Rezoning Change**

March 15, 2026

To whom it may concern,

I am writing to formally register my guarded support for the **Proposed Citywide Rezoning Change**. While I understand the broader goals of urban growth, I believe the current “blanket rezoning” presents significant risks to the local infrastructure and the established integrity of our existing communities. I have examined the proposed changes and while I commend the city on their proposed R-CG changes, I believe they do not go far enough. I am not in favour of row and townhouses only be allowed on the three lots at the end of each block.

My opposition is based on the following primary concerns:

### **1. Infrastructure Capacity and Public Safety**

The most pressing issue is that in many inner-city neighbourhoods, water and sewage infrastructure is over 60 years old. Our neighborhood’s systems were designed for single-family occupancy; introducing high-density multi-family units will place an unsustainable burden on these aging pipes. Rapid and high-density development has already led to catastrophic failures in other parts of Calgary as recently published in the analysis of recent watermain failures. Further we are concerned with the following:

- **Water Pressure:** Adding multiple units to a single lot will inevitably lead to a decrease in water pressure for existing residents. I already experience water issues with my residence related to low pressure.
- **Sewage Overload:** Increasing the volume of waste without a prior, comprehensive upgrade to the main lines risks backups and environmental hazards.

I request that a formal, independent infrastructure impact study be completed and shared with the public before any future development is considered.

### **2. Neighborhood Character and Zoning Integrity**

The proposed multi-family dwellings (some up to 16 units) are fundamentally out of character with the existing architectural landscape. My neighborhood is defined by low-rise profiles, setbacks from the streets and many mature trees.

This development would:

- Disrupt the visual continuity of the streetscape.
- Significantly increases ambient noise and light pollution.
- Overwhelm the limited street parking available, creating safety hazards for pedestrians and emergency vehicles

- Significantly increase the number of Blue, Green, and Black bins required for waste disposal.

Growth should not come at the expense of the safety and stability of existing residents. Until the city can guarantee that the infrastructure is modernized to handle this influx, that the design language respects the heritage of our inner-city neighbourhoods, and we have a comprehensive community development plan (in Glamorgan) I urge the city to repeal the current Blanket Rezoning.

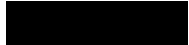
Thank you for your time and for considering the voices of the residents who make our inner-city communities what they are.

Sincerely,

Mr. Charles Cawood

8 Glenway Dr SW

Calgary, AB T3E 4T8





## Public Submission

CC 968 (R2026-03)

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First name [required]                      Andrew

Last name [required]                      Wong

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

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 would like rezoning to still allow increased density, but maybe not the extent of very large 10 unit townhouses. I also would like rezoning to include the ability to have businesses in all areas.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Victoria

Last name [required]                      Smith

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Repeal of Blanket Rezoning Letter (1).pdf

ATTACHMENT\_02\_FILENAME

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

Victoria Smith  
1944 Kelwood Dr. S.W.  
Calgary, AB T3E 3Z3

Cell: [REDACTED]

Email: [REDACTED]

March 15, 2026

**RE: REPEAL OF BLANKET REZONING**

Dear Mayor Jeremy Farkas and Members of Calgary City Council:

I am writing to all of you to indicate that I am in **FULL SUPPORT** to **REPEAL BLANKET REZONING**.

The 2025 Civic Election results highlighted that the majority of Council were in favour of the **REPEAL OF BLANKET REZONING** in support of the majority of Calgarians who strongly voiced opposition to the proposed city-wide blanket rezoning policy prior to its implementation in May 2024. This undemocratic decision has tainted the trust of elected officials and left a bad taste in the mouths of many Calgarians. This public hearing brings a cautious ray of hope that this current City Council will actually “hear” the voices of its people and recognize the severe impacts, and in some cases, irreparable damage to numerous communities in our City. This is an opportunity for Council to renew the lines of trust, be transparent, and actually live by the significance of community engagement.

The initial argument for the implementation of the blanket rezoning policy was to increase housing density to support the increase in population by allowing multi-unit dwellings, such as townhouses and rowhouses, into established communities that were characterized by single-dwelling homes. The intent was to provide so-called affordable housing and reduce urban sprawl. With this policy, Ward 6 and Glendale, the community in which I reside, has absorbed the second largest number of new developments since the implementation of blanket rezoning. Since 2024, the periphery of our community has been drastically altered by the developments of over 30 multi-unit projects, some of which exceed 20 units and several stories in height. Currently, a number of these new homes are vacant. Recent CREB data indicates that there is more supply than demand. Calgary has surpassed the number of new homes that were required to support the federal government housing initiative. Despite this, several developers have been inching their way into the core of our community with no regard to the existing vibe, feel, and character. There are several concerns regarding the term “grade-oriented” and the privacy of existing residents as these proposed developments are towering over their properties. When a single-dwelling lot is approved to be altered

to become an 8-unit rowhouse, it is apparent that the developer is only concerned of the economic windfall for personal gains. This does not contribute to the affordable housing classification that the blanket rezoning aimed to achieve. This one-size fits all zoning has completely demolished the city's rhetoric of community engagement to preserve the overall fabric of older communities by respecting and enhancing the overall quality and character of the community. In contrast, it has resulted in irreparable damage and contradicts the ideology of what is required to build strong, vibrant communities. Our past community president is quoted as saying, "We do not need to homogenize all of our neighborhoods to fit one mold." I absolutely agree with this sentiment!

In speaking with a number of fellow Glendale residents, and citizens who live in surrounding communities, it is apparent that there is a common sense of emotional upheaval with the impact of blanket rezoning. It has been an ongoing cycle of stressors. If a house goes up for sale, it has become a worrisome wait to determine the future of the property. This has created a state of daily fixation on checking real estate listings, the DMAP for development applications and their status, submitting numerous letters of concern, filing appeals, and waiting to find out the outcomes. Sadly, this dominates community conversations on a daily basis. This has created a sense of *fight, flight or freeze*, (automatic physiological survival responses to perceived danger, threats or high stress). Several residents have shared their continued high levels of distress, anxiety and lack of sleep due to the ongoing uncertainties of runaway developments that have been allowed to happen. Our world is currently in a state of turmoil as it is. Why should we have to experience continual chaos in our communities where our homes should be our sanctuary and safe place? My husband and I chose to purchase a home in Glendale 9 years ago due to the unique character of the curvilinear, wide, tree-lined streets, classic bungalows, parks, people, and sense of community. We have invested in several upgrades inside and outside of our property to enhance its value and our enjoyment for many years to come. This is completely under threat. We know people who have voiced that they are putting upgrades on hold because of the uncertainty of the future of Glendale. Hope has become feelings of hopelessness, and optimism is turning into pessimism. Society is recognizing the importance of mental health, however blanket rezoning is eroding it.

I, along with several other residents, just recently concluded an appeal (SDAB2025-0147) against an approved development, DP2025-01270, an 8-unit R-CG rowhouse proposed for 1956 Kelwood Dr. S.W. (now 3940 – 19 Ave S.W.) that is 2 houses from my home. This process involved several hours of time for many of us to analyze bylaws pertaining to development plans that is out of our scope of knowledge and expertise. All of this was to preserve our community and our homes. With several rounds of letter writing, community meetings, acquisition of legal representation, and funding the costs involved, we were prepared to address our concerns at our scheduled hearing date on

February 19, 2026 to the developer and the Subdivision Development and Appeal Board (SDAB). In our good fortune, on February 17, 2026, SDAB accepted the Applicant's request to withdraw the permit, which deemed it "revoked and cancelled"; therefore, ending **THIS** battle. There was a celebratory sense of relief, but only for a very brief moment. The property is for sale once again and the DMAP indicates that the subject parcel will retain its current R-CG land use designation, meaning it is EXEMPT from the blanket rezoning repeal. Why are these allowed to be "grandfathered" especially since the process was followed legally and the situation has been nullified? The residents involved did their due diligence to follow all procedures as mandated. It should start with a clean slate. This clearly reflects the City's stance on the protection of the developers' rights instead of the rights of its citizens.

With Council's December 2025 decision to pursue a public hearing to repeal blanket rezoning, there has been an even higher number of development application submissions. According to a CBC report, dated March 13, 2026, "Applications for townhouses and rowhouses largely drove the increase, with 140 submissions in the fourth quarter, compared to 51 in the third, and 43 in the second. In total, developers have submitted 304 permit applications in the fourth quarter, a 27 per cent increase from the same period in 2024." One such development is now in circulation at 3939 19 Ave. S.W. which is within the 60 m radius of my home. Yet again, I feel that I need to stand up to preserve the character of my community, the privacy of my home, and the daily ways of life. So, I have written **another** letter in opposition to such an extreme and dominating proposed structure. The battles continue. The warriors are getting weary! This should have never reached this point. Since this application has just recently been submitted, why is it allowed to even be in circulation?

Another concern with the increase in housing density, is the impact on the current infrastructure capacity. Existing neighborhoods weren't built for such drastic demands being placed on water, sewer, electrical, and roads services. Pipes, wires, and roadways were constructed to the level of density that was planned and present when these neighborhoods were established many decades ago. As these developments are added, several roads are obstructed, trenched, and patched in a way that it negatively impacts the daily commute and suspension health of our vehicles. Several of the developments in question only require 0.5 parking stalls/unit according to the bylaw. This creates another area of great concern with traffic flow and safety. Our tree-lined streets become car-lined streets that impair navigation.

In reviewing the City's documentation outlining the consideration of changes to the City's Land Use Bylaw with a comparison between existing and proposed zones, I am concerned that these minor changes **WILL NOT** be enough, if any, to reverse the negative implications of blanket rezoning. This only reassures me that the developers will be able to continue to proceed with what is currently happening. Changing the

bylaw from 4 units + 4 suites to 3 units + 3 suites or 11 m from grade to 10 m from grade doesn't change anything!!! It remains to be a monstrous, intrusive, out of character structure!

To conclude, it is my hope that Council will actually listen to the pleas of the citizens of Calgary. I am a born and raised Calgarian and it disheartens me to witness and experience the deterioration of formerly vibrant and safe communities at the hands of developers and poor policies that went against the public's will. There needs to be more transparency, collaboration, and community engagement. My hopes are that Council reverts back to a Zoning model that actually preserves single-family homes and creates robust procedures to change the zoning. This haphazard model doesn't work. Here is an opportunity for Council to learn from the past, review the present, to make better changes for ALL of our futures.

Sincerely,

Victoria Smith



## Public Submission

CC 968 (R2026-03)

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First name [required]

Dan

Last name [required]

Greenacre

How do you wish to attend?

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

No

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

As a resident of Parkdale, I would like to register my strong opposition to repealing the city's blanket rezoning policy without a comprehensive alternative in place to immediately replace it. Calgary finds itself at a critical crossroads. The city has experienced unprecedented increases in property prices, with growth continuing to push outward to the margins while lack of housing affordability deepens for residents across all income levels. At the same time, Calgary has seen extraordinary population growth that has relentlessly expanded the city's boundaries, making it one of the largest cities by land area in North America, yet one of the least dense. This sprawl stretches municipal tax dollars thinner every year, obligating Calgarians to fund ever-expanding infrastructure that carries significant long-term liabilities, at the same time the Province levies an increasingly disproportionate share of existing property tax revenues. The Bears Paw feeder main failure is a stark reminder of the costs of servicing a low-density, geographically vast city; costs that ultimately fall on the shoulders of taxpayers. The answer to these compounding pressures is not to retreat from densification, especially in central neighbourhoods. Older, established neighbourhoods in central Calgary, like Parkdale, are precisely where more housing is needed most. These are walkable, transit-accessible communities close to employment, amenities, and services. Enabling more housing here means young families can afford to put down roots without being forced to take on long commutes that add to existing road congestion. It means seniors can age in place in the neighbourhoods they have called home for decades, rather

## Public Submission

CC 968 (R2026-03)

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than being priced out to the periphery. And it means people who do not or cannot drive, whether due to age, disability, or economics, can live with dignity and access to their city.

Blanket rezoning is not a radical policy. It is a measured, city-wide commitment to ensuring that no neighbourhood is exempt from contributing to Calgary's housing needs. I urge council to reject this repeal and instead focus its energy on continuing to reduce red-tape which wastes valuable time while limiting Calgarian's housing options, and to implement the investments in infrastructure, transit, community facilities, and other supports necessary to make gentle densification work for everyone.



## Public Submission

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First name [required] Sarolta

Last name [required] Popovics

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of repealing the blanket rezoning, because older neighborhoods don't have their water, sewer, electricity upgraded for multi unit developments. Also I have concerns about traffic, parking, safety, privacy...In my opinion these older neighborhoods which most of them already have issues with their old sewer/water lines, electrical lines above ground, aren't safe for multi unit developments. Following the real estate market, an old home before would sell between \$7-8 hundred thousand and now for over a million, which doesn't help the first time home buyers to get into the market. I understand the need for more affordable housing, but blanket zoning is not the answer, just will make our beautiful city look like a hodgepodge, not mentioning the many trees and bushes that were cut down.



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First name [required]

Allison

Last name [required]

McLean

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

Letter for Repeal of Blanket Rezoning.docx

ATTACHMENT\_02\_FILENAME

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

March 15, 2026

Dear Mayor Farkas and Councillors:

I am writing to express my support for the proposed reversal of Calgary's 2024's blanket zoning bylaw. Since 2012 I've lived in a home on a quiet street in northwest Calgary. Some of the residents, including me, hope to age in place here. Our street is not without its challenges. There is insufficient street parking; neighbours at one end of our street have insufficient space to place their waste bins; and snow removal is rare. Despite this and the steadily increasing property taxes, I am grateful to live here.

Recently, one of the residents applied to build a revenue-generating backyard suite. (This resident already has a secondary suite.) The other residents were invited to provide input regarding this proposal. After several hours of online research regarding bylaws and the backyard suite program, I respectfully submitted my response. At the time that I am writing this letter, no decision has been reached regarding the development proposal on our street.

Based on my lived experience on this street, my research, and my experience in responding to the development request, I've concluded that the City is currently prioritizing the needs of new residents (and their landlords) over the needs of current residents. We have insufficient street parking; in many areas, residents are unable to appropriately comply with Bylaw 41M2002 and leave a gap of at least 1.5 m between their vehicle and the driveway. The applicant stated that his secondary and backyard suite residents would park in one space in the garage and one space in the driveway respectively. In the event that future renters have two vehicles (or have visitors), and park on the street, this would further degrade our parking and, unfortunately, there would be no way to monitor this and no recourse for the original residents. Additionally, it's very difficult to comply with the Waste Department's guidelines regarding bin placement on our street, especially during spring and fall when there is extra yard waste. If the backyard suite is approved, that means three new bins to try to shoehorn onto our street.

Finally, I feel that some in the City of Calgary may overestimate Calgarians' support for backyard suites. For example, in a February 26, 2026 article in the Western Standard entitled "City of Calgary announces backyard suite incentive program", the acting director of development, business, and building services mentions that 88% of 700 respondents to an online survey stated interest in building a backyard suite. The backyard suites program manager, also referred to the "...hundreds of Calgarians who want to add one of these suites to their properties." These gentleman didn't note that this was only ~ 4% of Calgarians (based on a population of 1.63 million). Further, they didn't mention where this survey was posted, if it was widely advertised, and if all Calgarians had an equal opportunity to participate in it. It may very well have been posted on the City's "Building a Backyard Suite" website, which would make their numbers of little value.

Thank you for the opportunity to comment on the proposed reversal of the blanket rezoning bylaw.

Sincerely,

  
Allison McLean



## Public Submission

CC 968 (R2026-03)

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First name [required] Elizabeth

Last name [required] Jones

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I believe council should repeal the zoning bylaw because it allows for too much densification. I'm not opposed to densification, but it should be done in a thoughtful way that doesn't push current residents out of their homes and communities. My main concerns with having 4- or 8-plexes appear in lots where single family houses once stood is the parking and the disposal bins. There isn't the room for that many families to park or to put out their bins. Where there may have been 2 or 3 cars there could now be 12 or 16. Where there were 3 or 6 bins there could now be 24. There is no choice but to encroach into your neighbour's space. I always want to be welcoming and accommodating, but if 8 families move in next door (or on both sides!) I will never get to park in front of my house. I will feel pinched in and pushed out.

There is also the concern of losing all the green space we currently have. This community is filled with big trees that are up to 65 years old. We lose those trees, the bushes and most of the grass when these huge projects take place. It's impossible to plant and grow trees to that size when the new building takes up such an enormous amount of the lot.

I grew up in the community I currently live in. I'm raising my kids here. My parents live in the community, as does my grandma. I love it here. My home isn't just the house I live in. It's the community and the city. I agree that we can't keep building Calgary outwards, but I don't agree that the only path forward is removing single family homes and putting in 4-plexes or 8-plexes. I believe that this council can find a better way. Please

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repeal the current zoning bylaw.



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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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



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First name [required] Richard

Last name [required] Lotz

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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)

The blanket rezoning bylaw should be fully repealed.

In April–May 2024, roughly 70% of speakers and written submissions opposed blanket upzoning, yet the previous Council passed it anyway.

The previous Council had no mandate from their electorate to do this.



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First name [required] Leonard

Last name [required] Manzara

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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 whole-heartedly support the full repeal of the blanket city-side up-zoning bylaw without any amendments. Council must return planning bylaws to what they were prior to the implementation of blanket up-zoning.

The previous Mayor and Council ignored the overwhelming public opposition to blanket up-zoning, and thus acted without a proper democratic mandate. The recent election clearly shows that a large majority of Calgarians want this misguided bylaw to be overturned, and it is incumbent on the current Mayor and Council to respect the will of the people. To do otherwise disrespects the fundamental democratic principles at the core of our civil society.

