



Public Submission

CC 968 (R2026-03)

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



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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]

Neither

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

March23SubmissionRepealHearing.pdf

ATTACHMENT_02_FILENAME

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



March 15, 2026

Dear Mayor Farkas and Members of Council,

RE: Public Hearing on Blanket Rezoning

The Federation of Calgary Communities (the Federation) supports more than 280 community-based nonprofit organizations, including 160 community associations across Calgary. Through our work supporting community volunteers in engaging with City planning processes, we bring forward community-based perspectives informed by on-the-ground experience.

Attached is a community perspective briefing compiled from letters, submissions, and direct correspondence we have received regarding the proposed repeal of citywide blanket rezoning and related R-CG matters. The briefing summarizes recurring themes, including concerns about trust and transparency, built-form outcomes, and a consistent message that—whatever Council decides—communities are seeking a clear, structured follow-on process that includes robust consultation and credible implementation.

In addition, we surveyed community association boards to better understand governance perspectives across diverse communities. The results, at the time of writing, show that boards are not uniform in their positions: 61% support repeal, 11% oppose it, and 28% reported mixed views, were undecided, or chose not to take a position citing divisiveness, confusion, early discussions, lack of impact at this time and the potential loss of funding to the city. Across all categories and positions, comments focused on what comes next—credible engagement, clearer rules, alignment with Local Area Plans, and predictable implementation. This survey reinforces that repeal alone will not address these issues; reform is also required.

Taken together, the briefing and survey provide complementary input: a synthesis of themes and lived experience from community correspondence, and a snapshot of how volunteer boards are positioning themselves.

Suite 110, 720 – 28th Street NE
Calgary, Alberta T2A 6R3

T 403.244.4111

F 403.244.4129

E fedyyc@calgarycommunities.com

calgarycommunities.com



As an added note, I would like to comment on the communications and the process of understanding what is being voted on at this public hearing.

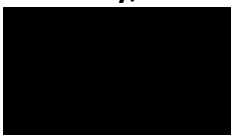
Many communities believe there is only one decision being made: repeal or no repeal. That understanding is reinforced by public messaging, including Calgary Herald advertisements stating, “City Council is proposing a change to revert residential properties to the zoning they had prior to citywide Rezoning for Housing.” Yet others have other information being shared by councillor offices about a “repeal not being legal – so this isn’t a vote on repeal”. Talk about confusing.

Further, the homeowner letter outlines the three areas but does not explain what “make changes to the rules in the R-CG district” means. The City’s website under “Notice of Public Hearing” provides no further detail. The only place the eight proposed R-CG changes are referenced is on the “Repeal of Citywide Rezoning” cover page—without explanation – and of course, in the official minutes – which are very hard to follow as a lay person.

Communities are deeply concerned about participating in a public hearing without fully understanding what is being debated. Some are hesitant to submit letters because they are worried about “looking uninformed.” I am now questioning my own understanding, particularly as some of the people raising concerns are highly engaged and very knowledgeable.

So, at risk of sounding “uninformed” I offer this letter and attachments to support informed deliberation and to reinforce the importance of clear Council direction, transparency, and follow-through.

Sincerely,



Leslie Evans, BSc., MM
Executive Director

Suite 110, 720 – 28th Street NE
Calgary, Alberta T2A 6R3

T 403.244.4111

F 403.244.4129

E fedyyc@calgarycommunities.com

calgarycommunities.com



Blanket Rezoning Repeal and Required Follow-On Actions (edited)

(Community perspective – March 2026)

Purpose of the Briefing

This summary provides a high-level synthesis of resident and community association perspectives, heard by the Federation of Calgary Communities, regarding the proposed repeal of citywide blanket rezoning and related amendments to the Residential – Grade Oriented (R-CG) district. It reflects feedback provided through formal letters, community submissions, and direct correspondence, with particular attention to trust, built-form outcomes, implementation risks, and expectations for what repeal can and cannot achieve.

SECTION 1: PROPOSED REPEAL OF CITYWIDE BLANKET REZONING

1. Overall Resident Sentiment

Residents across many established communities strongly support repealing blanket rezoning and restoring the Land Use Bylaw framework that existed prior to August 2024.

This position is not opposition to growth. It reflects opposition to:

- a citywide, entitlement-based rezoning approach that removed sequencing and neighbourhood context; and
- a planning and engagement process perceived as predetermined and dismissive of substantive public input.

A persistent theme is loss of trust—both in the planning framework and in the City’s follow-through on post-2024 commitments.

2. Repeal as a Reset

Residents view repeal as a necessary reset, not a comprehensive solution.

They recognize that:

- repeal can restore a known planning baseline;
- repeal alone will not unwind all enabling bylaws, practices, or appeal dynamics introduced since 2024; and
- further Council direction will be required after repeal.

Co-Pilot was used to help theme all the comments.

Federation staff then drafted this briefing to best reflect a community perspective from what we heard.

Residents caution against presenting repeal as a complete fix, noting that doing so risks unrealistic expectations and further erosion of confidence.

3. Unfinished Commitments and Credibility

Residents point to outstanding commitments made following the 2024 rezoning decision, including:

- counting secondary suites as dwelling units;
- delivery of promised design and compatibility guidance;
- clearer treatment of privacy, solar access, and cumulative impacts; and
- the delayed release of the KPMG engagement review.

The lack of progress has reinforced skepticism that future rule changes will be delivered or enforced consistently.

4. Core Concern: Built Form and Loss of Incremental Change

Residents emphasize that their primary concern is built form, not density in principle, and that recent change is neither incremental nor context-sensitive. Communities argue that this is not gentle density.

Communities report:

- large multi-unit buildings mid-block beside single-detached homes;
- massing and scale that exceed surrounding context;
- front-and-back unit configurations with multiple exterior stairwells;
- cumulative intensity through layered suites; and
- loss of mature tree canopy, plantings and soft landscape.