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

Once the repeal passes, Council must go further to protect our neighbourhoods. I know from bitter personal experience that developers see a neighbourhood not as a community with connected and caring people with shared values, but solely as an opportunity to make money. The previous Council placed too much trust in developers to the detriment of ordinary Calgarians. It is the obligation of the current Council and Mayor to protect the vulnerable from the predations of the rich and powerful. To this end, planning processes must be updated to give much more weight to the immediate neighbours and surrounding neighbourhood when a developer seeks planning approval. A suitable formula would give immediate neighbours 50% say in the matter, the surrounding community would be given 25%, and the City would be given the final

## Public Submission

CC 968 (R2026-03)

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25%. This would force developers to respect the neighbourhoods in which they might be working, and communicate in meaningful way with the community to ensure that any development makes sense for the neighbourhood.

To conclude, I want to emphasize that the blanket up-zoning bylaw must be fully repealed without any amendments, returning to planning bylaws previously in effect. The current Mayor and Council have a clear democratic mandate to do so.



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First name [required]                      bonnie

Last name [required]                      hollens

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Bring back the low density residential zones that existed in the land use bylaw prior to the citywide Rezoning for Housing that was approved by Council in May 2024 and came into effect on August 6, 2024.



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First name [required]

Maxy

Last name [required]

Schmaltz

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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 writing to express strong opposition to blanket upzoning (BUZ) and to urge Council to fully repeal it. Repealing blanket upzoning does not repeal or dismantle Calgary's housing strategy, and it is critical that this distinction be clearly understood.

At the 2024 public hearing on blanket upzoning, approximately 65% of Calgarians who spoke in person opposed the policy, and 88% of written submissions were also in opposition. Despite this clear feedback, Council proceeded with approving the bylaw.

In the 2025 municipal election, Mayor Farkas and Councillors Tyers, Pantazopoulos, Chabot, Ward, Jamieson, McLean, and Johnston all ran on platforms that included repealing the blanket rezoning policy. To reverse course now, even with amendments, would represent a significant departure from those campaign commitments and risk seriously undermining the trust of the Calgarians who voted based on those stated positions.



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First name [required] Tia

Last name [required] Ostberg

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I believe zoning for housing has proven its economic merit, as evidenced by Calgary continuing to lead the nation in housing starts throughout 2025.  
 Personally, I wish these changes had passed five years ago. I currently own half of a duplex with my partner and a family member because there was no other way for us to enter the market at the time. My partner and I would have preferred a townhouse or a smaller unit in a fourplex, but very few of those existed when we were looking for our first home. Even now, building preferences favor large, expensive single-family homes that we likely will never be able to afford.  
 I would ask those who wish to control their neighborhoods where the young people in their communities are expected to go? Will the individuals opposing this motion sell their homes to all of us at an affordable rate? Will they do it in the next few years? While a 700,000 dollar townhouse is not cheap, it is far more attainable than a 1.3 million dollar detached house in the same neighborhood.  
 I have been very excited to see the new R-CG buildings in my community, and several of my friends have purchased or moved into row homes in the past few years.  
 I have lived in Calgary my whole life, and the only constant here is change. We are a community of newcomers and entrepreneurs who should not fear the shifts that a growing city and economy bring. Please think of the future and maintain zoning for housing.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Mia

Last name [required]

Schmaltz

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing to express strong opposition to blanket upzoning (BUZ) and to urge Council to fully repeal it. Repealing blanket upzoning does not repeal or dismantle Calgary's housing strategy, and it is critical that this distinction be clearly understood.

At the 2024 public hearing on blanket upzoning, approximately 65% of Calgarians who spoke in person opposed the policy, and 88% of written submissions were also in opposition. Despite this clear feedback, Council proceeded with approving the bylaw.

In the 2025 municipal election, Mayor Farkas and Councillors Tyers, Pantazopoulos, Chabot, Ward, Jamieson, McLean, and Johnston all ran on platforms that included repealing the blanket rezoning policy. To reverse course now, even with amendments, would represent a significant departure from those campaign commitments and risk seriously undermining the trust of the Calgarians who voted based on those stated positions.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Doug

Last name [required]                      Schmaltz

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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First name [required]

Last name [required]

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[required] - max 75 characters

Rezoning change. No blanket zoning

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

In favour

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ATTACHMENT\_02\_FILENAME

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

The current zoning is not realistic. .5 parking is not realistic. Most councillors also drive cars and should understand a car per person is a reality in our city. Our infrastructure such as sewer and water and services such as school capacity are not considered. With developers the citizens have no real say in what the current blanket zoning is doing to out neighbour hood.



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First name [required] David

Last name [required] Marlowe

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT\_01\_FILENAME

City of Calgary rezone.docx

ATTACHMENT\_02\_FILENAME

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

Older communities such as Lake Bonavista are already showing signs of utility aging. Over the last 6 or so years Lake Bonaventure Place and surrounding streets alone have had 3 electrical failures. First was a fuse in a pad transformer. Power was out for hours. In 2025 a transformer catastrophically failed. Again down for hours. That failure caused a section of buried high voltage line to vaporize.

Older communities such as Lake Bonavista are already showing signs of utility aging. Over the last 6 or so years Lake Bonaventure Place and surrounding streets alone have had 3 electrical failures. First was a fuse in a pad transformer. Power was out for hours. In 2025 a transformer catastrophically failed. Again, down for hours. That failure subsequently caused a delayed secondary failure. A section of buried high voltage line vaporized. Due to this area fortunately being on a loop of high voltage wire we remained up. In other areas of a community that did not have this redundancy houses could be down for 12 to 24 hours. In winter it could be disastrous.

Infrastructure in older districts (45+ years ago) were designed based on single dwellings, no EVs, saunas, multiple larger appliances and so on. In Bonavista most pad transformers supply 35,000 watts to 4 houses. I have an instantaneous power meter and one winter day my draw was 12,000 watts. Double oven, furnace, dryer, lights and TVs. Fortunately, that lasted only 5 minutes or so. Add an EV or car block heaters onto that and it could have been as much as 16,000 watts. That's just one house of the four. That leaves only 19,000 watts for the remaining 3 houses. Transformers can handle overloads briefly but run hot as a result. However, repeated draws over time will shorten their lifespan and eventually cause them to fail. Sometimes catastrophically as mentioned above. Also, high power draws usually result in a voltage drop to all houses on the same transformer which can cause appliances to strain.

Higher capacity transformers can replace standard ones on the pads to accommodate increased higher household usage. What happens when the underground infrastructure is strained? As heavier loads and surges occur then the likelihood of catastrophic transformer failures, vaporized high voltage wire, blown fuses will occur more often leading to more outages.

Builders and developers are only concerned with water that runs and lights that turn on when the project is completed. Once done they walk away. Tenants move in. After the developer is gone tenants continue to add more power drawing items and maybe EV chargers over time. As that happens older infrastructure strains more and more. Replacing pad transformers is easy. Upgrading the underground 13,000 volt supply lines is not trivial. Everything is direct burial. No plastic pull pipes. Upgrading this could cost The City hundreds and hundreds of thousands of dollars. Money that property taxes may NEVER recover.

Has anyone ever added up monthly KWH from bills for sections within a district to understand how much the infrastructure is consuming? If so, this is just an average over time. It does NOT provide a view into actual instantaneous usage during high stress peak times on a granular level. There may be a current tap (power meter) for an area but that would NOT show usage and strains in smaller sections. Those sections that may contain multitenant residence(s) that have been recently added.

The next part of the infrastructure that would be strained is water. With higher density comes more water draw. What happens when you increase housing density on 45+ year old water and sewer lines? Higher water draw will lower the overall water pressure for the whole area. This could also impact the fire department as they will have to draw more water especially fighting fires in higher density spots within a district. Is there a solution? Some people may say just increase the water pressure. Is this a good idea on older pipes? The Bearspaw feeder main is a good example of water pressure on old infrastructure. Also increasing water pressure will have an adverse effect in houses. Think about your washing machine hoses bursting due to higher water pressure.

Adding more power consuming devices in homes seems to be the trend over the years. One neighbor with a 100 amp service was forced to get his electrical service upgraded to 200 amps. He added 2 EV chargers and an out building with a sauna. This is effectively drawing what a duplex would on the same property. If we put a 4plex on the same property (with the other 3 homes on the same transformer) you have effectively doubled the load the transformer has to supply. Even a higher capacity transformer may not work in this case. He was fortunate in that the only upgrade was larger wires from the transformer to his electrical panel. Talking to the Enmax employee on site he mentioned that there are a lot these upgrades happening. As a result, he said that about 95% of their work has become Wack-a-Mole in these older districts. Most of their work is spent just fixing older infrastructure to keep the lights on.

Districts such as MacKenzie Town, Wolf Willow, around South Health Campus and LRT stations, to name a few, are designed with the higher capacity infrastructure. We hope. Trying to replicate even moderate higher density in older districts will only exacerbate the issues already being experienced.

Understanding the housing issues we have is there anything that can be done in older districts? Very careful and limited upgrades. Secondary suites, mother-in-law suites over garages and limited duplexes. Duplexes or semidetached should be limited to a single digit percentage of total houses in older districts. Under no circumstances should anything beyond a duplex be approved.

With the blanket rezoning in place it seemed that anything could go ahead without realizing any and all the of potentially costly problems that could occur in the both the near term and long term. Sort of throwing the problem over the fence that someone else will have to fix.

I know more housing is required in Calgary but proper planning must consider the uniqueness and limitations of each area. One size does not fit all. I applaud this city counsel for taking this step. I hope a new process can be implemented that considers why people have chosen to live an area and not destroy that uniqueness with a one size fits all policy.



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First name [required] Tyler

Last name [required] Siwy

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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 opposition

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ATTACHMENT\_02\_FILENAME

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

The decision to repeal blanket rezoning in Calgary would be a significant step backward for our city's future. By reversing this policy, we risk forfeiting millions of dollars in essential federal funding from the Housing Accelerator Fund, which is contingent on modernizing our land-use bylaws to meet current demands. Beyond the financial loss, blanket rezoning is already proving its worth by facilitating a necessary surge in housing starts, allowing the market to respond more dynamically to our growing population. Most importantly, this policy is a vital tool for developing the "missing middle"—the townhomes, duplexes, and row houses that provide attainable options for young families and seniors alike. To move away from this progress now would only deepen our housing crisis and stifle the development of more diverse housing options for Calgarians, regressing us to archaic, outdated, restrictive zoning laws. Allow the market to dictate demand, not arbitrary zoning restrictions. If there are issues with RC-G then let the councillors do their jobs and recommend amendments. Abandoning a potentially perfect strategy instead of improving it is a foolish way to govern. We need to make decisions based on facts not feelings, anecdotes, or "common sense", and the facts show rcg is doing exactly what it was meant to, increase housing supply and lower costs for everyone.



## Public Submission

CC 968 (R2026-03)

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Last name [required] Varga

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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 am in favour of the proposed citywide rezoning change that will repeal blanket upzoning. Upzoning has not made housing more affordable and has not considered the infrastructure capacity for older neighbourhoods. Please repeal blanket upzoning and reset to the previous zoning bylaw. Thank You.



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First name [required] Francesco

Last name [required] Mele

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ATTACHMENT\_01\_FILENAME

Repeal of Blanket Upzoning Bylaw - Mele Hayter Letterv1 (executed).pdf

ATTACHMENT\_02\_FILENAME

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

**Francesco G. Mele**  
**6318 Bow Crescent NW**  
**Calgary, AB, T3B 2B9**



March 15, 2026

The City of Calgary  
800 Macleod Trail S.E.  
P.O. Box 2100, Station M, #8075

**Re: Submission to Calgary City Council**  
**Public Hearing – Repeal of Blanket Upzoning Bylaw**

My name is Francesco Mele, and I reside at 6318 Bow Crescent NW, Calgary. On behalf of my family (wife and two young children), I submit this letter in support of the motion to fully repeal the Blanket Upzoning (BUZ) bylaw. I respectfully request that Council repeal the bylaw in its entirety, reinstate the Land Use Bylaw as it existed immediately prior to the adoption of BUZ, and re-engage the public through an expedited Local Area Plan and corridor planning process.

**Grounds for Repeal**

*Democratic Legitimacy.* The BUZ bylaw lacks the social licence required of sound public policy. Approximately 70% of participants at the 2024 public hearing expressed opposition. The 2025 municipal election returned a majority Council on an express commitment to repeal. Council is obligated to give effect to that democratic mandate.

*Failure to Achieve Affordability Objectives.* BUZ permits increased density without imposing any affordability requirement. The practical result has been the demolition of modest, lower-cost housing stock and its replacement with higher-priced units — an outcome directly contrary to the bylaw's stated purpose.

*Financialization of Residential Land.* By conferring blanket redevelopment rights across the entire city, BUZ has elevated land values to reflect development potential, structurally disadvantaging owner-occupant purchasers relative to developers who access preferential financing. This undermines housing accessibility for families and seniors.

*Planning Integrity.* BUZ operates as a citywide default that overrides Local Area Plans and disregards material differences in lot size, infrastructure capacity, transit access, and neighbourhood character. Sound land use planning requires context-sensitive analysis, not uniform application.

*HAF Compliance Is Not at Risk.* The federal Housing Accelerator Fund agreement is performance- and outcome-based. Calgary has already exceeded its revised supply target of 42,667 units, achieving approximately 44,000 units ahead of schedule. Repeal does not constitute non-compliance.

*Repeal Does Not Impede Housing Supply.* Of the 98 recommendations comprising the Calgary Housing Strategy, 71 are completed or actively progressing independent of BUZ. Repeal removes one instrument while leaving the broader housing policy framework fully intact.

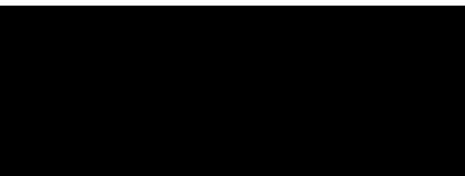
### **Relief Requested**

I respectfully urge Council to vote **IN FAVOUR** of the motion to repeal, and to adopt the following:

1. Repeal — Full repeal of the BUZ bylaw and all related amendments and policies adopted after the May 2024 public hearing.
2. Reset — Reinstatement of the Land Use Bylaw and associated policies as they existed immediately prior to BUZ.
3. Restart — Re-engagement with Calgarians through a transparent, inclusive, and expedited Local Area Plan and corridor planning process.

Amendments to BUZ are insufficient. The deficiency is one of process and democratic legitimacy, not technical mechanics. Only full repeal restores a lawful, stable, and publicly supported planning baseline.

Yours respectfully,



**Francesco G. Mele**





## Public Submission

CC 968 (R2026-03)

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First name [required]                      Emily

Last name [required]                      James

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed City Wide Rezoning

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 returning to the rules prior to the blanket rezoning that allowed for multi-family units to be built on single family dwellings. I think increasing the density in areas that are established as mainly single family vastly changes the character of the community and devalues the homes that are already there. People have bought in these areas because they value the space and lack of congestion. As well for lake communities increasing density would negatively impact the use of lake facilities as it would become congested and over subscribed. The infrastructure is also not set up for such density. It is better to purposely plan higher density living and improve on areas that are already higher density like closer to the center where transit is more accessible.



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First name [required]

Lesa

Last name [required]

Minions

How do you wish to attend?

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Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of the proposed bylaw change. Affordable housing & homelessness are two entirely different matters & need to be addressed as such. Rezoning does not & has not addressed either issue. Densification in established areas causes a widening of income disparities. It provides more housing options for upper middle class but removes older, dated, more affordable homes. I live in a single-family community (once considered R-C1). Even before rezoning, it consisted of many different residential properties from rental apartments to 'executive/luxury' homes, so this isn't NIMBYism or elitism. This is about the quality of living in Calgary. We searched for right fit for our family & specifically chose an R-C1 neighbourhood. We prioritized what mattered most to us. We made sacrifices to our standard of living to live here. We wanted trees, yard & garden, space between neighbours. If we wanted to live in an urban area or more densely populated community, we would have chosen that; we didn't and yet the previous council, against the vast majority of submitters in 2024, chose to change R-C1 communities with blanket rezoning without any consideration to the homeowners who live in these communities. This has created strife in neighbourhoods with community members continuing to oppose the development of rowhouses/multi-plexes; the city receives hundreds of opposition letters on their DP page regarding EACH of these developments but to no avail. It causes a lot of worry having to constantly oppose them.



## Public Submission

CC 968 (R2026-03)

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On a larger scale, this type of densification greatly reduces Calgary's substantial & vital urban tree canopy, which provides wildlife habitat & lessens climate change effects by taking in CO2 & releasing oxygen.

With 4-unit townhouses on one lot, no room remains for any kind of trees since the 40% remaining is taken up by entrance steps & landings, sidewalks to adjacent units, stairwells to basement suites, sheds & bin storage.

Unintended consequences of this type of over-densification are increased flooding by not having enough earth to absorb excessive water & heat trapping in summer due to large artificial surfaces resulting in an increased use of air conditioning.

I am in favour of repealing the rezoning bylaw that went into effect in May 2024 for myriad of reasons.



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CC 968 (R2026-03)

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First name [required]

Dillon

Last name [required]

Huddleston

How do you wish to attend?

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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



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First name [required]

Glen

Last name [required]

Hawkins

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)

Please do not change my zoning. I have no interest in looking out onto a co

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

Council



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[required] - max 75 characters

Don't change the zoning

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

In opposition

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ATTACHMENT\_01\_FILENAME

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First name [required] Orville

Last name [required] Pyrcz

How do you wish to attend?

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



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Proposed Citywide Rezoning Change

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

In opposition

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First name [required] Adele

Last name [required] Sanoy

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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

Repeal Blanket Rezoning - written submission- public record.pdf

ATTACHMENT\_02\_FILENAME

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

Please find enclosed my support to completely repeal RC-G Blanket Rezoning zoning of Spring, 2024 and return to:

- R-C1L / R-C1Ls (Division 2): Residential – Contextual Large Parcel One Dwelling (single-detached homes on larger parcels; R-C1Ls allowed a secondary suite as permitted).
- R-C1 / R-C1s (Division 3): Residential – Contextual One Dwelling (single-detached; R-C1s allowed secondary suites).
- R-C1N (Division 4): Residential – Contextual Narrow Parcel One Dwelling (single-detached on narrow/small parcels).
- R-C2 (Division 5): Residential – Contextual One/Two Dwelling (single-detached, semi-detached, or duplexes in contextual settings).
- R-1 / R-1s (Division 6): Residential – One Dwelling (single-detached in developing areas; R-1s allowed secondary suites).
- R-1N (Division 7): Residential – Narrow Parcel One Dwelling (single-detached on narrow parcels in developing areas).
- R-2 (Division 8): Residential – One/Two Dwelling (single-detached, semi-detached, or duplexes in developing areas).
- R-2M for multiple dwellings like rowhouses/townhouses in specific developing areas, and
- R-MH for manufactured homes



## Public Submission

CC 968 (R2026-03)

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Which are ALL pre-Spring 2024 building zone designations.