These impacts are amplified by land assemblies, where two or three parcels are combined to enable developments with 20, 30, or more units, replacing a small number of homes. Residents describe this as destabilizing and inconsistent with assurances of gradual neighbourhood evolution, driven by entitlement limits and parcel size rather than livability or context.

5. Transparency, Trust, and Engagement

Residents express frustration with how impacts are communicated, including projects described as having fewer units than their functional intensity suggests, inconsistent explanations of parking and servicing, and difficulty raising planning-based concerns without being labelled protectionist or “NIMBY.”

Many community volunteers stress that their concerns are grounded in planning principles and lived experience. Dismissal of these concerns has increased polarization and weakened trust. They want to be engaged in a manner that allows for input and consideration.

Co-Pilot was used to help theme all the comments.

Federation staff then drafted this briefing to best reflect a community perspective from what we heard.

SECTION 2: ASSOCIATED R-CG AMENDMENTS

6. Resident Views on R-CG Amendments

Some residents acknowledge that proposed R-CG amendments respond to some of the issues raised in 2024 (e.g., height, setbacks). However, this should not be interpreted as acceptance or endorsement of the amended framework. The proposed amendments have not circulated (other than on the City website) or engaged, nor has feedback been obtained, so these amendments have not been tested for potential endorsement or support by citizens or CAs.

Residents remain opposed to key elements, including:

- 55% lot coverage;
- corner-lot permissions perceived as a continuation of blanket rezoning; and
- continued allowance for large multiplex forms adjacent to low-scale homes.

The amendments are widely viewed as mitigations within a flawed system, not a resolution.

Many community volunteers stress that their concerns are grounded in planning principles and lived experience. Dismissal of these concerns has increased polarization and weakened trust.

Residents support re-engagement following repeal, emphasizing the need for early involvement, clear feedback loops, and consideration of independent or third-party facilitation. Local Area Plans are frequently cited as examples where significant public effort was later overridden by citywide rezoning.

7. Amendments on the Floor

Communities also strongly oppose introducing R-CG amendments at the public hearing without prior engagement. They express concern that last-minute amendments may be assessed without full understanding of their interaction with existing rules, and that ad hoc changes risk legitimizing blanket rezoning rather than addressing its foundational issues.

Residents prefer that any future zoning changes be developed transparently, with time for public understanding, reflection, and informed Council deliberation.

8. Established vs. Greenfield Areas

Residents distinguish between:

- Established communities, where retroactive intensity and loss of predictability are primary concerns; and
- Greenfield communities, where planned flexibility (e.g., permitted townhouses) is generally viewed as reasonable.

They support future frameworks that reflect these differences rather than applying uniform rules citywide.

Co-Pilot was used to help theme all the comments.

Federation staff then drafted this briefing to best reflect a community perspective from what we heard.

What residents are asking Council to do

Residents are requesting that Council:

1. Approve the repeal of blanket rezoning as a necessary first step to restore planning oversight and public confidence.
2. After approving the recommended R-CG rules without any amendments, explicitly direct a structured process to review and reform R-CG overall, with clear public engagement and version transparency. (Don't make random amendments on the floor).
3. Direct the review and updating of Local Area Plans (LAPs) to ensure alignment with any post-repeal land use framework.
4. Deliver on previously approved motions related to unit counting, privacy, engagement (KPMG) and design guidance to restore credibility.
5. Acknowledge and plan for administrative impacts, including SDAB and appeal volumes, associated with either path forward.

Conclusion

Most of our impacted communities are not asking Council to choose between repeal or reform. They are asking Council to do both, in sequence and with intent: repeal blanket rezoning to restore accountability, and then actively address the unintended consequences of R-CG through coordinated policy, plan alignment, and engagement.

From the community perspective, repeal is necessary — but leadership will be measured by what Council does next.



Community Association Quick Poll — Council Briefing

Blanket Rezoning Repeal: Board Positions and Contextual Differences March 15, 2026 | Federation of Calgary Communities

Purpose

To provide Council with an updated, data-based snapshot of Community Association board positions on the proposed repeal of citywide blanket rezoning, and to highlight how perspectives differ by location and housing context. This briefing also identifies the implications for Council decision-making, particularly the need for explicit follow-on action if repeal proceeds.

Survey Overview

- **Total responses:** 56 Community Associations
 - **Survey type:** Voluntary, time-limited poll (directional, not statistically representative)
 - **Respondents:** Inner city, established/mature, suburban, and new/developing communities; low-density, mixed-form, multi-family, and transit-adjacent contexts
-

1. Overall Board Positions on Repeal

- Support repeal: 34 boards (61%)
- Oppose repeal: 6 boards (11%)
- Mixed views / no consensus: 12 boards (21%)
- Undecided or No position at this time: 4 boards (7%)

Key interpretation:

While a majority of responding boards support repeal, 11% of boards are opposed while 28% are, divided, undecided, or not positioned — indicating that community perspectives are not uniform.

2. Differences by Location

Board positions by community location

Location	Support	Oppose	Mixed	Undecided	No position
Established / Mature	18	0	6	1	1
Inner City	11	5	3	0	0
Suburban	5	1	3	1	1
New / Developing	0	0	0	0	1

Key interpretation:

- **Established/mature communities show the strongest alignment in support of repeal**, with no boards selecting “oppose repeal.”
- **Inner-city communities show the widest spread of views**, including the highest concentration of opposition alongside support and mixed positions.
- **Suburban communities lean supportive**, but with a higher share of mixed or unformed positions, suggesting differing urgency or exposure to redevelopment impacts.

This pattern indicates that **lived redevelopment experience**, rather than geography alone, is shaping board positions.

3. Differences by Housing Context

Board positions by housing type

Housing context	Support	Oppose	Mixed	Undecided	No position
Primarily low-density	21	1	3	1	2
Mixed housing forms	6	2	8	0	1
Near major transit / LRT	5	0	1	0	0
Primarily multi-family	1	3	0	0	0
Primarily mixed housing	1	0	0	0	0

Key interpretation:

- Support for repeal is strongest among primarily low-density and transit-adjacent communities.
- Mixed-form communities are the most divided, with “mixed/no consensus” being the largest single position.