I am in favour of the complete REPEAL of the RC-G building zone of May, 2024, and also REJECT the proposed changes to RC-G.

City Clerk, please ensure my email is included in the Mayor and Councillors' package for the March 23rd, 2026 hearing.

**Previously I spoke in opposition to blanket rezoning, and I'm here to speak IN FAVOUR of a FULL REPEAL with no amendments.**

Previously thousands of people wrote to council with a near 90% opposition, and hundreds of people attended and participated in the public hearing, with 70% opposition - because it was rumoured that students were rewarded in course credits to attend, so it brought a few more out to speak against their parents' hard work ethic.

Most of you sit in these chambers because council did not listen to the people and there was a public outcry because rezoning. At yet here we are facing amendments that barely address the concerns that brought you here.

At the time of the last hearing we were already seeing evidence of what was in store for Calgary, in places like Marda-Loop, but now we're seeing full-on how horrific the decision was.

We've seen the catastrophe of the spot zoning changes, and back-to-back tiny homes that look like stacked house-trailers.

I would like to urge council to:

- 1.Revert to the previous zoning bylaw - NO AMENDMENTS. No crafty compromises. Like the one that's being presented.
- 2.Restart local planning - redo the LAP's into smaller segments with collaborative engagement with residents, people who \*live\* in the area. Take Area Plans back to community based groups, not multiple communities trying to mash distinct neighbourhoods into mini-blanket rezoning policies.

**Restore to good planning practises of utilizing transitions between low & higher density.**

The proposal is nearly as bad. It's going to result in the same heart-ache and damage for many, with zoning creep, because now "it's contextual".

It's sneaky and people are going to be just as upset as they were last time.

Two years ago we heard that more housing will fix affordability, but we see it with our own eyes, it didn't, it won't and it doesn't fix affordability. There's new units by the Black & White corner store originally listed to rent for \$4,600/month.

Adopt creative solutions. One suggestion is to utilize brownfield spaces rather than this destructive agenda that will destroy existing neighbourhoods.

Calgary is not Vancouver that is stuck up against an ocean nor is it Portland that rests between a peninsula one side and against an ocean on the other. Calgary is not like Toronto pinned up against a lake bigger than a sea, nor an island like Manhattan with no where to go but up. Calgary is a prairie city. We should not be adopting planning practises of those places, instead we should celebrate our uniqueness.

Will the city provide full disclosure of what the \$228mil housing accelerator fund was spent on? The city took the HAF and the contract was signed before and half of the monies taken before council even heard it.

For 24 years I have made **my home** in Ramsay in a house born in 1905. I enjoy a backyard, a garden, a place for family and friends to meet and gather, and where our various pet cats have found their mini-wilderness. These are things most people aspire to.

Even the proposed amendments will destroy that for thousands of Calgarians.

This sledgehammer approach is destructive, and will lead to increased homelessness.

Gardens and pets are important for the health and well-being of hundreds of thousands of Calgarians. Your actions affect the quality of life of not just men, woman and children who live in this city but also our pets.

I rely on my garden and my garden relies on sunlight and carbon dioxide which are imperative for plant productivity & growth. Do children not learn this in school, anymore?

**Home** is a place where we have all of our needs met and carries with it, the implications of safety needs, of the need for belonging, of community, of love and security and the provisions that we all deserve.



## Public Submission

CC 968 (R2026-03)

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First name [required] Simin Dokht

Last name [required] Fartash

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

Repealing blanket rezoning requested.docx

ATTACHMENT\_02\_FILENAME

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

March .15.2026  
Repealing Blanket Upzoning bylaw of 2024 is requested  
My Concerns are:  
1. Traffic Jam: Our community is across from Foothills Hospital and high density creates lots of traffic and makes our streets like a parking lot.  
2. Strain on existing infrastructure: Especially the overloaded water system beyond its capacity will lead to disruptions and failures.  
3. Setbacks and Lack of harmony: Rezoning violates the present property line and that will ruin the harmony and won't be along the same lime with other houses in the community  
4. Character of community: One of the most important factors in choosing the community for everyone is the character of the community. Therefore I request that present zoning our community changed back to R-C1  
Kind Regards  
Simin D. Fartash

March .15.2026

Repealing Blanket Upzoning bylaw of 2024 is requested

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2. Strain on existing infrastructure: Especially the overloaded water system beyond its capacity will lead to disruptions and failures.
3. Setbacks and Lack of harmony: Rezoning violates the present property line and that will ruin the harmony and won't be along the same lime with other houses in the community
4. Character of community: One of the most important factors in choosing the community for everyone is the character of the community. Therefore I request that present zoning our community changed back to **R-C1**

Kind Regards

Simin D. Fartash



## Public Submission

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First name [required]

Last name [required]

How do you wish to attend?

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

zoning submission.docx

ATTACHMENT\_02\_FILENAME

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

Thank you for considering my written submission in support of the revised blanket rezoning (NOT repeal) in my Word document attached.



## Public Submission

CC 968 (R2026-03)

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First name [required]

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Last name [required]

Smart

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

Rezoning Comments.pdf

ATTACHMENT\_02\_FILENAME

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

## Proposed Citywide Rezoning Change - Comments

- A. Yes, bring back the low density residential zones that existed in the land use bylaw prior to the citywide Rezoning for Housing that was approved by Council in May 2024 and came into effect on August 6, 2024. **(See comments below.)**
- B. Yes, change the zoning of residential properties back to what existed before the city wide Rezoning for Housing in 2024. **(See comments below.)**
- C. Yes, changes are better, BUT I would also suggest some additions/adjustments to the proposed R-CG district rules. **(See comments below.)**

**A and B noted comments** to support bringing back the zoning that was in place before Rezoning for Housing in 2024:

- It's important for Calgarians to have an understanding of what to expect when buying into a community and to feel confident that the core reasons they bought in the area, such as the zoning type, won't suddenly change. For example, I know many people in each quadrant of the city who bought types of homes in specific zoning areas and spent a significant amount of money renovating their "forever" homes. If people make these choices, they deserve to know that changes won't mean their hard work and money was for naught (such as the huge losses in equity that are likely to occur to a single-family dwelling when a multi-use complex goes up beside it). People are also more likely to decide to upgrade or enhance their property when they know it fits with the rest of the structures in their zoning area and won't be overshadowed or detracted from because of new, multi-use builds.

- Before 2024, property was purchased based on the contract with, and restrictions put on by, the city for specific zoning (ie. R-C1 or R-C2). There are pros and cons for each type of purchase, so weighing out one's reasons for such a purchase was not taken lightly and figured in directly to the purchase of both the land and dwelling.
- Infrastructure (for electricity, sewage, parking, etc.) was designed to support and match the development of areas (R-C1, R-C2, R-CG ..) within the city before the 2024 rezoning. Returning to the zoning that was in place before 2024 means that not only do home owners know what to expect in terms of community density, so do city planners, who can then create and maintain infrastructure accordingly. When looking for ways to increase housing density, I support the planned diverse densification of new communities rather than adding additional density to the older communities that are established R-C1 and R-C2 areas and were not built with the infrastructure to support greater densification (ie. one lot currently approx. 2 or 3 toilets, 1 tub/2 showers as a single-family dwelling vs. 16 - 20 toilets, 8 tubs/16 showers as a multi-use dwelling added to an R-C1 or 2 area).
- The zoning before 2024 allowed for planned and balanced densification in neighbourhoods (and residents knew what would be built nearby and accepted that when they purchased), and infrastructure and parking was considered and addressed.
- Returning to original zoning means maintaining more green space on lots and in communities, which is important for mental health, physical health, and the environment (e.g. more water can soak into

the ground rather than run off onto the roads leading straight to the river).

**C noted comments** Yes, changes are better, BUT I would also suggest some additions/adjustments to the proposed R-CG district rules.

- Since Calgary is a commuter city, it is realistic to assume that at least 1 parking stall is required per unit. Rather than giving the option of 0.5 or 1 stall per unit or suite, I would rather the rule be at least 1 stall per unit or suite, similar to R-C1 and R-C2 parking requirements (with some larger units/suites ideally having 2 stalls).
- Environmentally, I agree that 55% maximum lot coverage is better than 60%. However, if possible, having no more than the 45% coverage allowed for R-C1 and R-C2 properties, or even 50%, would be preferred for environmental reasons. Observing what has been built since May 2024 on lots, there appears to be too much land covered with concrete or buildings. This can result in run off that will cause environmental damage (water not soaking into the ground but now going onto the street), and also infrastructure not able to handle the amount of rain run off. The run off contains oils, chemicals etc. that then go directly into the sewer and then the river (also a reason why lanes should not be paved.)



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CC 968 (R2026-03)

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First name [required] Mustafa

Last name [required] ILGIN

How do you wish to attend?

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am a Calgary resident and a small real estate investor. From my perspective, sudden zoning changes—either blanket rezoning or sudden repeal—mainly affect small builders and investors, while the largest developers usually continue building because they already control large land assemblies.

When smaller participants are pushed out, competition decreases and development becomes concentrated among a few large builders. Competition is important for affordability, innovation, and local economic activity.

At the same time, I understand the concerns of residents. Most people do not want to suddenly see very high density next to their homes. Density should be planned carefully and strategically, not applied uniformly across the entire city.

A balanced approach could focus higher density along major transit corridors and main roads, while keeping interior residential streets lower density. Additional density could also be tied to larger land assemblies, which helps create better designed projects, makes underground parking more feasible, and reduces pressure on street parking.

Cities around the world use models such as density bonuses tied to infrastructure contributions or building surface donations, mixed-use buildings, and redevelopment incentives that allow neighbourhoods to renew gradually while increasing housing

## Public Submission

CC 968 (R2026-03)

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supply. Istanbul, Turkey; Manhattan, NY, US etc are such good examples which can be applied. I worked in Kahramanmaras Metropolitan Municipality, I am ready to participate offering solutions at no charge if needed.

Calgary should aim for a balanced policy that increases housing supply while maintaining neighbourhood character and ensuring smaller builders can continue participating in the market. Healthy competition and thoughtful planning benefit both residents and the long-term growth of the city.

Thank you for considering these perspectives.



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CC 968 (R2026-03)

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First name [required]

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Last name [required]

Mendonca

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

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23 mars 26

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[required] - max 75 characters

Proposed Citywide Rezoning

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I urge city council not to repeal the citywide rezoning. Rent is too expensive and council should not do the bidding of landlords and real estate investors who want to squeeze the supply to increase their profits. A repeal will mean more expensive rent, more sprawl, less quality of life for everyone. Doing so is unsustainable for working people, for the environment and for the finances of our city.



## Public Submission

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First name [required]                      Stephanie

Last name [required]                      Labowka

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I respectfully request that Calgary City Council not repeal Rezoning for Housing. I support the partial rezoning option prepared by City Administration, which keeps the parts that help address our housing shortage while removing the elements that have caused the most concern. It allows us to make progress without losing the core benefits of the original plan.

Repealing rezoning would also put important federal funding at risk. At a time when housing affordability is slipping further out of reach, Calgary cannot afford to lose support that helps increase the supply of homes.

As the mother of two young adults who hope to find homes of their own soon, this issue is personal. And in my professional work with charities supporting people at risk of being unhoused, I see how urgently Calgary needs more attainable housing options. The need is growing faster than our current supply.

Calgary already has a large footprint. We should be focusing on growing within our existing boundaries instead of expanding outward and adding to the challenges that come with sprawl, including higher infrastructure costs and weaker community connections.

Partial rezoning offers a balanced path. It removes the most contentious pieces while still enabling more housing choice, faster approvals, and alignment with commitments



## Public Submission

CC 968 (R2026-03)

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that support continued investment in our city.

For these reasons, I urge Council to maintain the rezoning framework through the partial rezoning option and keep Calgary's housing strategy on track.  
Thank you for your consideration.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Anette

Last name [required]

Madsen

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)

For October 23, 2025 Calgary City Council Meeting  
To Calgary City Council, please note that I (Anette Madsen) wish you to repeal the Blanket Rezoning Bylaw.  
I am in favour of a fully and complete repeal of the Blanket Rezoning Bylaw and wish you to return the zoning designation with all related rules and policies as they were prior to April 2024.  
Yes we did and still do need more affordable housing. However 20 Ave NW and 4 ST NW in the Mount Pleasant area have had more than an excessive number of housing builds, either rentals or for sale units which do not appear affordable. Nor do they appear to be accessible for seniors or families with children. Most are skinny narrow 3 storey units. Also no green spaces or trees are seen.  
Since these are all built or will be built if approved under R-CG zoning, sadly this neighbourhood have already changed but definitely not for the better.  
I have lived in Mount Pleasant NW Calgary over 35 years and my home is 80 years old. This neighbourhood is designated as a Heritage Guideline Area. Unfortunately with R-CG a number of developments were approved and subsequently built that did not comply with the Heritage guidelines.  
My neighbours appealed with SDAP the 4x4 building approved to be built next to a heritage home. Thankfully this huge building will not be built as it did not comply with the Heritage guidelines.  
It appears though this lot will still be designated R-CG which I do not understand since

## Public Submission

CC 968 (R2026-03)

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this is a Heritage Guidelines Area.  
In conclusion I ask you to repeal the full Blanket Rezoning Bylaw and return to planned  
community-based growth (March 23, 2026 Public Hearing)



## Public Submission

CC 968 (R2026-03)

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First name [required]	Janet
Last name [required]	Noble
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)	no
What meeting do you wish to comment on? (If you are provid-	Council



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Proposed Citywide Rezoning Change

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

In favour

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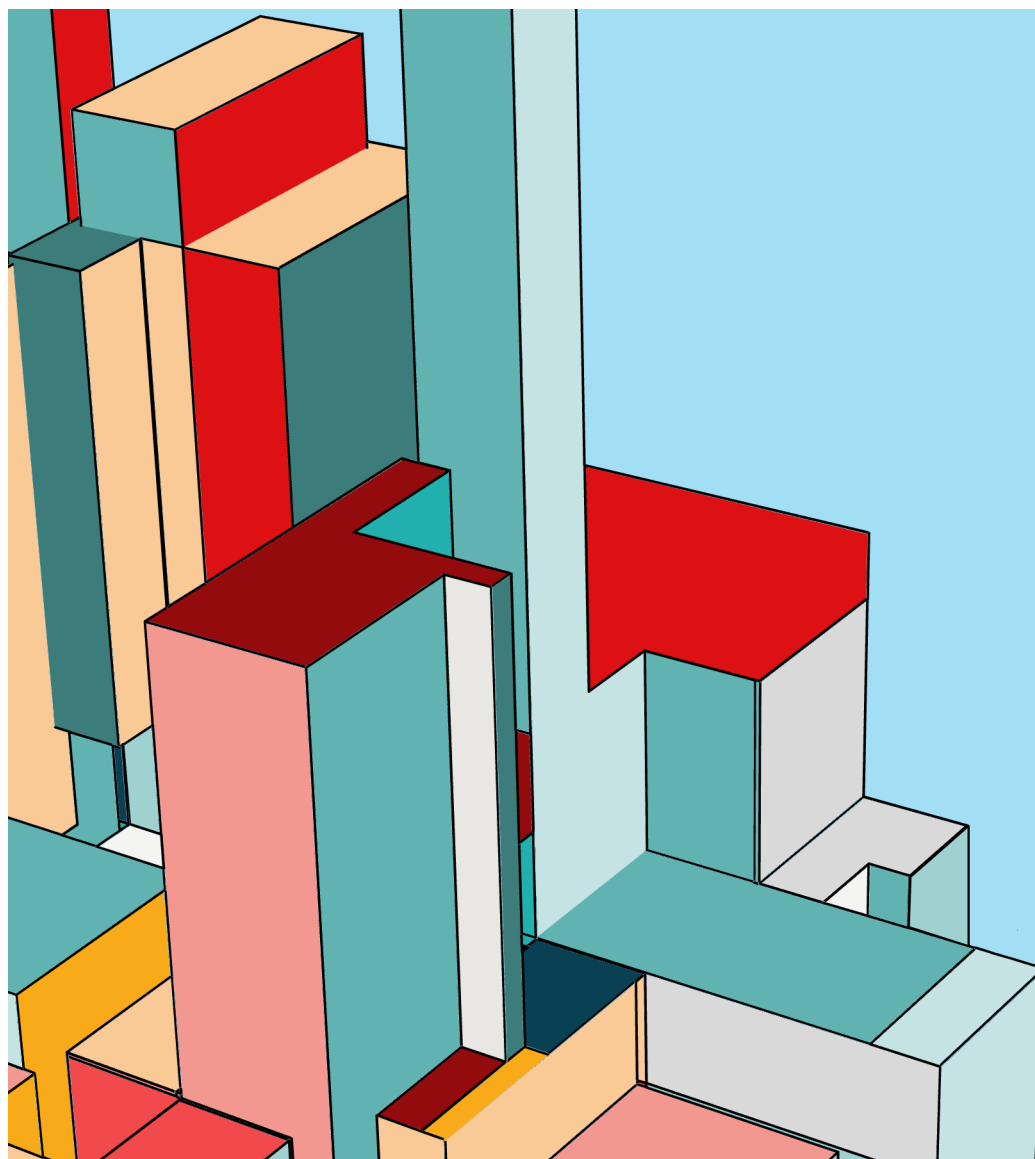
ATTACHMENT\_01\_FILENAME

Janet Noble - March 23,26 Hearing Presentation .pdf

ATTACHMENT\_02\_FILENAME

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

presentation is attached.