- Primarily multi-family respondents in this sample lean toward opposing repeal, suggesting concern that repeal alone may not improve outcomes in already dense contexts.

This reinforces that the debate is not about density vs no density, but about how different forms of development are planned and managed.

4. What Boards Are Saying (Across All Contexts)

Across positions and contexts, several consistent themes emerge from open-ended responses:

- **Repeal is widely described as a reset, not a solution.** Many boards explicitly state that repeal must be paired with reform of R-CG rules and clearer planning direction.
- **Support for growth ≠ support for blanket rezoning.** Boards distinguish between density in principle and concerns about scale, fit, cumulative impacts, parking, and loss of context.
- **Unfinished commitments undermine trust.** Privacy, unit counts, parking, built-form guidance, LAP alignment, and engagement credibility are repeatedly cited.
- **Process matters as much as outcome.** Boards express concern that repeal without follow-on action will simply shift — rather than resolve — current problems.

Notably, **many boards that support repeal do so conditionally**, emphasizing the need for immediate and explicit reform work to follow.

5. Implications for Council

Based on the updated data:

- Community Association boards are engaged, informed, and divided in context-specific ways.
- A majority support repeal, but support is often contingent on what comes next.
- Differences by location and housing context strengthen — rather than weaken — a central message heard consistently from communities:

Communities are not asking Council to choose between repeal or reform. They are asking Council to do both — in sequence and with intent.

If Council's will is to repeal blanket rezoning, boards are clearly asking for **explicit follow-on direction** so repeal is not treated as the end of the work, but the beginning of a deliberate, transparent reform process.



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First name [required] Gregory 2420

Last name [required] Ferguson

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Blanket Repeal Response - 2420 B.pdf

ATTACHMENT_02_FILENAME

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

From
Part Owner
2420 54 Ave SW
Calgary, AB
T3E 1M3

March 13, 2026

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

Dear Mayor Farkas and Members of City Council,

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

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

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

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

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

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

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

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

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

Sincerely,
Greg Ferguson



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First name [required] Jerome

Last name [required] Ybema

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

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Proposed Citywide Rezoning Change

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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 keep the current zoning as it maximizes opportunities for all different housing options in all neighborhoods.



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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 am very disappointed about this rezoning change. This will add further barriers to building the diversity of homes that Calgary needs in communities with existing transit, recreation facilities, schools, and other amenities - in short, in areas where people want to live. While I understand that some residents have concerns about how the original blanket rezoning was implemented, a far better course would be to amend, rather than repeal, that change. The amendments to the R-CG zoning seem to be a sensible compromise that will still enable a diversity of housing options to be built and R-CG should remain the default zoning for the majority of residential parcels in Calgary. Calgarians have more kms of pipe per person than other Canadian cities, we have fewer and less frequent transit options, and vehicle-caused deaths continue to grow - these are all consequences of continued support for sprawl over supporting inner city housing options. I grew up in Calgary and live here now, but have lived in many different cities across Europe, North America, and Asia. In my experience, the most liveable and vibrant neighbourhoods provided housing options for different income levels and stages of life. This means streets that have apartments, town-houses, duplexes, and single family homes, with solutions for parking and waste management, and from which you can walk to many local shops and amenities. While there seems to be a narrative that the vast majority of Calgarians do not support city-wide R-CG zoning, polling has shown that there is a roughly 50/50 split of support/opposition to it. This is a far more nuanced reality and Council should take a more nuanced approach (e.g. through amendments) in response rather than push through a blanket



Public Submission

CC 968 (R2026-03)

repeal. Calgary does not "belong" to home owners - it is shaped by everyone who chooses to make a life here. Council should be supporting different housing options for all Calgarians - maintaining (an amended) city-wide R-CG zoning will help accomplish this.



Public Submission

CC 968 (R2026-03)

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First name [required] Aissa 2420

Last name [required] Poulin

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Blanket Repeal Response - 2420 A.pdf

ATTACHMENT_02_FILENAME

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

From
Part Owner
2420 54 Ave SW
Calgary, AB
T3E 1M3

March 13, 2026

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

Dear Mayor Farkas and Members of City Council,

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

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

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

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

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

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

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

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

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

Sincerely,
Alissa Poulin



Public Submission

CC 968 (R2026-03)

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First name [required] Greg

Last name [required] Miller

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 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 opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I oppose the repeal of citywide rezoning.

Common sense? This motion makes no sense. It is not fiscally conservative.

The current R-CG landuse reduces red tape and facilitates incremental residential land use changes necessary to build homes. Historically, even when forced through a public hearing, council overwhelmingly approved these small changes on residential land uses over 90% of the time. A repeal will add delay, as well as administrative and financial costs onto the city and its taxpayers that we can ill-afford. As council prepares Calgarians for billions in spending on infrastructure and the inevitable tax hikes required to fund it, I am astounded that some councillors seek to add more regulation and cost onto Calgarians, and especially onto Calgarians who simply need a place to live.

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

Onward? This repeal is backward: Repealing this bylaw will set us back to a landuse bylaw created nearly 20 years ago!

Many on council like to wrap themselves in labels. "Fiscal Hawk." "Fiscal Conservative". But I thought Conservatives stood for freedom of choice, entrepreneurship, and less government meddling? The bureaucracy, red tape, and ultimately the cost this motion will add to the construction of much-needed homes for Calgarians is the oppo-

Public Submission

CC 968 (R2026-03)

site of fiscal conservatism. It is not common sense. Restricting property owners from exercising the modest choice R-CG affords them reeks of government intervention. Is this the message you'll deliver to other orders of government? Is this the message you want to send to job creators? Is this the signal you want to send to our housing industry, and the thousands of voting Calgarians who work in it?