# **PUBLIC HEARING**

## **IN SUPPORT OF FULL REPEAL OF BLANKET UPZONING**

**MARCH 23, 2026**

# INTRODUCTION TO THE SUBJECT PROPERTY

4706 16 Street SW (formerly 1643 Altadore Ave SW)

- Corner lot at Altadore Ave and 16 Street SW
- Faces a one-block-long residential street (dead-end)
- Surrounded by:
  - Single-family homes
  - Children play areas
  - Two elementary schools within half a block
- Long standing landscape nursery with mature trees and canopy

2



## HISTORY OF THE LOT

Lot has been going through formal process since Feb 2024

A Land Use Change and two different DPs have been previously requested for this site.

Both the land use change and one DP were denied pre-blanket rezoning.

Blanket rezoning was introduced August 6, 2024

Another DP was submitted with RCG zoning.

A SDAB hearing was held on October 30, 2025 and this new DP was denied.

The developer has now submitted AGAIN (before waiting 6 mos).

3

# TIMELINE (2024-2026)

## RC2-MCG:

**Feb 2024**– Developer applied for a rezone from RC2 to MCG – **Not successful**

**Outcome** – Development permit **denied by pro-development City Council**

## RCG application:

**May 14 (vote); Aug 6, 2024** – Blanket rezone goes into effect

**Outcome** – Developer submits new development permit under new RCG rezone criteria

**June 2025** - City Council **approves** the new development permit given that blanket rezoning passed (minimal other changes)

**July 2025** – Community members **formally appeal** the approved DP

**Oct 20, 2025** City elects new Calgary City Council

**Oct 30, 2025** – **SDAB Hearing**

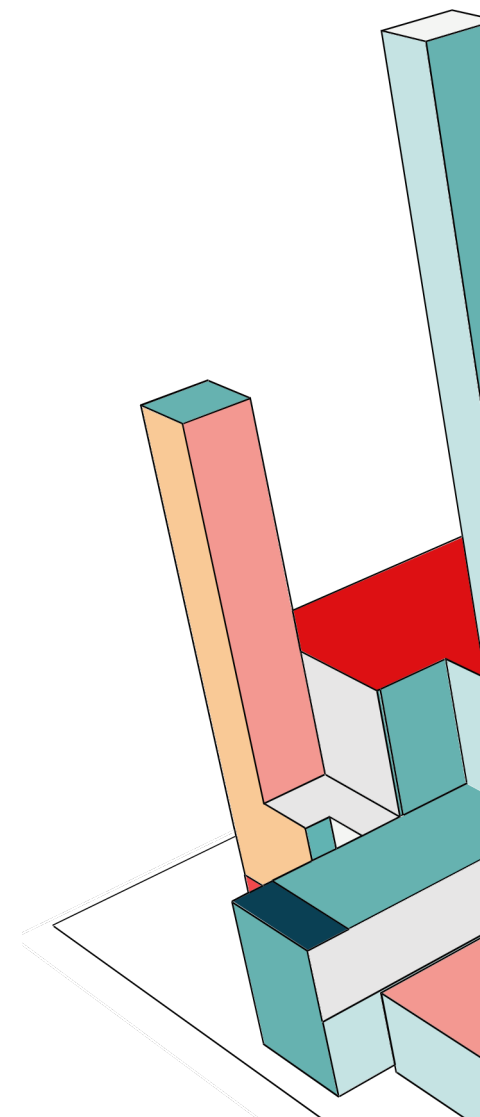
**Outcome** - Nov 17, 2025 – Development Permit **denied** (developer should now have to wait 6 mos before reapplying)

## Third application (under RCG)

**April 2026** – New Development Permit submitted by developer (How is this possible without waiting 6 mos? City changed the rules again...)

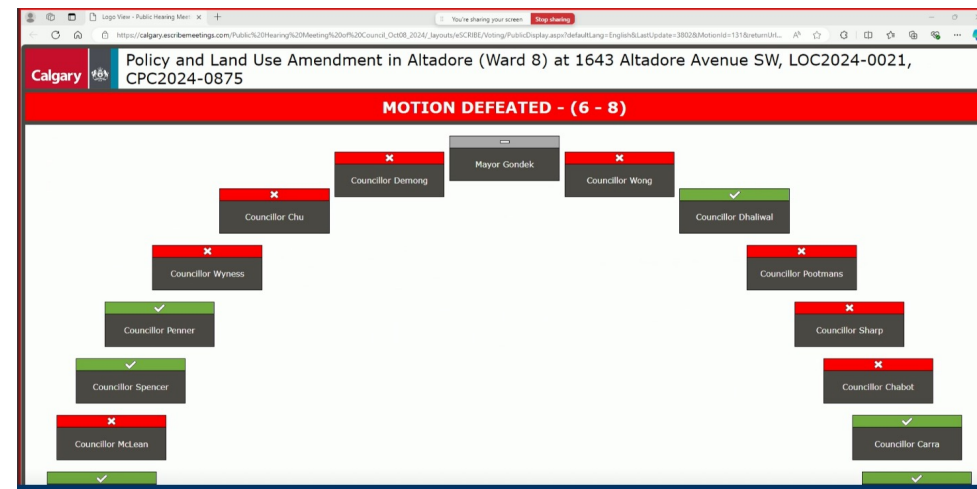
## FACTS ABOUT SUBJECT PROPERTY

- Appellants directly represented 87 concerned families in immediate area
- Largest response MLCA had seen to date opposing a DP
- City stated that it was a 'massive response' opposing a DP
- Development on this site as originally proposed would have increased population by over 115% on one block alone; the street being only one block dead end street



# OUTCOME OF MCG RE-ZONE APPLICATION

- Strong and consistent feedback from the MLCA and the local Community that the proposed development 'is not the right development in this area'.
- A public hearing was held before City Council on Oct 8, 2024.
- City Council voted against the re-zoning application, the motion was defeated 6-8.
- City Council members generally supportive of increased density opposed this application reflecting the project's significant misalignment with broader planning principles.
- At that time, this development application was one of few that City Council voted against emphasizing the exceptional nature of this decision.



6

## WHY MCG WAS DENIED?

1. **Density:** This level of **density** is not suitable for this location / infrastructure.
2. **Design:** This **design** was not in alignment with the existing neighborhood or community character.
3. **Safety: Safety** concerns around Altadore Elementary school and Rundle Academy School. Increased vehicle trips and reduced on-street visibility were identified as potential risks for pedestrians and students walking to and from school.
4. **Consultation and Engagement: Insufficient community consultation and engagement.** Residents expressed that feedback provided during engagement was not meaningfully incorporated into the revised proposal.

7



## **RCG APPLICATION - WHY THE SDAB DENIED THE DP (1/3)**

In a recent SDAB decision (SDAB2025-0093 Decision) Board agreed with the Appellants on several material planning issues:

### **1. Compatibility and Neighbourhood Fit**

- The Board found that, despite meeting minimum bylaw requirements, the proposed development visually overpowered its context and had massing misalignment with the surrounding neighbourhood.
- The Board concluded the proposal failed to demonstrate sensitivity and compatibility with adjacent development.

### **2. Concentration of Dwellings on a Single Site**

- The SDAB Board accepted the Appellants' position that the dwelling units on a single parcel were incompatible with the immediate and general neighbourhood context.

## RCG APPLICATION - WHY THE SDAB DENIED THE DP (2/3)

### 3. Community Corridor Interpretation

- The Board confirmed the site was classified as Community Corridor under LAP section 2.5.5.
- The Board acknowledged Appellants' concerns regarding street orientation and frontage and the how fronting is achieved on corner parcels, specifically in this case, it must face the corridor. (In that ruling as applicable here the development should face all units to 16th street).
- While multiple LAP classifications may apply, the Board emphasized that they must operate coherently, not selectively.

## **RCG APPLICATION - WHY THE SDAB DENIED THE DP (3/3)**

### **4. Sound Planning Principles**

- After review, the SDAB concluded that the proposal did not conform to sound planning principles and the development did not merit approval, notwithstanding compliance with certain bylaw standards.
- The Board identified fundamental concerns related to compatibility, scale, massing and neighbourhood context that could not be resolved through minor revisions.

# WHAT CHANGED UNDER BLANKET REZONING

## The same impacts, a different path.

Blanket rezoning allowed the developer to re-enter the process without:

- A new land-use hearing
- A fresh assessment of context
- Meaningful engagement with affected neighbours

The Substance of the development impacts did not change:

- Density
- Massing
- Loss of character
- Parking Pressure
- Loss of trees
- Stormwater risk
- Safety near schools

11



# WHY THIS LOT SHOULD NOT FALL UNDER BLANKET REZONING

## Blanket Rezoning fails when:

- A site has already undergone public hearings and appeals
- Council and SDAB have already evaluated:
  - Suitability
  - Context
  - Neighbouring impacts

Blanket rezoning treats complex, contested sites as if they were routine. They are not. They have been denied for credible and transparent reasons. and that is not fair or transparent.

12



# TRANSPARENCY AND FAIRNESS

## Planning Should Not Be a "Checkbox" Exercise

- Development review should not be reduced to:
  - Minimum bylaw compliance
  - Technical form checks
  - A 'check the box' exercise
- When developments directly affect neighbouring properties, the City should:
  - Actively assess cumulative impacts
  - Respect prior Council and SDAB decisions
  - Ensure meaningful neighbour considerations

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# ROLE OF CITY ADMINISTRATION

## Administrant Should Champion Fair Process

- City Administration play a critical role in:
  - Upholding transparency
  - Ensuring consistency in decision making
  - Respecting prior quasi-judicial outcomes
  - Remaining impartial throughout any hearings or appeals
- Blanket rezoning shifts the system towards:
  - Procedural compliance over judgment
  - Speed over context
  - Volume over livability

14



# WHY FULL REPEAL IS NECESSARY

## Amendments Are Not Enough

- Adjustments to height, setbacks or parking do not fix the core problem:
  - Blanket upzoning is a city-wide default
  - It bypasses local context
- Repeal allows Calgary to:
  - Restore baseline zoning
  - Plan growth through Local Area Plans
  - Rebuild trust in public process

15



# OUR CLEAR REQUEST TO COUNCIL

What We Are asking Council to Do

**Vote in favour of full repeal of Blanket Upzoning.**

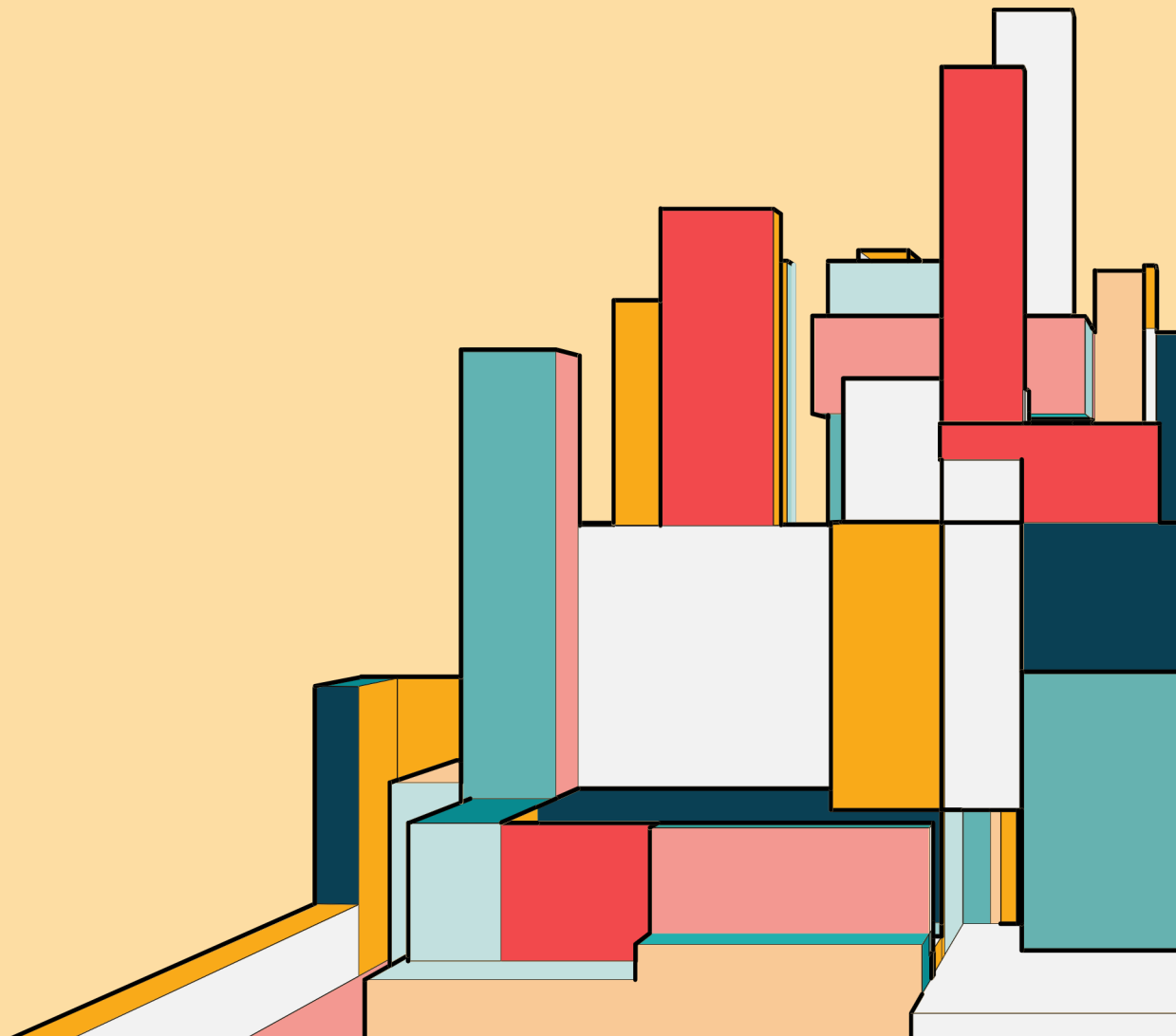
- Restore planned, community-based growth
- Ensure past hearings and appeal decisions are respected
- Reinforce transparency, fairness in planning
- Allow density to occur where infrastructure, context, and community alignments support it

**Growth done well depends not just on what we build but how decisions are made.**

16



**THANK YOU**





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First name [required]

Harvey

Last name [required]

Woo

How do you wish to attend?

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Calgary

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

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[required] - max 75 characters

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

Firstly, I would like to thank Mayor Farkas for keeping your promise to re-examine the rezoning issues left unresolved by the previous Mayor.

I am concerned that the City may now swing the pendulum 180 degrees in the opposite direction. Rezoning my property from R-CG back to R-C1 would be a mistake. Montgomery is already being gentrified, and even before the blanket rezoning, the majority of homes being built by developers were R-C2. The house directly beside mine was already rezoned to R-C2, creating a strong precedent that the City would likely have to honor. Changing my zoning now would add unnecessary costs and delays.

Montgomery's infrastructure is not designed for higher-density housing. Streets are narrow, and when cars are parked on both sides, there is only room for one vehicle to pass. Back alleys are also narrow, allowing only one car at a time. This makes the area unsuitable for row houses or townhouses, unlike neighborhoods such as Huntington Hills, which have wider roads and alleys.

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

For these reasons, row houses and townhouses should never have been seriously considered in Montgomery. However, R-C2 zoning is reasonable given Calgary's housing shortage. While the City's previous policy aimed to improve affordability, it has not delivered affordable homes here. Developers build homes to make a profit, and this

characters)

reality should be considered in rezoning decisions.

I would like my property rezoned to R-C2 rather than reverted to R-C1. This allows a duplex to be built without a development permit. If I wished to build a row house or fourplex, then seeking approval would be appropriate. Reverting to R-C1 would add unnecessary costs and delays, without addressing affordability or infrastructure concerns.

Properties currently under review or advertised for fourplex or townhouse development should be denied—or at least delayed—until this rezoning proposal is ratified, unless they are at the end of a block, as your proposal suggests.

I respectfully ask Council to approve R-C2 zoning for my property instead of reverting it to R-C1, balancing Montgomery's character with Calgary's housing needs. I also urge Council to pause or deny current fourplex and townhouse applications until the policy is ratified, ensuring development aligns with infrastructure limitations and the City's objectives. Once ratified, I would appreciate guidance on who I can contact—either in the Planning & Development Department or through my Ward Councillor—to confirm my property



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First name [required] Carolyn

Last name [required] Fisher

How do you wish to attend?

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

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



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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I'm Carolyn Fisher. I'd like you to save Calgary's Housing Strategy by maintaining the zoning rules that are fuelling a housing construction boom, reducing rental prices, and delivering housing affordability for Calgarians. For the record: I own a 1950s bungalow in Capitol Hill. There's a two story infill next door and several fourplexes on my street. It's fine. Rowhouses have not ruined my quality of life, nor the character of the neighbourhood, I'm glad to get to know the families and kids who have moved in.

I'm a homeowner, and a landlord of my registered basement suite. By trade, I'm a children's book illustrator and my husband is a bus driver. We can afford to live in Capitol Hill only because we bought 28 years ago. We chose our neighbourhood because we wanted to live in place that was walkable and bikeable, and close to transit, grocery, parks, and schools.

Over the 28 years that we have rented our suite, hundreds of people have applied to live in our basement, not just students, but whole families, refugees, young professionals, and more. A number of people were so desperate to get an apartment that they offered to pay three months of rent up front.

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

If zoning is repealed, then many lots will only be permitted to have single family dwellings. The missing middle housing will not be allowed. If single family dwellings cost \$750K plus as they do in my neighbourhood, then only well-off people, or homeowners

## Public Submission

CC 968 (R2026-03)

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who bought 28 years ago, will live here.

What about younger people? Where will Gen-Z and millennials live? What about teachers, nurses, and social workers? What about people who don't drive? Does it serve Calgary well for the person who cleans the hospital sheets, or takes care of our toddlers, or cuts our hair to have to take a two hour bus ride to get to and from work?