Are you a Fiscal Conservative or a Fiscal Phoney? What do you as a councillor stand for?

Show us what you believe in: Vote NO on this bureaucratic, meddlesome, costly repeal.



Public Submission

CC 968 (R2026-03)

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First name [required] Brian

Last name [required] Hunt

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support for the repeal of Calgary's blanket upzoning that was approved by City Council in 2024. In addition, I ardently advocate for the return to the zoning and land use bylaws that existed prior to the implementation of the upzoning initiative. My position is based upon the following:

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



Public Submission

CC 968 (R2026-03)

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

- housing stock has tiny or no yards for children to play in,
- housing is tall which is a significant challenge for aging home owners that struggle with stairs,
- the height of densified housing blocks natural light and results in dark urban canyons - we get enough dark in Calgary's winter without densification exaggerating this effect, the availability of infrastructure and in particular, school space is already stressed, densification will exacerbate these challenges.

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



Public Submission

CC 968 (R2026-03)

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First name [required] **Corine**

Last name [required] **Jansonius**

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**



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Rezoning Repeal Feedback - Corine Jansonius.pdf

ATTACHMENT_02_FILENAME

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

Hi, I am in favour of the repealing the blanket rezoning of 2024. I have enclosed my feedback in the attached document.

Hi, I'm Corine Jansonius, and I live on a Heritage Guidelines Street in Mount Pleasant.

Firstly, thank you for working on the blanket rezoning repeal!

1) **My preference would be to see the blanket rezoning fully repealed, ASAP.**

And then, start work on Land-Use Bylaws plus Local Area Plans in a thoughtful manner, that would lead to

- a variety of housing types, for
- a variety of needs, and
- a variety of budgets.

2) Otherwise, **if** you cannot fully repeal the guidelines without introducing a significant delay to the repeal process, please

a) **clarify the grandfathering** (where lot rezoning will not be repealed)

- For example: any bylaw amendments referring to Development Permits approved before August 2026, should only apply when the DP approval is not later invalidated via an SDAB hearing
- An example of an affected clause: **358(7)**, fix proposed wording *"A development or use is deemed to conform with the requirements of this Bylaw if the development or use was legally existing or approved (and not later refused, via SDAB hearing) prior to August 4, 2026"*
- An example of an affected property, 606 18 Ave NW, DP2024-07383, was
 - Approved in June 2025, but
 - This approval was repealed via **SDAB** hearing on Nov 2025, so
 - As per DMAP, it is Refused, backdated to June 2025
 - (and yet, on the Repeal Map, it still shows 606 as being grandfathered as R-CG, despite no new Development Permit application)

DP2024-07383
This application is a Development Permit

Refused

Address:
606 18 AV NW

Application Summary:
New: Townhouse (1 building), Secondary Suite (4 suites), Accessory Residential Building (garage)

Decision date: Jun 22nd, 2025

Information is refreshed at 6 a.m. and 1 p.m. daily

b) **And, put a “pause” on approving grandfathered R-CG development permits**, until you can revisit the R-CG amendments at a future planning meeting later this year. For example,

- Reducing **lot coverage** from 55% to 50% (allowing more space for tree canopy, runoff, soft landscaping, etc.)
- Revisiting the concept of **corner-adjacent** R-CG (as currently defined, corner-adjacent could be the equivalent of 3 full lots at each end of the block, i.e. more than half the streetfront!)
- Making the **front setback** fully contextual (i.e. remove the 4.5m maximum)

This would give you more time to better communicate what you’re proposing, and give citizens more time to ask questions and provide feedback

PS – My thoughts on blanket rezoning, over the last 2 years:

I have watched the impact the R-CG zoning has had on Mount Pleasant and neighbouring communities. While I support increased densification, the blanket rezoning of 2024 was not the way to do it.

- The R-CG dwellings that are being built, are as big, if not bigger, than the bungalows they replaced. They don’t consider the neighbourhood context, tree canopy, etc. being primarily intent on maximizing the number and the size of the dwellings. But
- They are not more affordable,
- They are not adding a variety of housing types,
- They are removing tree canopy, and green space, from our neighbourhood. This is one of the features that makes our neighbourhood so special, and so appreciated

Please take this opportunity to put an end to the harm caused by the 2024 blanket rezoning, and allow us to restart this journey on a more-positive note.



Public Submission

CC 968 (R2026-03)

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First name [required]

Terry

Last name [required]

Lederhouse

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Rezoning.pdf

ATTACHMENT_02_FILENAME

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

Dear Mayor Farkas and Members of Council,

I am writing in support of the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024. I do not agree with the proposed amendments to change the rules for rowhouse development. This should be done at a separate public hearing after consultation with Calgarians.

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

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

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

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

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

Yours truly,

Name Terry Lederhouse

Community Varsity



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I greatly support the motion to repeal blanket rezoning. This is an important step to show Calgarians that it's officials actually care about residents and the opinions of communities. Blanket rezoning was clearly a lazy idea based on making money that ultimately did nothing to increase affordable housing or lower rental prices. Ignoring public opposition and creating a surge in developer activity has done nothing but create frustration and many rushed, poorly constructed homes. I support the repeal of blanket rezoning because it feels like common sense can be brought into the equation of housing strategies. Our city will continue to grow, but our support of that growth must have a greater basis of logic and planning. The proposed changes follow that logic and I sincerely hope they are passed quickly.



Public Submission

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First name [required] Amanda

Last name [required] Quickfall

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I am writing to express my strong support for repealing the citywide blanket rezoning approved in May 2024.

While I understand the importance of addressing housing supply and affordability, a blanket rezoning approach does not adequately account for the significant differences between Calgary's neighbourhoods. Each community was designed with specific assumptions around density, infrastructure capacity, transportation networks, schools, utilities, green space, and parking. Applying a uniform zoning change across the entire city risks placing strain on infrastructure that was not designed to support increased density.