As our planet heats up, we have a responsibility to ourselves and our kids to try to address the climate crisis. The current generous zoning policy helps, because as people are able to densify existing neighbourhoods that are walkable and bikeable and close to their work, then transportation emissions go down. As well, smaller multi-family row homes built on RCG lots have smaller carbon footprints. Not everybody needs or wants to live in a big house.

I ask City Council to protect Calgary's Housing Strategy. We want a resilient, vibrant city with homes to serve a diversity of people of all ages, not just now, but for generations to come. Please don't repeal inclusive rezoning.



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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

zoning submission.docx

ATTACHMENT\_02\_FILENAME

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

Thank you for considering my written submission in support of the revised blanket rezoning (NOT repeal) in my Word document attached.

Dear Calgary City Council:

Re: Proposed R-CG district rules

My name is Christine Chambers and I am a 23 year resident of McKenzie Lake, as well as a 62 year resident of Calgary as a native Calgarian. I have lived in Chinook Park, Haysboro, Kelvin Grove and now in McKenzie Lake.

I am making this written submission in support of the new Proposed R-CG district rules but absolutely not in support of fully repealing blanket rezoning.

My Ward 14 Councillor, Landon Johnston, does not represent the views me or my family in the matter so I am submitting them to the entire Council.

Calgary is an amazing city and I have been proud to share my hometown with so many newcomers over the past decades.

I have always supported widespread densification in Calgary. It is a city which is way too thinly spread out and this has cost us in many ways. Following is an incomplete list of reasons that all Calgarians should support increased densification in general, and the proposed amendments to the zoning bylaw in particular at this time:

1. In Ward 14, just as an example, our neighbourhood walk score might as well be zero. It is a 30 minute walk, frequently longer and across Deerfoot Trail, to get to a supermarket, most services, and any restaurant or café that isn't 7-11 or Tim Horton's. If we had double or triple the number of residents, maybe we could support a bakery, fruit and veggie store or something that would offer residents an attractive walking destination to support local business, meet a friend for coffee, or some activity that encouraged the growth of community.
2. We live in a transit wasteland which will be greatly improved as more homes and businesses are built within existing neighbourhoods. The buses are infrequent and unreliable, and a meaningful increase in ridership would create demand for better service which would in turn increase ridership. Affordable housing options should be provided for people with lower incomes, and these same people, or the young or elderly or environmentally conscious people deserve an economical and eco-friendly transportation option. Unbelievably, the Green Line is not being extended to the South Health Campus for years to come. If there was a greater population

density in the southeast, the train would naturally come down to the SHC, again to the enormous benefit of the staff, patients, families, local residents, etc.

3. We have amazing pathways and playgrounds which could handle many more users. Sports fields and parks are frequently empty while new neighbourhoods are being built on our valuable farmland only to have more and more underused parks and fields and playgrounds. It is such an inefficient use of land that would be unthinkable in any other country.
4. It has become apparent that Calgary's sprawl is going to cost everyone dearly into the future as the City scrambles to repair the water mains. The focus on outward growth represents the very worst of what cities are, in terms of wasted resources of every kind.
5. As our population continues to age (including me) increasing our neighbourhood density will allow small scale residences for older people who want to stay in their neighbourhoods. I have often thought that our home could be turned into 3 or 4 apartments for a small retirement home plus a live-in caregiver. What a great option for older folks who don't want to be warehoused in large buildings with no gardens and endless hallways full of unfamiliar faces.

As I have listened to the ongoing debates about zoning and density, it sounds like no one ever brings up points such as these which reflect actual reality of living in low density neighbourhoods. We should all be a little more concerned about increasing people's quality of life as density increases, and encouraging great civic habits like transit use, community building, and wisely shepherding resources for the collective good of our city's inhabitants.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Joan

Last name [required]

Thomson

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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Dec 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Hello and thank you for considering my input on the Proposed Citywide Rezoning Change. I would like comment in favour of this. My husband and I have resided in the Mount Pleasant area of the City of Calgary since 1982. We raised our family in Mount Pleasant in our home built in 1912. It is in an area included in the Heritage Guidelines. Previous occupants of our home included the English family. One son was Joe English who fought in WW2 as a pilot and in later years became a prolific architect in southern Alberta. Over the years we have seen changes in our community that were restricted by a specific building code designation, mostly R2. With the current zoning we are faced with massive developments that are threatening to destroy the relationships we have with our neighbors, the light in our gardens, and our green space. It forces us to advocate for ourselves over individual development plans which is not reasonable or practical. We are not against development but believe that it should adhere to the North Hill plan including respecting Heritage Guidelines. Please vote to support the Proposed Citywide Rezoning Change. Thank you. Joan Thomson and Leith Nagy

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First name [required]

Louise

Last name [required]

Redmond

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

Submissions to City 3 - repeal of blanket upzoning.docx

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

To: The Calgary City Councillors

Re: March 23, 2026 Public Hearing – Repeal of Blanket Upzoning

I am providing this written submission for the March 23, 2026 public hearing of City Council in this matter.

### Introduction

I live in an established neighborhood in Ward 8. I am writing to express my support for the full repeal of the blanket upzoning bylaw with no amendments.

I am not anti-housing or anti-development. I have children in their 30s who do not yet own homes, and I therefore understand all too well the need for Calgary to have more housing, and most importantly, to have more genuinely affordable housing for individuals and families. I understand that density will need to increase.

However, as has already become evident in the time that blanket upzoning has been in effect, its one size fits all approach to zoning has not only resulted in poor planning in terms of neighborhood context, it has also not accomplished what is needed for this City in terms of affordable housing for citizens of ordinary means. Nor has blanket upzoning resulted in greater housing choice for people such as my husband and I who are seniors and will at some point want to downsize but stay in the inner-city neighborhood which we love and that is so familiar to us.

### Submissions:

#### Affordability

As I walk through my surrounding neighborhoods of Bankview, Marda Loop and Altadore, what I see as the result of blanket upzoning is not the development of new housing that is affordable. Rather, what I see is the loss of the existing housing stock that represented entry level affordable housing and rentals. Existing bungalows have been purchased by developers, demolished, and replaced with 4 or 6 plex developments or row/townhouse style housing, that is offered for sale at between \$650,000 to \$800,000 per unit. A modest bungalow two blocks away from my home was purchased by a developer, demolished and replaced with infill style housing offered for sale at \$1.7 million each. That is more expensive by 36% than the 2025 municipal assessment of my larger 1 ½ story home on a significantly larger lot. It would be more affordable for a family to purchase my older but renovated and restored 4-bedroom home where they would have more square footage and a bigger yard.

At the end of the day, it is simple economics. The land costs throughout the inner city are high, and redevelopment cannot be achieved at a price point that meets the criteria of affordability. Unless blanket upzoning is repealed, developers will continue to repeat the pattern of purchasing and demolishing modest, relatively affordable inner city homes and rentals and then building new housing units at a price point that does nothing to solve the affordable housing issue in Calgary.

#### Poor.Planning.as.the.result.of.the.Elimination.of.Citizen.Input

With blanket rezoning citizens have been left with no meaningful consultation and input to redevelopment proposals for their neighborhood. As I walk through Marda Loop and travel through Altadore I see jarring and uncoordinated development, including mid-block high density development that is entirely out of keeping with these established neighborhoods. On the street where I live a developer is proposing redevelopment on a lot that quite frankly represents a gut punch in terms of how out of keeping it is with the nature and character of the street and neighborhood. Neighbors now become anxious and concerned every time a house goes up for sale.

Nothing about this represents good planning. It is time to fully repeal blanket upzoning and give citizens their voice back.

#### Housing.Choice

I believe that some on the previous Council advocated that blanket upzoning would result in more housing choices that would permit people as they age to remain in the neighborhoods, or at least the surrounding areas, where they have lived and where they have ties and familiarity.

However, what I see with blanket upzoning is abundant redevelopment resulting in townhouse/rowhouse housing, which is entirely inappropriate and unsafe for seniors in terms of their capacity to go up and down stairs as they age. Rest assured that the “housing choice” that blanket upzoning has created are impractical options that are not at all what seniors are looking for to age in place in their familiar neighborhoods. Left to their own devices under blanket upzoning I do not believe that the market and developers will ever develop housing that delivers real housing choice for seniors, particularly in the inner city. What is required is the full repeal of blanket upzoning so the City can engage in a much more deliberate delivery of housing for specific populations, including in the inner city.

## Conclusion

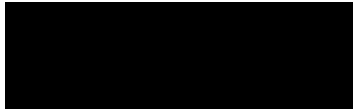
I continue to feel betrayed by what the previous City Council did when it passed blanket upzoning in the face of the opposition of so many at the 2024 blanket rezoning hearing. I respectfully suggest that this council has a golden opportunity to restore trust with the citizens of Calgary by repealing blanket upzoning without amendments. We are depending on you to go back to square one and get this right. The full repeal of blanket rezoning does not mean “no growth”. It means the opportunity to go back to planned community-based growth. It means the opportunity to have better growth, in the right places, for the right reasons.

Citizens spoke loud and clear by electing a new Council majority that campaigned on a commitment to repeal blanket upzoning and to return to community-based planning.

I urge Council to vote in favour of a full repeal of blanket upzoning with no amendments.

Thank you for your time and for your considering my written submission.

Respectfully submitted,

A solid black rectangular box redacting the signature of Louise Redmond.

Louise Redmond.



## Public Submission

CC 968 (R2026-03)

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First name [required] Tracey

Last name [required] Vincent

How do you wish to attend?

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

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



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CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I live in Winston Heights. I request Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning, and return to community-based planning. The issue that matters most to me is the lack of consideration of neighbourhood context in the blanket zoning changes implemented in 2024. My concerns are based on experiences in Winston Heights since the rezoning came into effect. We are an older community with larger lots, with approximately 65% of the lots having no rear lane access (so "laneless" lots). Blanket rezoning to R-CG immediately triggered a wave of proposals for higher density multi unit townhouse developments within our community (most often for four units plus four secondary suites), on sites that previously held single family homes. However, higher density developments cause numerous challenges on laneless lots, especially where the lots are located in the middle of a block (i.e. not on a corner). Some of the specific issues related to higher density mid-block laneless developments proposed in Winston Heights-Mountview include:

- Requests for excessive building depths, exceeding 65% of lot depth allowed by bylaw, in order to fit front garages and higher unit density. This raises concerns about privacy, shadowing, and site coverage.
- Designs focused on density, ignoring unsafe or impractical access to units, including having multiple window wells along narrow side walkways to units creating hazards and limiting safe movement.



## Public Submission

CC 968 (R2026-03)

- Inadequate parking for higher density development, including loss of all on street parking in front of development. Front drive garages occupy the entire lot frontage compounded by reduced parking requirement of 0.5 stalls per unit, which is insufficient for the number of residents housed in the higher-density developments.
- Inadequate waste storage space, both for on street waste pickup and on site storage and movement (limited space both at front and rear of site, with impractical access on side of units).

These examples illustrate the broader issue: Calgary needs a process that allows planning to occur thoughtfully, based on community specific conditions—not a universal default that overlooks the unique characteristics of established neighbourhoods. For these reasons, I am in favour of the proposed citywide rezoning change and respectfully request a full repeal of the 2024 blanket upzoning and a return to community-based planning.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed city wide rezoning change

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

In opposition

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ATTACHMENT\_01\_FILENAME

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ATTACHMENT\_02\_FILENAME

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Comments - please refrain from

My name is Maureen Busby, a homeowner in Harvest Hills. Over the years so much of Calgarys greenspace has been taken by developers- in some cases it may make sense for the community and the potential new residents- in this case its struck a nerve in a community struggling to understand why ....why here?

The sign popped up just this past September - the City of calgary land development proposal- the community and those around it had seen the signs before- Nose Creek, Aurora Business Park, and so on.... This one has struck another nerve, in one of the smallest areas of green space where it was thought no one would ever build....in comes Arcadis developers- with a proposal to build over 100 units of low density and multi density housing (original proposal said 107 units, a newer outline of the plan now says 184- with two 4-6 story apartment style buildings)!! This area cannot handle that kind of traffic- with One way in and out it cannot sustain the traffic or the parking needed.

There is 5.48 hectares of land with 0.05 hectares for their green space- with a plan to be built up in and between 30 year old residential single family homes, an above ground sewer line that runs from Airdrie, a storm water storage site for flood waters AND a mainline CPKC railway that runs 24 hours a day.

Not to mention it falls just inside the Airport Vicinity Protection Area where just years

## Public Submission

CC 968 (R2026-03)



providing personal information in this field (maximum 2500 characters)

ago the noise exposure area was lifted - but even from our homes beyond that area we can still hear aircraft taking off and landing.

There has been endless development in the area and our community can barely handle the families here now that need clinics, schools, parks. Traffic, parking congestion and overcrowding in this tiny space are also major concerns.

We as a community have banded together and are trying at all costs to join together to fight this.

This is a Special area that connects our neighbourhood to wildlife- where you can still see owls, deer ducks and all types of birds.

The fact that they would build these homes so close to a busy railroad track where vibrations and noise occur 24 hours a day is insane and dangerous.

Where is the due process that goes along with this- where are our communities and citizens rights to be informed- there is still no updated information on the plan to build the apartment style buildings on the very sign in our neighbourhood meant to inform the community!



**182  
Housing  
Units**

**"Park"  
0.05  
Hectares**

43 Cottage style houses  
64 Rowhouse/  
Townhome  
75 Units in a 4-6 story  
Apartment Building



**These apartment  
buildings are not  
listed on this  
proposal!!!!**

**1 ROAD  
IN/OUT**

**Stormwater  
Run off pond**

**CPKC  
Train**

**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]                      **Roberta**

Last name [required]                      **Bailey-Crerar**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of repealing blanket upzoning. I don't feel that upzoning addresses at all the "affordable" housing issue that our city faces; in fact, it takes perfectly good homes that a family may be able to afford and puts them in competition with commercial buyers that the family can't possibly compete against. An entry-level home gets destroyed in a neighbourhood and replaced with higher-priced homes that only the elite can afford. The family who has saved for years to buy is outbid by developers; the family loses out and the developers get rich. This is very evident in my neighbourhood over the past couple of years and has directly affected my family; making our neighbourhood out of reach to my adult children now. The face of the community I have lived in for over 30 years is completely different - and not in a good way. The bungalow enjoyed by a family for decades is now left in the shadows by a huge two-story home with windows overlooking the backyard where they used to enjoy some privacy. The water, power, sewer, roads and schools were not designed to withstand the amount of multi-family housing developments being built, which will ultimately lead to more water and sewer issues, overcrowded schools, etc. Please repeal blanket upzoning and reset to the previous zoning bylaw and start a plan to design areas that can aptly accommodate high density. Thank you.



## Public Submission

CC 968 (R2026-03)

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First name [required] John

Last name [required] Crothers

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

My wife and I seniors resident in same house in Maple Ridge for 67 years. We support the proposed city wide zoning change in order to return Maple Ridge to its former status original status of R1, together with many other subdivisions. The current rezoned rules and regulations, made in spite of massive public opposition, have already cause much upset and anger to existing tax paying property owners. Apart from the serious visual effects of upsetting the appearance of the original architecturally designed subdivisions, the much higher structures permitted cause unfair and injurious sunlight shading changes, also overlooking viewpoints of adjacent yards from balconies and windows are detrimental to the neighbours. There goes that possibility to have solar panels, too bad if they were already installed. An acute parking shortage due to low minimum requirements will be an instantly occurring blight on many streets and no doubt on back alleys too; streets with no alleys and numerous front driveways will be extremely troublesome. Where will residents plug in their electric vehicle or a lowly block heater? A lack of room for garages and off street parking is an inherent part of the parking mess. Bin setting-out day will be a nightmare. Some streets will be reduced to alternating direction in order to permit traffic passage, too bad if an emergency vehicle gets stuck behind a bin truck. One should expect that considering all the changes established neighbourhoods already now subjected to would result in wonderful progress in solving our affordable housing shortage but such is not the case. The houses being built are high price properties of great

## Public Submission

CC 968 (R2026-03)



value to development but seemingly no help to street people. Fire protection is of concern - what precautions do builders take to prevent the ignition of high wood framed structures built to max size for lots with much reduced setbacks and a street crammed with builders vehicles.

In the meantime we citizens are subjected to the AB provincial law which does not permit any pausing of the reckless rush by wouldbe developers to make money by proposing and some already proceeding with building extremely offensively unsuitable structures. We hope that City Council will be able to make the prudent changes to the whole zoning system to realign it with the many and varied requirements to create a very liveable city.

A huge task at hand, great start Bears paw Main , Good Luck!

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## Public Submission

CC 968 (R2026-03)

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First name [required] Austin

Last name [required] Sersen

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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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I am in opposition to reverting the rezoning back to its prior state. Here's why: My neighbourhood of Charleswood is having its bungalows torn down regardless to make way for towering mansions that go for over \$2M. I believe the arguments that will be presented about how bungalows are perfect starter homes are misguided, because since the bungalows are going away anyway, what we're left with is a severe segregation of incomes throughout our city...and as we know, concentrations of any one demographic lead to worse outcomes.

Most of the new councillors at the horseshoe ran on platforms to revert the zoning back to pre-RC-G, not considering that we might lose out on federal funding to build more housing, and even if that funding ends up being secure if we roll back the zoning, that signals to Ottawa that we don't want to continue receiving money to build more housing.

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

Here's where I'm willing to compromise. Keep the RC-G zoning completely as-is except for one key area: parking. I'm someone that doesn't own a car, doesn't plan on owning a car in the next decade, and believes mandating a minimum amount of parking is the wrong lever to use. Yet, it caused the greatest backlash. Simply upping it from 0.5 to 1 per unit would quell the largest criticism.

Remember our Municipal Development Plan dictates we need to increase population

## Public Submission

CC 968 (R2026-03)

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by 50% within existing communities and 50% in new communities, and we are greatly behind where we need to be within our existing communities. More outward growth puts additional strain on all of the infrastructure: from the amount of people a bus can cover in a given time to emergency response time to even our pipes. Our 3 tier water system spans 15,000km. That's the distance from here to Miami...back to Calgary, and then back to Miami. Covering a less sprawling geography would help keep costs in check while better maintaining what we already have.