Planning decisions that significantly affect neighbourhood form and density should take into account the local context of each community. A citywide rezoning removes the ability to properly evaluate infrastructure capacity, transportation impacts, and community planning considerations on a case-by-case basis.

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

A more balanced approach would be to encourage additional housing density in locations that are better suited to support it, such as along major transit corridors, near commercial centres, and in areas where infrastructure capacity already exists. Targeted planning would allow the City to address housing needs while still ensuring that growth is supported by appropriate infrastructure and thoughtful community planning.

The blanket rezoning policy creates significant uncertainty about the future character and livability of established neighbourhoods. Changes of this scale should involve more localized planning analysis rather than a one-size-fits-all policy applied across the entire city.

The potential impacts to neighbourhood character, infrastructure strain, and long-term livability are significant enough that my household would strongly consider relocating away from our current neighbourhood, and potentially out of Calgary, if the blanket rezoning framework remains in place.

For these reasons, I support repealing the citywide rezoning and encourage Council to pursue a more targeted and community-specific approach to planning for housing growth.



Public Submission

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First name [required] JEFF

Last name [required] MARSHALL

How do you wish to attend?

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

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing in support of repealing blanket rezoning and reinstating the Land Use Bylaw as it existed prior to August 6, 2024. Requiring public hearings before Council considers rezoning properties to R CG is essential to ensuring citizens have a meaningful voice in decisions that directly affect their communities. I do not support the proposed amendments to the rules governing rowhouse development. Any changes of this nature should be considered through a separate public hearing process, following proper consultation with Calgarians. Many residents are unaware of these proposed amendments and deserve the opportunity to review and comment on them individually. It is also important that only approved development permits—rather than applications—be grandfathered, and that this occur at the time of First Reading of the bylaw. With respect to the proposed exceptions to restoring previous zoning, I support the 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 approval for a development permit before the first reading of the proposed bylaw; or
- Were rezoned through an approved rezoning application applied for by the property

owner after August 6, 2024.”

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



Public Submission

CC 968 (R2026-03)

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First name [required] Albert

Last name [required] Leung

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

Albert_Leung_Public_hearing_Submission_March23.pdf

ATTACHMENT_02_FILENAME

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

Dear Mayor and Members of Council,

**Re: Repeal of Blanket Rezoning – March 23 Public Hearing
Site Example: 132 Varsity Estates Place NW (DP2025-05349)**

I am a resident of Varsity Estates and live at **42 Varsity Estates Close NW**, near the proposed development site at **132 Varsity Estates Place NW**. I am writing in support of **repealing the 2024 blanket rezoning policy and restoring the previous rezoning framework that required public hearings**. The situation surrounding the proposed development at this location demonstrates why site-specific planning review remains essential.

Blanket rezoning removed an important safeguard in Calgary’s planning process. Previously, when a property owner wished to rezone a property from low-density zoning such as RC-1 or RC-2 to higher-density zoning such as R-CG, the proposal required a public hearing before Council. Residents had the opportunity to present concerns and Council could evaluate whether the development was appropriate for the specific site and neighbourhood context. Blanket rezoning removed this step and significantly reduced meaningful public participation in planning decisions.

Neighbourhood Compatibility

Varsity Estates is primarily composed of single-family homes with consistent setbacks, mature landscaping, and relatively low lot coverage. Rowhouse development introduces a significantly larger building form with higher density and massing. Changes of this magnitude can alter the established streetscape and neighbourhood character.

Neighbourhood Planning Context

The community of Varsity, Calgary was originally planned in the 1960s as a low-density residential neighbourhood with tree-lined streets, pedestrian-oriented design, and consistent housing forms. Infrastructure and street layouts were designed around these planning assumptions. Large increases in density represent a major departure from the original planning framework and should therefore be evaluated carefully through individual rezoning applications.

Urban Tree Canopy

Established neighbourhoods such as Varsity contain mature trees that have developed over decades. These trees provide shade, improve air quality, absorb stormwater, and contribute to neighbourhood character. Redevelopment projects with large building footprints often require the removal of existing vegetation. Once mature trees are removed, it can take many years for replacement trees to provide similar environmental benefits. Individual rezoning review allows Council to consider whether redevelopment appropriately balances new housing with preservation of urban tree canopy.

Winter Sidewalk Safety and Chinook Conditions

Another important issue involves Calgary's frequent **Chinook freeze-thaw cycles**, where temperatures rise above freezing during the day and fall below freezing overnight. Snow melts during the day and refreezes overnight, often creating dangerous black ice.

The road near **132 Varsity Estates Place NW** slopes toward the property, and meltwater from the roadway frequently flows toward the adjacent sidewalk. During Chinook conditions this water often freezes overnight, creating icy patches that pedestrians must navigate.

Because Calgary sits at approximately **51° north latitude**, the winter sun angle is very low and buildings cast long shadows during winter months. A taller rowhouse development at this location would likely increase shading on the sidewalk, reducing sunlight that would otherwise help melt snow and ice. Reduced sunlight could allow icy conditions to persist longer, creating a **public safety concern for pedestrians**, including seniors, children, and residents accessing transit.

The City's Winter City Strategy emphasizes maintaining safe pedestrian environments during winter months. Increased shading that worsens icy sidewalk conditions would work against these goals.

Stormwater and Drainage

Because the street slopes toward this property, snowmelt already flows toward this area. Increased impervious surfaces associated with higher-density development could worsen runoff and drainage conditions. Site-specific review helps ensure these issues are properly considered.

Infrastructure Capacity

Many established neighbourhoods were designed based on assumptions of low-density development. Infrastructure systems—including roads, stormwater drainage, water supply, and sewer networks—were planned around those patterns. Large increases in density can place additional pressure on these systems. Evaluating redevelopment through individual rezoning applications allows Council to consider whether infrastructure capacity is appropriate for a particular location.