This RC-G rezoning is just one tool in a toolbox to tackle the housing issue from a variety of angles. Significantly more towers at LRT stations would make a meaningful impact as well as the many surface parking lots across Downtown and in the Beltline. Let's not add crippling legislation to irrationally ban the missing middle housing stock.



## Public Submission

CC 968 (R2026-03)

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First name [required] **Bethany**

Last name [required] **van Heyst**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I oppose the efforts to repeal the rezoning bylaw along with further efforts to increase the restrictions on current RCG zoned parcels. As a young professional hoping to stay in Calgary, housing choice is key to my livelihood. Housing choice needs to be available in every neighborhood- Not just along busy roads and transit corridors. I support rezoning as it reflects the growth in our city and more vibrant and diverse neighborhoods that are affordable to everyone.

I also want to echo comments that made an impact on me during the last rezoning debate. Vulnerable people (people with disabilities, new Canadians, students, those living with mental health concerns etc. will suffer directly at the result of repealing the bylaw. Additionally, the thousands of Calgarians that provide supports to vulnerable people will not be able to afford housing in Calgary if the bylaw is repealed. I would like to encourage Council to consider this impact on their entire communities- not just homeowners.



**Public Submission**

CC 968 (R2026-03)

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First name [required]                      Susan

Last name [required]                      Parker

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

Blanket rezoning submission .docx

ATTACHMENT\_02\_FILENAME

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

For many people, blanket rezoning may feel like an abstract planning policy. For my neighbours and my family, it is a real situation happening right now. Only three days after this hearing, on March 26th, we will be appearing before the Sub-division and Development Appeal Board regarding a development approved one house away from ours. The proposal replaces a single bungalow with seven row houses and seven secondary suites — fourteen homes on one former residential lot. On our street, that means the density will change from approximately 21 homes to 35 on the block. An increase of 66%. One-size-fits-all zoning does not reflect the wide differences between Calgary's neighbourhoods. Calgarians are not opposed to growth. Residents are asking for responsible growth that respects neighbourhood context and restores meaningful community participation in planning decisions.

March 16, 2026

Re: Submission to Calgary City Council – Request for Full Repeal of the Blanket Rezoning Bylaw

Dear Calgary City Councillors,

My name is Susan Parker and I live in the community of Altadore.

For many people, blanket rezoning may feel like an abstract planning policy. For my neighbours and my family, it is a real situation happening right now.

Only three days after this hearing, on March 26th, we will be appearing before the Subdivision and Development Appeal Board regarding a development approved **one house away from ours**.

The proposal replaces a single bungalow with **seven rowhouses and seven secondary suites — fourteen homes on one former residential lot**. On our street, that means the density will change from approximately 21 homes to 35 on the block. An increase of 66%.

Three-storey heights across seven rowhouse units, reduced street setbacks, sixteen garbage, recycling, and compost bins along one neighbouring lot, fourteen additional dwellings on an already busy street and loss of privacy would fundamentally change the character of our street and eliminate the quiet enjoyment of existing homes (DP2024-06989).

In response to the permit application, 90 residents submitted written opposition and the City received more than 105 pages of comments. However, within the planning report those submissions were necessarily summarized into only a few generalized sentences. **As a result, many of the site-specific concerns raised about our street, parking capacity, and neighbourhood context were difficult to fully capture.**

This reflects a broader challenge created by blanket rezoning.

**One-size-fits-all zoning does not reflect the wide differences between Calgary's neighbourhoods.** Communities vary significantly in lot sizes, street layouts, infrastructure, and services. Local Area Plans were intended to guide how growth occurs within each community, yet blanket rezoning applies the same zoning framework across very different areas.

It also changes how residents participate in planning decisions. When zoning is already broadly pre-approved, meaningful discussion often occurs only after a development permit decision has been made. In our case, that discussion will occur at an appeal hearing three days from now.

The current approval process undermines community confidence. Developers frequently request relaxations, which are often granted, while residents must spend evenings and weekends reviewing technical documents, preparing submissions, and attending hearings simply to have their concerns heard.

When people invest in a home, they are often investing in a neighbourhood defined by its scale, character, and amenities. Large city-wide zoning changes can make residents feel that those expectations have changed without sufficient local dialogue.

**Council must also carefully consider the implications of allowing existing development applications to proceed under blanket rezoning, or allowing applicants to simply reapply under that zoning if a permit is overturned. In our case, with the current amendments, even if the permit under appeal was overturned, the developer could simply reapply under the same R-CG blanket rezoning framework. This means the impacts of the policy would continue indefinitely for directly affected residents.**

**When we purchased our home, blanket rezoning did not exist and the property was valued based on the zoning and neighbourhood character in place at that time. If the policy is repealed but existing applications are grandfathered, residents would still be living with the consequences of a policy that Council has determined should no longer apply.**

If Council determines that blanket rezoning should be repealed, the most fair and consistent approach is for repeal to apply to all applications that have not yet received final approval or that are overturned in the appeal stage. Otherwise, the practical effect of repeal will be delayed for the very neighbourhoods already experiencing the greatest impacts.

Calgary is growing, and thoughtful intensification can be part of responsible planning. However, the citywide blanket rezoning policy imposes a one-size-fits-all approach that ignores the realities of established neighbourhoods and the scale of development now being introduced into them.

Calgarians are not opposed to growth. Residents are asking for responsible growth that respects neighbourhood context and restores meaningful community participation in planning decisions.

I respectfully urge Council to:

1. Repeal the Blanket Rezoning Bylaw in full.
2. Reject proposed amendments.
3. Restart Local Area Planning so that planning reflects actual community conditions.
4. Restore meaningful community engagement in the planning process.

Residents deserve a planning process that reflects the realities of their neighbourhoods and treats their concerns with respect. The current bylaw fails to achieve this and should be repealed.

Sincerely,

Susan Parker



## Public Submission

CC 968 (R2026-03)

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First name [required] Cheryl

Last name [required] Sandercock

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

2026-03-15-PublicSubmission in Favour of Repealing Blanket Upzoning Sandercock.pdf

ATTACHMENT\_02\_FILENAME

2025-12-04-PublicSubmission re Repeal Blanket Upzoning Sandercock.pdf

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

I support the full repeal of the Blanket Upzoning bylaw, and attach a submission as well as my December submission for your consideration. Thank you

**To:** City Clerk's Office, City of Calgary

**Re:** Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

**From:** Cheryl Sandercock

**Address:** Ward 8

**Date:** March 15, 2026

Mayor Farkas and Members of Council,

Thank you for your service. I am writing to support the Motion for a full repeal Calgary's blanket rezoning (blanket upzoning or BUZ) bylaw and commend Council for its progress on Repeal so far. For clarity, amending the bylaw is insufficient – I only support a full repeal and reinstatement of the last version of the Land Use bylaw prior to the Upzoning bylaw.

In particular, I urge our Ward 8 Councillor, Nathan Schmidt, to consider the overwhelming support for the full repeal of the bylaw, and a more measured approach to adding housing for Calgarians. I appreciate your ongoing townhalls to solicit input.

I am also resubmitting my submission for the December meeting at which you voted to initiate this process, as the rationale is the same. As one of the thousands of Calgarians that submitted to Council in opposition to this bylaw during the public hearing of April 2024, yet were ignored by Council of the time, I urge this Council to fully repeal it now. That Council destroyed our trust – you have an opportunity to rebuild it.

We all know Calgary needs more housing, and in particular, more affordable housing. Blanket upzoning instead creates incentives to remove affordable housing, and replace it with higher-end housing that remains unaffordable for many families.

The unilateral and blanket nature of the upzoning bylaw is the core of its issue. It removes any context and is essentially opting out of any planning and process at all. Consider a real example for a typical residential area with single family homes. In the middle of a street, you have 8 neighbouring houses – one on each side, 3 across the street and three behind you (directly or across an alley). If 4 people live in each home, that is 32 adjacent neighbours. Blanket Upzoning allows each of those 8 properties to become up to 12 units – so 96 units, which again if each has 4 residents, that is 384 adjacent neighbours (352 incremental neighbours). This is not prudent planning (in fact, it's not planning at all), and would adversely affect communities, overwhelm infrastructure of all kinds, negatively affect green spaces, fail to address affordability, and create constant construction with its noise, dust and traffic issues. I urge all Councillors to consider where you live currently, and whether adding 96 units and 352 incremental neighbours adjacent to your property would be appropriate. I can't think of anywhere where it would be.

I urge Council to **vote in favour of fully repealing the Blanket Upzoning bylaw** and return to community-based growth, contextual redesignations and LAPs.

Thank you again for serving and for considering this submission.

Respectfully,

Cheryl Sandercock

Ward 8

**To:** City Clerk's Office, City of Calgary

**Re:** Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

**From:** Cheryl Sandercock

**Address:** Ward 8

**Date:** Dec 4, 2025

Mayor Farkas and Members of Council,

Thank you for your service. I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. You may recognize the form of this submission, as teams of citizens have been working together to ensure more Calgarians have an opportunity to articulately express our views to Council. In particular, point 7, regarding amendments needed to protect against a surge of applications creating grandfathering where no approvals are in place, is critically important. As one of the thousands of Calgarians that submitted to Council in opposition to this bylaw during the public hearing of April 2024, yet were ignored by Council of the time, I urge this Council to support this repeal.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities**. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

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

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

**1. Democratic legitimacy and social licence**

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

2. **Lawful process is preserved**

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**

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

4. **Infrastructure and transportation impacts were not properly assessed**

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

5. **Loss of affordable housing stock**

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

6. **Targeted alternatives exist and should guide growth**

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

7. **Transition must protect approvals — not create an amnesty window**

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

8. **Council should move swiftly to First Reading and set a clear cutoff**

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after

which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

**9. Federal housing funding should not be used as a veto**

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

**10. Cost is not a reason to avoid democratic correction**

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

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

Thank you for serving and for considering this submission.

Respectfully,

Cheryl Sandercock

Ward 8



## Public Submission

CC 968 (R2026-03)

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First name [required] Geoff

Last name [required] Denesuk

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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 respectfully request that Calgary City Council not repeal Rezoning for Housing. I support the partial rezoning option prepared by City Administration.

Reverting to the old system of project review simply wastes Council's time which should be spend on bigger issues. Housing affordability is a major issue. While the old system worked, it was broken. The revised system of blanket zoning attempted to fix that, but had issues as well. Council should consider keeping the parts of the original plan that help address our housing shortage while removing the elements that have caused the most concern.

A more balanced approach would be via partial rezoning. The goal should be enabling more choices in housing with quicker approvals.

For these reasons, I urge Council to maintain the rezoning framework through the partial rezoning option.

Thank you for your consideration.



## Public Submission

CC 968 (R2026-03)

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First name [required] Michael

Last name [required] Helsen

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 16, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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] Lorraine

Last name [required] Bergh

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

While more housing is needed, disruption and destruction of neighbourhoods serves no one. A less intrusive expansion makes more sense in the long run.



## Public Submission

CC 968 (R2026-03)

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First name [required] **Scott**

Last name [required] **Baker**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

My home only exists because of mixed-use, mid-density zoning, and I'm grateful for that location. (Bridgeland) I understand people's concern over change, but let's keep trying things until we find great solutions for everyone, not flee back to "the way it was". Many extremely desirable cities and neighborhoods around the world are denser than most of what we have in Calgary; let's try to emulate these role-models, and do it even better! Calgary already has a very large selection of suburban living options; let's balance that with more thoughtfully located denser neighborhoods that produce net-tax revenue, rather than requiring lifelong taxpayer subsidy. Thank you.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Bernard

Last name [required]

Downey

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)

Translator not needed

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

Rezoning for Housing

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I fully support the change back to low density residential zones that in the land use bylaw prior to the citywideRezoning for Housing that was approved by Council in May 2024 and came into effect on August 6, 2024.

My reasons are as follows.

1. The current policy does not take into consideration the disruption and strain that this policy puts on existing infrastructure in communities. The recent pressure on water service provides all the rational necessary to make this change. Existing communities were planned to service a certain number of residences and support facilities that exist in all communities.
2. Higher density bring traffic and parking issues. Council's change to 40kph in residential was an attempt to mitigate these issues. The higher density zoning change in 2024 exacerbates these issues. Council seemed to be working against itself with these changes. The change to lower density will help to mitigate these problems.
3. Higher density will put greater pressure on existing on green spaces, playgrounds and walking paths. There are vital to peoples' enjoyment and support of their communities. This should be one of the guiding factors when council is making changes to policies in existing communities
- 4 New communities should be planned and built to accommodate greater population density.



**Public Submission**

CC 968 (R2026-03)

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## 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)

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

Mar 23, 2026

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

[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I believe that the Council should look at proposals globally and not on an individual basis. They need to consider what the development proposals are being asked for a community as well as the neighboring communities. By only looking at one development at a time, they are not considering the overall impact on traffic, parking and density that maybe negatively impacting parts of the community. There should be an updated map every time a development is approved and its size and location should be considered before another is approved in that area. One also needs to consider the neighboring communities that also flow in or out of the adjacent communities. . There needs to be a consideration of the lose or need for more green space when larger builds are approved. The development proposals should not be about squeezing as many people on a space as possible which is generally linked to profit. Proposals should consider the street and community and not distract for the character or enjoyability of the community. Proposals should be required to have more green space around the build as well as appropriate parking. Calgary is a commuter city



## Public Submission

CC 968 (R2026-03)

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First name [required] **Scott**

Last name [required] **Balkwill**

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

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In favour

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ATTACHMENT\_01\_FILENAME

Calgary - City Wde Zoning.pdf

ATTACHMENT\_02\_FILENAME

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

## Calgary – Blanket Rezoning & the need for City Wide Rezoning

Please accept this as a contribution to the concerns raised by blanket rezoning and the growth that has resulted from the implementation of the rezoning process. I have related to the concerns to a particular Development Application in the community of Thorncliffe where I reside.

### Lot 1 & Lot 2 – DP Application DP2025-05871

Concerns - The proposed development has gone through 3 iterations, and I have responded online to each submission. Although there have been some design considerations between the 3 interactions the overall concerns remain the same. Challenges that have been raised with the City through the process DP community review and comment process include:

- Minimal setbacks, building height, building footprint and the overall impact on the privacy of neighbouring dwelling – besides, across and on the opposite side of the street.
- Impacts to the neighbourhood during construction – noise, dust generation, adequate space for deliveries and hours of construction.
- Maximized lot coverage of the building footprint with no integration into context of the neighbourhood. There are too many units being squeezed into the residential lot that was originally designed for 1 single family home or 1 duplex home (with laneway access) not the number of proposed units.
- Current blanket rezoning allows for 4 units + 4 suites per lot. The proposed density surpasses the by-law.
- Maximum lot coverage of 60%.
- The current by-law allows for front back semi-detached two dwelling units located side by side separated by an internal courtyard which this proposed development does not comply with. The proposed massing with front and rear yard infills plus garage does not fit in with the single-story, single-family homes in the neighbourhood.
- Inadequate parking for the proposed number of units a total of 18 units when the main unit **and secondary suites** are considered. The lack of on-site parking will lead to overflow onto streets, congestion, safety hazards, neighbourhood air quality, and neighbourhood disruption. Most units will have 2 cars, basement suites likely 1. Adding any vehicles to the street that are not managed on site is not integration into the community, it is invading the community. Additional impacts on local parking when visitor parking is considered.
- Site servicing – the impact on the local infrastructure – water and sanitary sewer services.
- An increase in rainwater runoff and the impacts on the street and catch basins.
- The proposed amenity space for the development lacks adequate space for outdoors activities and socializing. The development does not actually have adequate yard space for children.
- The provision for the garbage, recycle and compostable bins. Each unit typically requires three separate bins. There is a concern regarding the proper storage of these bins.
- Noise levels once the development has been completed will impact the quality of life on the street. If air conditioners are included for each unit, the noise generated by multiple

compressor unit will have sound attenuation concerns. If no air conditioning is provided the number of window mounted portable air conditioning units will have sound attenuation issues.

- Another consideration is the impact on the existing electrical infrastructure to support the increased demand.
- Concerns regarding the overall safety of the neighbourhood during and after construction – theft, and fire.
- The proposed development if rental will bring and increased population into area. The rental market will result in a changing population demographic into the community which can result in impacts on safety and enjoyment. Moving trucks at the end of every month etc. Pride of ownership and being part of the community will go by the wayside.
- The overall impact on neighbouring property values.
- The people such as my family on Trafford Crescent NW understand the need to densify some neighborhoods; however, we and the other families who live on the crescent do not want to live in a downtown style environment with the noise and traffic and parking issues.

#### Affordability and need:

- Affordable housing is essential for lessening social disparities. Affordable housing provides low- and middle-income families with access to safe and stable living conditions. The intent is to ensure that housing costs do not use up the lion's share of a family's income.
- There has been a surge in construction material and labour costs since the start of the pandemic. Canada's residential construction price index has increased by 51%. Elevated interest rates contribute to the overall expense for developers and builders to finance the land acquisition and construction. These costs are directly passed on to the purchaser or renter impacting the affordable aspect.
- The proposed development may provide for an increase in the rental or sales market; however, will not comply with providing affordable units to the market. The proposed development will not appreciably increase middle income housing or provide a residence to people who want to raise families in the area.
- Maintenance of rental units leading to community concerns.
- The effect of blanket rezoning has led to the maximizing of massing and granting of zoning variances to the benefit of the Developer and the detriment of the neighbourhood. There is a long-term incentive for the Developers/Builders to build bigger with increased density because the marginal cost of the development is reduced and favours an increase in value for the Developer/Builder with the increase in square footage as is the case with this development. There is little or no attention to how the development will impact the existing community. A smaller multi family complex can result in the increased density the current by-law favours, but in a way that blends into the community rather than changing it completely.