Emergency Access

Higher density can also affect emergency access on residential streets. Increased on-street parking and traffic can reduce roadway space available for emergency vehicles such as those operated by the Calgary Fire Department. Site-specific planning review helps ensure that emergency response conditions are not negatively affected by redevelopment.

Grandfathering and Exceptions

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

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

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

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

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

For these reasons, I respectfully request that Council support the repeal of the blanket rezoning policy and restore the previous rezoning framework that required public hearings for higher-density development.

Sincerely,

Albert Ah-Tat Leung
42 Varsity Estates Close NW
Calgary, AB



Public Submission

CC 968 (R2026-03)

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First name [required]	Jose
Last name [required]	Rodriguez
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, Alberta
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 am writing to provide my perspective on the City of Calgary's recent approach to blanket rezoning. From my standpoint, this policy raises important questions regarding neighbourhood character, infrastructure readiness, and the degree to which local context and resident input are meaningfully incorporated into land use decisions. I am concerned that a one size fits all approach may not adequately reflect the diversity of Calgary's communities or the long term implications for services, affordability, and livability. I respectfully encourage Council to reconsider the scope and implementation of this approach and to ensure that any changes to zoning policy are grounded in clear evidence, robust public engagement, and transparent evaluation of community level impacts.

A blanket approach can be seen as insufficiently accounting for differences between communities (lot sizes, street widths, building age, flood risk, or historical character). Increased density may place additional pressure on existing infrastructure such as roads, parking, schools, water, wastewater, and emergency services. Moreover, impacts can include traffic congestion, parking spillover, noise, and changes to streetscape character. Expanded zoning permissions primarily benefit land speculation or investor driven development, without guaranteeing improved affordability or community benefits.





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First name [required]

Molli

Last name [required]

Bennett

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

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposed to I repealing or changing the zoning that was already passed by council. Please stop sprawl and support this gentle density. I am in full support of the new zoning we have. Please do not change it. As a lifelong Calgarian living in Ingelwood I believe keeping the zoning that allows for base RGC is good for this city that I love.



Public Submission

CC 968 (R2026-03)

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First name [required]

AI

Last name [required]

Barber

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Blanket Up-Zoning Repeal Letter.pdf

ATTACHMENT_02_FILENAME

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

I have near zero trust in the City's process, so this is likely another waste of my time but here goes:

I am strongly in favour of reversing the blanket up-zoning. To be clear, I want it completely, 100% reversed, not some partial walk back.

I oppose the amendments to R-CG proposed by your Planning department. I believe R-CG needs amending, but Calgarians should decide what those amendments look will be, not your Planning department!

I disagree with the attempt to combine these distinct items into a single vote. They should be broken out into separate votes. I view this proposal as an attempt by the pro-up-zoning side to muddy the waters and retain some of their ill-begotten gains. Do not fall for this subversion, this attempt to undermine the process and sabotage the wishes of the majority of Calgarians.

Related to all this is the need to also repeal all LAPs. These only apply to some areas today and grant pro-density developers an upper hand. Not repealing these would be incredibly unfair to those of us living in areas already covered by them. Allowing the existing LAPs to remain will result in a disproportionate amount of overly dense re-development in neighbourhoods like mine. The dishonest and deceptive practices employed to advance Blanket Zoning were also applied to the LAPs. As a result, the LAPs do not have the support of Calgarians either.

The multiple layers of documents in this Planning space is unnecessarily complex, and I suspect designed in this way to obfuscate their true objectives. While all these related documents are supposed to support and align with each other, together they harbour a number of glaring conflicts and inconsistencies, from which Planning cherry picks whatever supports their pet project of the day, ignoring any contradicting clause, defrauding opposing Calgarians.

I can't believe this overall issue hasn't already been repealed. It is hugely unpopular, it became a major if not the primary election issue. Apart from incumbent Gondek who supported blanket up-zoning and lost for doing so, the other top three finishers all supported repealing blanket up-zoning. In fact, Farkas, Sharp, and Davison received a huge two thirds of all the votes in the election!

I'm angry that this issue wasn't repealed on day 1 of the new Mayor and Councillors taking office – why 5 months later is this still not accomplished? You guys are only elected for 48 months – you have already allowed 10% of your term to pass. It should have been done already. If immediate repeal wasn't possible why not an immediate freeze? Keep your campaign promises. You need some immediate Trump-style executive orders.

I don't understand why a public hearing is even required – just revert to what we previously had (which was previously approved) and save us this process.

While you guys slow walk this, communities like mine continue to change in manners a majority of Calgarians like me don't want. We have already been dealing with this issue for years, and don't want to deal with another day of it.

While Mayor and Council ultimately answers to Calgarians, City Administration answers to you through the City Manager/CAO. You tell them how it is going to be, not the other way around. Anyone who doesn't like that needs to be terminated. An extensive purge in your Planning department is required, and likely your CAO too. Trust has been broken, and the only way to regain trust is with some new leadership. You've admitted Water Services has been mismanaged, well so has Planning and it's time to accept that also.

Additionally, do not allow yourselves to be manipulated by special interest groups. I am referring to groups like More Calgary Neighbours with their polished websites and professional communication. You need to ask who is really behind these organizations and where do they get their funding? I've noticed they are very good at getting speakers out to support their position at these public hearings, which I do not believe is representative of Calgarians (the majority of whom don't have time for this crap). I'd characterize these shows of support as fabricated, and would not be surprised if their young supporters are rewarded for speaking – perhaps with a cash payment, or a job offer with a developer, or in the City's Planning department. The best measure of Calgarians position on zoning should be taken from the election. To be clear, I have not been paid to write this letter.

Over the many years I've been engaged on this (MDP, Guidebook, LAPs, etc.), the City's engagement was a big phony joke. We will no longer accept having unelected staff forcing these changes on us, pretending to consult with us, ignoring our justified oppositions and reasonable suggestions, and ramming through their excessive changes virtually unchanged. They pushed too far, too fast, when slow, moderate, common-sense, consensus was needed.