- Developers are outbidding the potential buyers of single-family homes especially young families who want bungalows. Many developers have an inside track on houses that will come to market given relationships with realtors.
- Many Calgarians would prefer to live in low-density housing, such as single-detached houses. Owners and renters of detached houses traditionally report higher levels of housing satisfaction than those in more compact dwellings. Quality of life for themselves and the community.

Please accept this as my concerns regarding the impacts of Blanket Rezoning on existing single-family communities and the proposed development regarding Lot 1 & Lot 2 – DP Application DP2025-05871, Thorncliffe.

Regards

Scott Balkill

12 Trafford Cres. NW,  
Calgary, AB,  
T2k 2V4



## Public Submission

CC 968 (R2026-03)

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First name [required] **Matthew**

Last name [required] **Weekes**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

My name is Matthew Weekes. I live in Kingsland in SW Calgary.

I am writing to respectfully ask Council to fully repeal the blanket rezoning bylaw and to reinstate the land use bylaw that was in place prior to citywide rezoning being approved by Council in 2024.

My first issue is that the blanket rezoning results in thoughtless redevelopment without any consideration for the characteristics of individual communities, including infrastructure, parking, community character, and safety. I am concerned about some of the large multi-plex developments going up in my neighbourhood, and what will happen if this trend continues. I live in a neighbourhood consisting mostly of bungalows, with many families and kids. My family and many others that live in this neighborhood chose it because it is family-friendly. If multi-plex buildings continue to be put up, most with inadequate parking spaces provided, I expect that a substantial amount of vehicle traffic and overflow parking will end up on our street, negatively impacting safety and livability.

My second issue is that the blanket rezoning has undermined democratic processes. The bylaw was enacted against the will of many Calgarians. Since it has been enacted, my perspective has been that developers have been able to push ahead with all manner of developments regardless of the amount of community opposition they

Comments - please refrain from providing personal information in

this field (maximum 2500  
characters)

receive. It is my understanding that much of the current Council was elected on platforms that include working to repeal blanket rezoning. As such, I believe that it is Council's responsibility to repeal the blanket rezoning bylaw and commit to a residential planning framework based on proper procedure, transparency, and stakeholder engagement.

My third issue is that blanket rezoning does not necessarily increase affordability, and in many cases can make existing homes more expensive as they become targets for developers and investors. This not only impacts potential homebuyers by making them compete more against developers, but also existing homeowners who are often seeing sharp increases in their property taxes, in a time when affordability is already a huge issue for many Canadians.

As such, I request that Council repeal the blanket rezoning bylaw. I believe that if Council commits to a framework that incorporates thoughtful planning and valued community input, then we can chart a path of sustainable development for Calgary that makes our city a great and affordable place to live.

Regards,

Matthew

**Public Submission**

CC 968 (R2026-03)

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First name [required] **Peter**

Last name [required] **Wettlaufer**

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Repeal Upzoning.pdf

ATTACHMENT\_02\_FILENAME

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

My name is Peter Wettlaufer and I live in Lake Bonavista. I am submitting this to the Public Hearing Meeting of Council on March 23, 2026.

I am in support of the full repeal of the “Blanket Upzoning” amendment to the Land Use Bylaw enacted in Q3 2024.

Calgarians expressed their opposition by approximately 70% at a lengthy public hearing. By going against the wishes of Calgarians, Council undermined the trust of the citizens in the planning process.

One of the stated goals of the amendment was more affordable housing. The R-CG designation does not require affordability. In fact, R-CG results in the exact opposite. Older, less costly homes are often replaced with multiple more costly units. Developers can outbid families seeking an affordable home.

The R-CG zone was supposed to be “contextual”. Often, the new units do not fit the character of the existing community. Massive units are built closer to the street, over shadowing the existing homes. Relaxed parking requirements result in congestion on the streets and in the allies. Removal of mature trees goes against the City’s canopy policies.

Repeated infill disrupts neighbourhoods. Extended construction cycles increase noise, dust, safety issues and increased traffic during redevelopment.

Amendments cannot fix this. The motion recently introduced to create “R-CG Lite” will not resolve the opposition of Calgarians to the original amendment. Full repeal will reset to a stable baseline. Continued work on Local Area Plans will rebuild trust in the planning process.

I ask that Council vote for a full repeal of blanket upzoning and return to planned, community-based growth. The old process of consultation and engagement through the LAP process with proper notifications and consultation is what is required.



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First name [required] Rhonda

Last name [required] Quinton

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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

LETTER TO CITY RE REPEAL OF BYLAW March 15, 2026.pdf

ATTACHMENT\_02\_FILENAME

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

RHONDA E. QUINTON  
1435 25A STREET SW  
CALGARY, AB, T3C 1J8



March 16, 2026

To Whom It May Concern:

Re: Public Hearing Meeting of Council scheduled for Monday, March 23, 2026

I am a lifelong Calgary resident and write to state my **SUPPORT FOR THE REPEAL OF THE BLANET UPZONING BYLAW.**

After living in BC for several years, I returned to Calgary and live in the neighborhood where I was born – Shaganappi. I am equally concerned about the damage the blanket upzoning bylaw is having in Varsity Village, the community in which I grew up and where my father is still a resident.

This issue is deeply concerning to me. From my observations, in the short period of time this bylaw has been in place, it has negatively impacted many communities, including Shaganappi and Varsity.

Calgarians were clear at the initial public hearings in 2024. Seventy percent of the speakers present were opposed to the original blanket upzoning by-law. Sadly, the democratic process failed when the then mayor and council failed to represent their constituents.

The majority of the newly elected council were elected based on their support of repealing the blanket upzoning bylaw. Let's hope the new mayor and council members listen to the voters this time.

Shaganappi is being significantly impacted by the blanket upzoning. When a house goes up for sale, neighbors hold their breath and pray that a developer doesn't buy the property to build some multi-unit monstrosity that will destroy the fabric of the neighborhood and significantly impact the already overtaxed infrastructure.

It is of interest that although I have owned the property in Shaganappi since the 1980s and have lived here since 2016, I do not recall receiving proper, or any, notice of the previous council's plan to implement the blanket upzoning bylaw.

While I acknowledge that there is a place for increased density, be clear, increased density does not equal affordability, and increased density is not appropriate when it destroys the fabric of a community. There is no place for 8 plus unit developments in the middle of a single- family residential street.

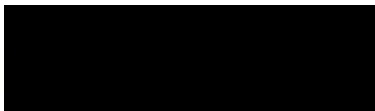
Applying blanket upzoning across the board ignores the fact that communities differ in lot size, infrastructure capacity, access to transit as well as design character, including the tree canopy. Each application must be assessed on the impact it will have on the community, and the people living in those communities.

I have personally seen the toll that one such application is taking on the residents in the community of Varsity Village. There is currently an application to subdivide a single-family lot in a neighborhood where some have lived for over 50 years. The lot under development application is not a corner lot that might lend itself to a duplex type structure (if done properly) - it is the middle of the street.

The people on the street are fearful of the impact such a development would have on their beloved street; the loss of the 50 year old trees, the extra traffic, the construction mess, not to mention the impact on the value of their property if some multi-unit structure is allowed to be built on their quiet street. For some of these residents, their home is their most significant asset. Not only are the residents worried about the financial impact, I can tell you from my observations that the worry is taking a significant toll on their health - they are literally worried sick. This cannot be allowed to continue unabated.

It is my hope that this Council will listen to the people of Calgary and will fully and completely **repeal the blanket upzoning bylaw** and return to a planned, community-based growth plan rather than the community destroying upzoning that was brought in by the previous council.

Yours truly,

A solid black rectangular box used to redact the signature of Rhonda E. Quinton.

Rhonda E. Quinton



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Gordon & Heather

Last name [required]                      Forsyth

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We support reversing the existing Rezoning for Housing bylaw.



## Public Submission

CC 968 (R2026-03)

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First name [required] Hayden

Last name [required] Lough

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

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)

Repealing this policy hurts our financial and economic resiliency. I want property taxes to stay low, and repealing Rezoning would go directly against that.



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First name [required] CHRISTIE

Last name [required] PODILUK

How do you wish to attend?

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

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



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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

City of Calgary Public Hearing - Rezoning for Housing - March 23, 2026.pdf

ATTACHMENT\_02\_FILENAME

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

**March 14, 2026**

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

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

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

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

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

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

For these reasons, we respectfully ask Council to:

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

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

**Sincerely,**

NAME	ADDRESS	EMAIL
Christie Podiluk	288 LEGACY MOUNT SE CALGARY, AB T2X 2G7	[REDACTED]

**Public Submission**

CC 968 (R2026-03)

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First name [required] Saumya

Last name [required] S

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

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Last name [required] S

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Calgary is growing quickly, and planning policies should support that growth responsibly rather than reverting to restrictive zoning that contributes to higher housing costs. Repealing blanket rezoning would reverse an important step toward addressing housing supply and affordability. Blanket rezoning creates a more predictable and transparent planning framework, reducing the need for case-by-case political decisions on basic housing types.



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First name [required] Chloe

Last name [required] Chan

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Hello, I am a resident of Crescent Heights with family in Harvest Hills and Country Hills. I have lived here my whole life. While there are flaws with the current bylaw as is, this proposal to completely repeal it is ridiculous and shows a complete lack of vision from some councillors. Calgary is a growing city and this proposal is as good as taking a crowbar to our kneecaps. Economic development, community vibrancy, and even environmental sustainability all rely on our ability to densify and have proper housing for households of all shapes and sizes — growing families, aging empty-nesters, perennial bachelors, etc. This proposal is an insult to all decent sensibilities of public policy: in order to benefit a few inconvenienced folks, we are considering a repeal that, for all intents and purposes, has been a real boon to the city for the past year. A repeal that means we re-introduce red tape, restrict how people can use the land they own, spend more taxpayer dollars on wasteful rezoning hearings (where council will approve, what, 95% of applications anyways?), and force the city to sprawl out? Have we not learned from the water main fiasco? Every additional kilometre of sprawl means hundreds of thousands of dollars in future maintenance costs. I seriously implore council to reconsider this proposal.



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First name [required]

Last name [required]

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Proposed Citywide Rezoning Change

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

In favour

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First name [required]                      Dustin

Last name [required]                      Stang

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[required] - max 75 characters

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)



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Dear Mayor and Council,

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

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

Please respect the vast majority of Calgarians (over 65%), who voted to repeal. Blanket rezoning was illegitimately approved. Make sure that Administration actually follows the City of Calgary policies for public engagement, namely the Transparency and Accountability Policy, Engage Policy and Engage Framework Process.

For any future zoning proposals make sure we, the affected citizens, are properly engaged. Make sure you have an engagement process where both sides of the zoning proposal are fully and fairly able to present all of the facts, not only to council but to all Calgarians. Administration has proven that they cannot be relied upon to do this.



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First name [required] Travis

Last name [required] Smith

How do you wish to attend?

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like to repeal the previous zoning changes. I feel the process has led to much density to quickly in my neighborhood and does not allow the public to comment. I think there needs to be a better plan for densification and I do not support the changes and the effect they have had on my neighborhood. Mainly increased traffic and parking issues.



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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

rezone.pdf

ATTACHMENT\_02\_FILENAME

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

To whom it may concern;

I support Calgary City Council passing a bylaw that would reinstate the low-density residential zones that existed in the Land Use Bylaw prior to the citywide rezoning approved in May 2024. Based on previous dealings with issues of this nature, I have found the process can feel predetermined.

Homeowners purchase a home within a district with the quite reasonable expectation that zoning remains what it is when they buy. Blanket rezoning significantly changed those expectations across the entire city at once.

Redevelopment can be expected to occur, but it should occur in an organic fashion based on natural market demands. When a level of government interferes and attempts to rework this natural course, unwanted issues develop.

Many members of council ran on the promise to repeal the blanket rezoning, not to modify the blanket rezoning. This needs to be respected.

Cordially,

Bruce McLeod

**Public Submission**

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First name [required]                      Alexander

Last name [required]                      Appel

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ATTACHMENT\_01\_FILENAME

Letter to Request Blanket Rezoning Repeal.docx

ATTACHMENT\_02\_FILENAME

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

Requesting for the blanket rezoning to be repealed

## **Policy Recommendation: Repeal Blanket Upzoning Bylaw and Restart Density Through Local Area Planning**

I respectfully recommend that Council repeal the blanket upzoning bylaw, restore the Land Use Bylaw to its previous state, and restart the densification process through an expedited Local Area Plan (LAP) and corridor-based planning framework.

Densification is necessary for Calgary's long-term growth. However, the current blanket approach carries a real risk of not achieving its intended outcomes because it removes the planning tools required to coordinate infrastructure, urban design, and neighbourhood-scale impacts. As approvals proceed, these risks increase while the City's ability to correct course diminishes.

Many families, including mine, made long-term investments based on established planning frameworks. Predictable land-use policy supports stability and reinvestment. When major changes occur without localized planning or sequencing, that stability is weakened in ways that are difficult to reverse.

### **Why This Policy Should Be Reconsidered Now**

First, the risk of irreversible outcomes is highest at the outset. Once developments are approved and constructed, the opportunity to meaningfully reassess the policy is effectively lost—even if unintended consequences emerge.

Second, blanket upzoning removes coordination essential to successful densification. Density alone does not create good urban form. Without LAPs or corridor planning to guide scale, transitions, and infrastructure capacity, development proceeds on a site-by-site basis, increasing the risk of fragmented neighbourhoods and inefficient infrastructure expansion.

Third, infrastructure feasibility remains uncertain. In my area, multiple developments of 8–20 units have replaced one or two homes, including an eight-unit project on Elbow Drive near two schools in an area already experiencing parking and traffic pressure. Without neighbourhood-level planning, infrastructure impacts are assessed incrementally rather than holistically.

Finally, the policy risks undermining public confidence in growth. Calgarians broadly accept the need for density, but rapid, uncoordinated change without clear neighbourhood plans erodes trust and makes future planning more difficult.

### **Action Requested**

I respectfully ask Council to repeal the blanket upzoning bylaw and return to a planning-led approach that prioritizes Local Area Plans, corridor development, and meaningful community engagement. Revisiting this policy now allows Council to pursue density in a way that is deliberate, resilient, and aligned with long-term public confidence.

Thank you for your time and service to Calgary.

**Alexander Appel**

7024 Kenossee Place SW, Kelvin Grove



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First name [required] Catherina

Last name [required] Dadge

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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 Council.docx

ATTACHMENT\_02\_FILENAME

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

see attached, thank you.

March 15, 2026

Re: Public Hearing Meeting of Council – “Proposed Citywide Rezoning Change”

Repeal of the Blanket Rezoning Bylaw - March 23, 2026

Dear Mayor Farkas, All Councillors,

As long-time Calgarians for over 50 years who reside in the community of Rosedale, we stand with 1000's of our fellow citizens and request that City Council **fully repeal the blanket rezoning bylaw** by June 1, 2026. A full repeal requires the restoration of the exact wording of Bylaw IP2007 prior to August 6, 2024.

We do support thoughtful growth in our city but since Blanket Rezoning was introduced we have seen communities stripped of their character, homes being overshadowed by out of character, massive multi-home/row housing projects. The neighbouring homes lose light, privacy, see improper setbacks, 45% lot coverage, parking issues, infrastructure is compromised, trees and heritage are lost. A review of R-CG and H-GO is definitely required. Residents in established communities are faced with court battles with developers trying to uphold Restrictive Covenants to prevent developments and are forced to incur personal expense doing so. Blanket upzoning is only one component of Calgary's broader housing strategy. The Calgary Housing Strategy includes dozens of other initiatives that can proceed unchanged – cooperative housing, office building refurbishments to name a few.

The city is responsible for managing growth and introducing affordable redevelopment across Calgary. There are key areas where growth and development should be encouraged and we need a fair city-wide plan for growth to be distributed between developed and new communities. With Blanket upzoning homes become redevelopment assets and citizens are outpriced competing with developers who in turn fill the market with 'unaffordable' housing, exhausting the supply of older, more modest starter homes.

Good local growth planning looks at the fabric of a community and the vision they have for their evolution. It includes taking into consideration the existing infrastructure, the heritage, tree canopy and environment. The local area plans we develop should provide guidance and direction as new communities are being built and when established neighbourhoods are at a stage when revitalization and redevelopment is needed. They encapsulate a future vision for the area and provides development direction that residents, land owners, builders/developers, City Planners and Councillors can refer to as new development ideas are proposed by property owners and landowners within the area.

We need to consider where and how growth and development should happen. We need to consider the sustainability and our city's urban footprint, to ensure existing infrastructure isn't compromised and we need to balance the need to grow and develop with the need to retain and enhance the unique character of our neighbourhoods and historical resources. During the development of the Guidebook for Great Communities, it was said by City staff that hosted a townhall that we attended that most citizens understand that growth and evolution are going to happen in their communities and through discussion, balance can be found as to where that change might or might not happen. Not every community must have a certain percentage of each type of housing forms across the board – every community is going to be different and it's totally feasible to think of a number of communities in Calgary where densification probably isn't warranted at the present time, or maybe ever.

Affordable housing and density around Main Streets makes sense - as does growth in communities that would benefit from redevelopment due to aging infrastructure and who welcome diverse housing. Densifying in established communities that wish to retain their existing history and expression of character, does not and results in unaffordable homes and density for the sake of developers making a profit.

Growth that results from smart planning can improve our daily life, the economy, and the environment. When a city plans carefully for future development and engages with citizens, they can improve existing neighbourhoods with attractive, convenient, safe, and healthy results. They can foster thoughtful design that encourages social, civic, and physical activity.

The environment can be protected and affordable growth can be stimulated. Most of all, it can create more choices for everyone - choices in where to live, how to get around, and how to interact with the people around them. When a city does this kind of planning, they preserve the best of their past while creating a bright future for generations.

Development must be compatible and should respect and enhance established communities through good design and innovation and it must coexist with existing development without causing undue adverse impact on the surrounding properties. Parking, traffic shortcutting, access issues in inner city neighborhoods are areas that need to be addressed as density increases. Greenspaces and tree canopies should be preserved at all costs. Development should 'fit well' within its physical context and 'work well' with the existing and planned function. Generally speaking, the more a new development can incorporate the common characteristics of its setting in the design, the more compatible it will be.

Many of our established communities are comprised of single-family homes, with clusters of heritage homes in its inventory. When introducing density it is important to preserve character and history in existing older areas; this enhances a sense of community by creating and maintaining places with their own distinct identity. The development seen since Blanket Rezoning has definitely compromised this. It requires a sensitive, respectful and individualized approach.

We support the full repeal of blanket upzoning and the adoption of a Repeal, Reset, and Restart approach which means full repeal of the blanket upzoning bylaw, including any amendments, rules and policies made after the May 2024 public hearing; reinstating the Land Use Bylaw, and related amendments, rules and policies as they existed immediately prior to blanket upzoning and re-engagement with Calgarians through an expedited, transparent Local Area Plan and corridor planning process to determine where additional density will fit. This will ensure that growth is deliberate, context-sensitive, and supported by community engagement.

We respectfully ask Council to repeal blanket upzoning in full, reinstate the prior bylaw, and re-engage Calgarians in a structured planning process that will produce durable and legitimate zoning outcome and ask you refrain from allowing the introduction of countless last-minute amendments that do not allow the public time to view them.

Once and for all we hope we can move forward collaboratively and you will respect the wishes of the citizens of Calgary!

Thank you!

Cathie and Steve Dadge



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First name [required]

Anne

Last name [required]

Downey

How do you wish to attend?

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

None required

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

Council



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[required] - max 75 characters

Repeal of Blanket Rezoning

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I fully support the proposal to bring back low density residential zones that existed in the land use prior to the citywide Rezoning for Housing that was approved by Council in Mat 2024 for the following reasons:

- Blanket Rezoning ("Rezoning for Housing" in 2024) creates a high density environment that increases neighbourhood tensions due to increased competition for scarce resources including parking, green spaces, areas to put snow in winter, even limited areas to put disposal bins.
- Higher potential for social disorder due to noise and changes imposed on existing residents.
- Housing values negatively impacted in areas
- Loss of enjoyment of personal property by looming multi-storied building's properties overshadowing smaller properties
- Potential for communities to become de-stabilized by high turnover rental ares with limited respect for existing community norms and infrastructure
- Pressure exerted on families to sell out to accommodate these high density units

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

## Public Submission

CC 968 (R2026-03)

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reducing yard spaces for growing families

— Continual construction in older neighborhoods; fast building with potential for inferior home quality

— Pressure on utilities and infrastructure (water, sewer, electricity, roads) in existing communities that were not designed for high density housing



## 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]

Sonja

Last name [required]

Johnson

How do you wish to attend?

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

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

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

In opposition

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support keeping the City Wide rezoning. RCG has prompted building more homes and demonstrates the demand for housing. Should this citywide rezoning be repealed, the demand for affordable and diverse housing will not diminish. The reverting to the old process will add more costs to housing, something we can't afford. Calgary made mistakes going back to the 50's by making single family only neighborhoods. This has created unhealthy inequalities across the city. It limited cultural and socioeconomic diversity in neighbourhoods. Repealing the zoning will serve to entrench this. Neighbourhoods who can afford the time and money to fight developments will do so. Those that can't will continue to take on more than their fair share of density in the city. Every community needs to take its share of density. As a city we must grow the neighborhoods we already have. We cannot continue to sprawl and stretch our resources further out. We can't afford it as a city or as a planet. The stress on our water infrastructure is proof of the unsustainability of constant sprawl. Sadly the focus on the negatives of density prevents people and council from seeing the benefits. Walkability, more businesses close by, more and diverse neighbors to work with and learn from and much more. It is, however, important that our transit keep up with the density. Right now, our transit is too stretched to be efficient. But when we build denser with less of a need for a car, we can focus on better transit and multimodal infrastructure to support that. The rezoning was always a small part of a bigger plan to help Calgary to become more affordable, sustainable and more accessible to more and varied types of families, now and into the future. It was never to stand just on its own. For this reason alone,

## Public Submission

CC 968 (R2026-03)



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we can't move forward if we are moving backwards on zoning. I urge you to NOT repeal citywide rezoning. Instead of repealing zoning,let's spend our time and energy building better transit and multimodal transportation infrastructure. I live in an established R1 neighborhood that was once a polo club. It is not anymore. My community has the resources to fight back against development that is not SFH. With zoning repealed, the higher income neighborhoods in the city will remain frozen in 1960. What was once indigenous land,became a polo club and then a SFH development.This will and should change to make way for density and for a sustainable future with more diverse and vibrant neighborhoods.



## Public Submission

CC 968 (R2026-03)

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First name [required] Lorraine

Last name [required] Varner

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)

I am writing as a Calgary resident and homeowner to express strong opposition to the Blanket Upzoning (BUZ) policy adopted by the City of Calgary. I believe this policy represents a significant departure from sound planning principles and undermines the balanced approach that residents expect in decisions affecting their neighbourhoods. Good urban planning is context driven. Blanket rezoning assumes all neighbourhoods have equal capacity for redevelopment which they do not. Therefore I support a repeal of the BUZ policy.



## Public Submission

CC 968 (R2026-03)

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First name [required] Catherine

Last name [required] McCunn

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing today to support a full repeal of blanket upzoning. Growth needs to be managed and should be managed with the full participation and input of the communities where the growth is happening. This does not mean that I am against densification, but it must be done carefully and responsibly through consultation and targeted redesignations through Local Area Plans and corridor planning with communities. Blanket upzoning will affect property owners and communities in significant and irretrievable ways. Blanket upzoning is the most significant change to housing and planning in our city's history. This change should not be made without the direct input of citizens. Calgarians do not want this as shown by the 70% opposition at the public hearing in 2024. Also, the majority of the 2025 Council were elected because they committed to a full repeal of blanket upzoning. Calgarians have already made it clear they do not want a "one size fits all" reaction to the current housing shortage rather than a thoughtful engagement of urban planning. Blanket upzoning is not planning; rather, it represents the abandonment of planning. This is why I support a full repeal of blanket upzoning.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Caenie

Last name [required]

Pyrzc

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 city wide rezoning change

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

In opposition

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Three storey multi family buildings along elbow drive and bus routes in many cases take away too much access to sun light for neighbours and cyclists. In areas with high residential taxes I do not believe it helps find homes for people struggling with middle and low incomes either.



## Public Submission

CC 968 (R2026-03)

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First name [required] Christopher

Last name [required] Armstrong

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)

Christopher Armstrong

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

Council



### Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

My name is Christopher Armstrong. I live in Calgary, Alberta. 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 through an expedited, transparent, and inclusive Local Area Plan and corridor planning process.  
The issue that matters most to me is cumulative disruption — the irreversible erosion of neighbourhood character and livability caused when blanket policy enables unchecked intensification across a community simultaneously. This is something I am living.  
In my experience, these impacts are immediate and physical. The home adjacent to mine is a single-family dwelling, but substantially oversized — already out of scale with our street. If that alone has affected my daily life, I cannot imagine living beside a multi-family development on the same lot. Blanket upzoning makes this possible as a matter of right, with no meaningful avenue for neighbours to be heard. Larger multi-family developments have already been proposed in my neighbourhood. The trajectory is clear.  
Blanket upzoning does not solve this because it provides no mechanism to assess or sequence cumulative impact. Each application is evaluated in isolation, with no community voice and no opportunity for residents to shape how their neighbourhood evolves.  
Full repeal does not stop housing. Calgary has already exceeded its Housing Acceler-

## Public Submission

CC 968 (R2026-03)



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ator Fund target — 44,000 units against 42,667 — ahead of schedule. I ask Council to resist pressure to amend rather than repeal. The core problem is governance, not technical details. Only full repeal restores the legitimate baseline for proper community engagement.

I respectfully request full repeal and a return to community-based planning — repeal the BUZ bylaw, reinstate the prior Land Use Bylaw, and restart through Local Area Plans and corridor planning.

Thank you for your consideration.

Sincerely,

Christopher Armstrong



## Public Submission

CC 968 (R2026-03)

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First name [required]

Nancy

Last name [required]

McNair

How do you wish to attend?

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

Calgary

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Mayor Farkas and City Council,  
I support repealing the blanket rezoning and returning to the bylaws in effect prior to the April/May 2024 blanket rezoning. Residential properties and communities deserve the opportunity to fully understand the implications of land use changes and be able to plan for growth in a thoughtful and informed way.

Thank you,  
Nancy McNair



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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



Public Submission

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)

Housing affordability is one of the key reasons I decided to come live in Calgary, as all other major Canadian cities like Montreal, Toronto, and Vancouver are becoming increasingly unattainable for regular folks like me. It's an established fact, well supported by evidence, that the housing strategy is working to make housing more affordable in Calgary, and it's giving me hope that I won't be stuck renting forever and will soon be able to get on the property ladder. Repealing the strategy would crush that dream for me, and for what? To appease the unfounded fears of already well-off homeowners in communities minimally affected by the changes the strategy has brought?



## Public Submission

CC 968 (R2026-03)

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First name [required] Wendy

Last name [required] Bower

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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 adamant to live out my retirement in a community that is safe and free of traffic and density.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Wally

Last name [required]                      Thorson

How do you wish to attend?

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

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

Public Submission

CC 968 (R2026-03)



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I am strongly in-favor of repealing blanket rezoning and reverting back to the prior zoning designations that existed for residential properties before the blanket rezoning to R-CG.

For too long, City Planning and Developers have been monopolizing the conversation around the future of our neighborhoods. Citizens have not had enough opportunities to speak into the evolution of their neighborhoods in a truly representative way and with real decision making participation and power. It feels like the tables have been tilted against homeowners and communities as key stakeholder groups in these conversations, and we need Council to find a way to change that.

At the last public hearing on rezoning in 2024 I had presented and proposed a novel approach that would involve the City negotiating densification targets with individual communities through the community associations (or other forms of direct participation), and then tying achievement of these targets to community investment from the City.

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

The whole idea here was to find a way to ensure that citizens are motivated to work together with the City towards viable long term solutions, but also to ensure that at the community level, citizens feel like they actually have some power to influence and even dictate how growth unfolds in their neighborhoods. Yes, this would potentially



## Public Submission

CC 968 (R2026-03)

characters)

politicize the community associations somewhat, but I believe it would also give communities and homeowners the empowerment we are seeking.

Ultimately we all want to see a flourishing Calgary that is affordable, safe, and thriving. Citizens have as much responsibility and rights to be included at the decision making table as the planners and developers do when the development is going to directly affect us and our communities. Please work to find a way not only to give us back the property protections originally intended by our previous zoning designations, but also find a way to give us a real voice and power to work with the City and with developers to build the best kinds of renewal into our neighborhoods.

I believe that the best kind of innovation happens when all stakeholders can participate in decisions in ways that are proportional to how much they will be affected by the outcomes.

In the case of blanket rezoning, this was clearly not done.

Please vote to repeal Blanket Rezoning, and find new ways to empower ALL citizens to have more of a voice in these decisions at the community and street level.



## Public Submission

CC 968 (R2026-03)

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First name [required] Megan

Last name [required] Hayter

How do you wish to attend?

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

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



### Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed city bylaw changes

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Good Morning Mr Ward,

I'm writing on behalf of my family regarding the blanket upzoning. We want the upzoning to be repealed for various reasons including but not limited to the following:

1. Cities have zoning rules so that communities can be developed intentionally over time with the appropriate use of infrastructure and amenities. With the new zoning bylaw increased density can happen anywhere and our aging infrastructure, road access cannot handle it (for example Marda loop). We also do not have the hospitals or schools to handle the increased density.
2. Zoning rules help communities develop meaningfully and allow appropriate buildings. Multi family homes in a once single family home community do not allow for parking or access to our crowded schools. Importantly individuals should be able to choose the type of neighborhood they wish to live in. And throughout one's life this may change. When young you may want to live in high density with easy access to restaurants etc... but when you have a family you may want larger yards with less crowded streets which is safer for your children.

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

By not having any zoning bylaws people cannot homes with any sense of security in terms of what their neighborhood may look like over the years. This is very upsetting.



## Public Submission

CC 968 (R2026-03)

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Although I have been a homeowner in Calgary for many decades I wouldn't buy another house here because it's too risky.

Please stop the rezoning. It is ruining our communities. It has not helped with affordability.

Thank you



## Public Submission

CC 968 (R2026-03)

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First name [required] Michelle

Last name [required] Zizek

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

Letter to the City of Calgary- Repeal of Blanket Rezoning (March 2026) (C8299487x7ADDC).docx

ATTACHMENT\_02\_FILENAME

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

4536 – 25 Avenue SW  
Calgary, AB T3E 0M1  
March 16, 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

Dear Sirs/Madams:

Re Proposed Citywide Rezoning Change

I am writing to express my support for repealing the blanket rezoning in the City of Calgary, specifically the neighbourhood of Glendale in the SW area.

This neighbourhood has historically been composed of single-family homes, which has contributed to its character, stability, and sense of community. Many residents chose to live here because of the low-density nature of the area and the environment it provides for families.

Very quickly after City Council voted to have blanket rezoning in the entire City, the residents of Glendale noticed an increase in multi-unit development that quickly brought challenges such as increased traffic, parking pressures, strain on local infrastructure like the sewer lines, and changes to the overall feel of the community.

As a resident of Glendale, I have seen the damage the change from R-C1 to R-CG has already done. This is an old neighbourhood with a variety of beautiful big trees that have been ripped out and 4 and 6-plexes and a 6 level condo building built, casting shadows over the neighbouring homes and a lack of privacy for the homes that sit right beside these developments. These developments have also been built from property line to property line with very little space to replant trees lost from the development.

There has been a lot of damage done to Glendale due to the R-CG designation, but City Council has a chance to fix this and help neighbourhoods like Glendale preserve the balance of the character of the neighbourhood and maintain consistency with the existing housing pattern that has not been damaged by the blanket rezoning.

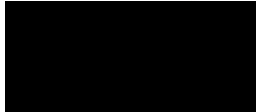
Maintaining single-family zoning would support responsible growth while respecting the expectations of current residents who value the quiet, family-oriented nature of the area. It would also help ensure that development remains compatible with the surrounding homes and lot sizes.

2.

I respectfully ask that you consider the long-term impact on the neighbourhood and the concerns of residents when making your decision. It is not too late to reverse the blanket rezoning to save neighbourhoods like Glendale from further development.

Thank you for your time and consideration of this matter.

Respectfully yours,

A solid black rectangular box used to redact the signature of Michelle Zizek.

Michelle Zizek



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Valerie. CArol**

Last name [required] **Mitchell**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

2026 rezoning.docx

ATTACHMENT\_02\_FILENAME

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

I have been a resident of Tuxedo Park for 55 + years at a time before it became a desirable “ Inner City” neighborhood. My husband was a builder and land developer in Calgary and surrounding areas for more than 40 years. I think he would have loved to have as few regulations as the new “rezoning” grants developers and builders

Let’s make it very clear these oversized duplexes ( some with suites) and multiple townhouse/row houses are NOT being approved and built in ALL inner city neighborhoods!!!

When this issue first surfaced and hearings were held there was a huge turnout and the majority of Calgarian’s who spoke were in total disagreement with the plan as presented, and yet the Mayor and majority of Council at that time voted for the program thinking they knew what was best for all of us. It was apparent with the results of our last election this was not acceptable to most Calgary taxpayers and it was brought to their attention that the Mayor and Council work for the taxpayer , we do not work for them. The prior Rezoning package was being sold as:

1. The need for affordable housing
2. To improve increased transit use
3. Higher density
4. A climate emergency in the City of Calgary

To name a few. The following are the realities of the approval of that policy

1. These new build half duplexes sell for \$1,000,000 to \$ 1.3 million per side. I am not sure in what world that is affordable housing especially to new buyers and young families who would actually benefit from living in the inner city.
2. I can only say what I see from our particular street , individuals that have purchased these new builds DO NOT own .5 of a vehicle in fact they have 2 or 3 vehicles per side with 2 more by the renters of the suite and they DO NOT ride transit.
3. If Climate change is a concern then let’s address the issue regarding the removal of over 40 mature 30-60 years old trees just on 4 projects alone on our street.
4. The roads and streets and sidewalks need to be repaired to their original condition and not at the cost to the taxpayer but at the expense of the builder.

I have attended several meetings and spoke with a great majority of people in the areas affected by the rezoning and most of us agree we are NOT opposed to development of new builds in our community, we are just asking that the homes represent the fit of the neighborhood and that we reinstate most of the respectful approval codes such as height restrictions, normal side yard variances and land coverage.

The current process allows the developer to submit his plans and once these plans are approved it's rather like a free for all. The basement is poured and just a foot bigger when asked to look into the issue, the city's response is oh well we won't make them build to the plans provided, we will just give them an easement. Another issue was the RPR's, these "war time homes" RPR's "HAVE NOT" changed in the last 60 plus years yet the developer has his RPR done and suddenly the neighbor in on their property. The cities response "that's a civil matter". We call the city for parking control as construction workers are parked in front of our driveway access, our concern voiced regarding the ability for emergency help ignored and again no one from the city responds to our concerns. This was especially a personal issue when my husband was so ill and required an ambulance several times. It seems the city approves these development permits then washes their hands of any responsibility for ongoing issues.

I would very much like someone in City Hall to explain to me how YOU determine who DESERVES the right to privacy, sunlight and tree canopies? Who approves building materials and the ability for the Fire Department, the ambulance service to safely access these buildings where you cannot even push a lawnmower from the front to the back never mind a stretcher? There are many duplexes, town houses and row housing already built (prior to the rezoning) that are certainly appropriate and "fit" into the original landscape of our beloved Tuxedo Park. You do not need 3 floors of 14 foot ceilings to raise a family.

Please keep some of these comments in mind when making your decision just repealing the program will require fine tuning as to the points I have mentioned. Developers want to make profit which we all understand however

the standards and approvals certainly need change to make existing homeowners feel heard as well. As taxpayers we also need to be respected when there are differences in the approved plan and what is being built.

I would be more than happy to take you on a walking tour of our street as an example.