Poor urban planning policy negatively affects so much (which would fill another page). We've had terrible, corrupted planning and it is time for an abrupt course correction. Please guide us down a better path beginning immediately.

Allan Barber
Mount Pleasant resident



Public Submission

CC 968 (R2026-03)

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First name [required] Heather

Last name [required] Addy

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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

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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 resident of Ward 7 and am writing to urge you to uphold citywide rezoning that provides community-focused gentle density (i.e., no repeal or at most, a partial repeal of blanket rezoning), creating more affordable housing options in neighbourhoods across Calgary.

I am very concerned about the lack of affordable housing in our city, especially in terms of how it impacts young people. I am a professor emerita from the University of Calgary, where I taught for 24 years. Even prior to the recent increases in rent and housing costs, finding safe, affordable housing was a major concern for many students, especially graduate students who have young families. The future of our city relies on these bright, motivated young people; we not only want them to succeed while students but we also want to retain them to work in local businesses once they have finished their programs.

In addition, as a senior I am also concerned about having affordable options that will allow me to stay in my neighbourhood near friends and family once I need to down-size. Having more duplexes, fourplexes and townhouses in my community would mean more affordable places for seniors like me as well as young families.

Upholding citywide rezoning also means that new housing will be built within Calgary's existing footprint, rather than continuing the pattern of building sprawling, low-density



Public Submission

CC 968 (R2026-03)

communities on the outskirts of Calgary, at the expense of farmland, wetlands and forests. In addition, it means we are not at risk of losing millions in federal funding for housing and infrastructure, which is essential to meet our affordable housing targets.

I ask you to provide leadership in steering a new path for Calgarians by supporting citywide rezoning for gentle density (partial or no repeal of rezoning).

Thank you for your work on behalf of Calgarians.



Public Submission

CC 968 (R2026-03)

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First name [required] Andrew

Last name [required] Taylor

How do you wish to attend?

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Changes

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing the citywide rezoning that allows multi family units on single lots. This rezoning is already destroying neighborhoods and pitting neighbours against one another let's get some civility back!



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First name [required] Calvin

Last name [required] Robb

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)

My name is Calvin Robb. I live in Elbow Park SW Calgary. I was born and raised in Calgary living in the communities of Meadowlark Park and Bel Aire.

I am asking Council to repeal the blanket upzoning bylaw, reinstate what existed prior to upzoning and re-engage with Calgarians through planning processes with proper notice and hearings.

The issues that matter most to me are:

1. Parking in the neighborhoods. Replacing one house with a four or six plex will swamp the neighborhoods with cars, approximately 2 cars per titled residence. This would ruin all single residence neighborhoods.
2. Removing existing trees and bushes for four or six plex developments.

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



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First name [required] Dylan

Last name [required] Blair

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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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The mayor campaigned on a promise of repealing and replacing our zoning with gentle density, but has so far only acted to repeal. Zoning was updated to improve the lives of Calgarians who desire or REQUIRE walkable communities (due to mobility issues, etc.), which our current zoning promotes. Please do not return to a date of poor urban planning which hinders the lives and independence of those without cars, the disabled, or the elderly.



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First name [required]

Last name [required]

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to express my support for the proposed bylaw that would reverse the 2024 citywide rezoning and restore the previous low-density residential zoning in established neighbourhoods.
Our area has recently seen the construction of a new apartment building along Elbow Drive SW across from our home. While development is an important part of a growing city, this project has highlighted several concerns about increasing density in neighbourhoods that were originally designed for low-density housing.
One concern is parking. Apartment buildings often charge residents for parking, and there is a risk that some tenants will choose to park on nearby residential streets instead. This can significantly increase street congestion and make it more difficult for residents and visitors to find parking.
I am also concerned about increased noise levels associated with higher-density housing. Our neighbourhood is primarily composed of bungalow homes and has historically been a quiet residential area. Larger multi-unit buildings introduce a different scale of activity that can impact the livability of surrounding homes.
Additionally, local amenities and infrastructure may not be sufficient to support significant increases in population density. For example, there is currently only one grocery store within walking distance of our neighbourhood, and higher density could place additional strain on existing services.
Finally, developments of this scale change the visual character of established communities. Many neighbourhoods in Calgary were built with a consistent architectural style

Public Submission

CC 968 (R2026-03)

and scale. Large apartment buildings can feel out of place within areas primarily made up of single-family homes and bungalows.

For these reasons, I support the proposed bylaw to return to the previous low-density zoning framework. I believe this approach better respects the design, infrastructure capacity, and character of established communities while still allowing for thoughtful and appropriate development elsewhere in the city.

Thank you for considering the perspectives of residents as you review this matter.



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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

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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

Miriam_Leung_Public_hearing_Submission_March23.pdf

ATTACHMENT_02_FILENAME

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

Dear Mayor and Members of Council,

**Re: Repeal of Blanket Rezoning – March 23 Public Hearing
Site Example: 132 Varsity Estates Place NW (DP2025-05349)**

I am writing as a resident of Varsity Estates to express my support for **repealing the blanket rezoning adopted in August 2024** and restoring the previous zoning process that required individual rezoning applications and public hearings.

Before the blanket rezoning policy was introduced, significant increases in residential density required a rezoning application and public hearing before Council. This process allowed residents to participate directly in planning decisions that affected their neighbourhoods. Removing this process has limited the ability of residents to have their concerns heard and evaluated by elected officials.

Neighbourhood Character

Varsity Estates is an established community with consistent housing patterns, mature landscaping, and relatively low-density residential development. Introducing large rowhouse developments into these areas represents a significant change in building form and neighbourhood character.

Local Conditions at 132 Varsity Estates Place NW

The proposed development near **132 Varsity Estates Place NW** highlights why planning decisions should consider site-specific conditions. The surrounding streets and infrastructure were designed for predominantly single-family housing.

Winter Sidewalk Safety

Calgary's winter climate frequently produces **Chinook freeze-thaw cycles**, where snow melts during warmer daytime temperatures and freezes again overnight. These conditions often create black ice on sidewalks.

Near **132 Varsity Estates Place NW**, the road slopes toward the property and meltwater from the street commonly flows toward the sidewalk beside the property. During freezing conditions this water can form icy surfaces that are hazardous for pedestrians.

If a taller rowhouse building were constructed there, the increased height and mass could reduce sunlight reaching the sidewalk during winter months. Reduced sunlight could allow ice to remain longer, increasing the likelihood of dangerous black ice conditions for residents walking in the area.

Environmental and Tree Canopy Considerations

Mature trees and green spaces are important features of established neighbourhoods. Redevelopment that significantly increases building footprint can require the removal of existing trees and vegetation. Preserving urban tree canopy is important for shade, environmental quality, and neighbourhood character.

Infrastructure and Public Safety

Higher density can increase demand on infrastructure systems such as roads, sewer networks, and stormwater drainage. It may also affect traffic conditions and emergency vehicle access on residential streets.

For these reasons, developments that significantly change density or building form should be carefully reviewed through individual rezoning applications rather than permitted automatically through blanket rezoning.

Grandfathering and Exceptions

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

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

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

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

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

Sincerely,

Miriam Leung
42 Varsity Estates Close NW
Calgary, AB



Public Submission

CC 968 (R2026-03)

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First name [required] Radovan

Last name [required] Urban

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Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Calgary_Council_Rezoning3_2026-03-23.pdf

ATTACHMENT_02_FILENAME

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

We are writing to strongly support the repeal of city-wide blanket R-CG rezoning and bring back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024. While we support the evolution of our city, the 2024 blanket approach has proven to be a failed experiment that prioritizes developer profit over sustainable urban planning. As residents who have spent thousands of dollars and months of time fighting inconsistent development outcomes through two SDAB appeals as well as in the provincial court, we provide the following arguments for the immediate repeal of blanket zoning and the Riley Local Area Plan (LAP).

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

To: Office of the City Clerk, City of Calgary

Date: March 15, 2026

Executive Summary: Restoring Planning Integrity

We are writing to strongly support the **repeal of city-wide blanket R-CG rezoning** and bring back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024. While we support the evolution of our city, the 2024 blanket approach has proven to be a failed experiment that prioritizes developer profit over sustainable urban planning. As residents who have spent thousands of dollars and months of time fighting inconsistent development outcomes through two SDAB appeals as well as in the provincial court, we provide the following arguments for the immediate repeal of blanket zoning and the Riley Local Area Plan (LAP).

Key Arguments

1. Blanket Rezoning Defeats Its Own Purpose

Blanket rezoning fails to achieve its stated goals of affordability and diverse housing. Instead, it incentivizes “speculative scraping” where developers target the most affordable existing bungalows in stable neighborhoods to build luxury rowhouses that do not lower the barrier to entry for new families. This one-size-fits-all model ignores the unique topography, heritage infrastructure, and environmental constraints of established communities like ours.

2. The "Local Blanket" Failure: Riley LAP vs. Strategic Density

The **Riley LAP** acts as a “local blanket rezoning” that ignores the community's vision for concentrated, high-scale growth at transit-oriented nodes like **North Hill Mall**. The LAP process has been a disappointment, with significant intensification policies added at the last minute and without the input from Riley community which has provided alternative and neighborhood-specific solutions. True urban planning should direct density to corridors capable of supporting it, rather than eroding the tree canopy and infrastructure of low-density interior blocks within the community.

3. The "Permitted Use" Loophole and Regulatory Uncertainty

The current trend toward making rowhouses a **Permitted Use** is a significant democratic deficit. By removing discretionary oversight, the City has created a contradictory system where rules are applied inconsistently. Our experience with the SDAB, winning one appeal only to lose a second on a virtually identical development plan, proves that the current bylaws lack the clarity required for “certainty” in land use. This has been also acknowledged by the judge in our case. Without discretionary review and consistent bylaws, residents lose the right to ensure a development is “contextual”.

4. Reclaiming the "C" in R-CG (Contextual)

The "C" in R-CG is meant to stand for **Contextual**, yet current rules allow for developments that do not fit their surroundings. A complete removal of contextual rules has led to “coupon planning”

where developers build to the absolute maximum allowed, ignoring setbacks, privacy, and the existing tree canopy.

Formal Asks to Council

We respectfully request that Council take the following four actions:

1. **Repeal Blanket R-CG Rezoning:** Immediately reinstate zoning rules prior to **2024 blanket zoning** as the base district for established, low-density neighborhoods to restore stability to the housing market.
2. **Repeal the Riley LAP:** Revert the Hounsfield Heights/Briar Hill area to its previous **Area Redevelopment Plan (ARP)** until a new, community-led Riley LAP can be developed that prioritizes high-density nodes over interior blanket densification.
3. **Mandate Discretionary Review:** Ensure all multi-unit developments remain **Discretionary Uses** to preserve the community's right to oversee compliance and to prevent the exploitation of vague bylaws. The clear rules and transparent submission and review process will **reduce bureaucracy and red tape**.
4. **Codify Contextual Protections:** Strengthen bylaws to mandate real infrastructure capacity reviews, strict front setbacks, and the protection of both public and private tree canopies.

In conclusion, inner-city communities are not blank development sites; they are vibrant ecosystems where context matters. In certain ways, established neighborhoods were disproportionately **punished** by the blanket rezoning and new local plans compared to green field developments, where local zoning (estates, low-density single homes, multi-unit developments) were observed and planned. We urge Council to listen to the citizens who have invested their lives into their “forever homes” and reset the planning process toward transparency and fairness.

Sincerely,

Radovan and Klara Urban



Public Submission

CC 968 (R2026-03)

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First name [required] Doug

Last name [required] Radke

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The densification of every neighborhood in Calgary was an absolutely terrible idea. Besides the negative impact on property values, the social impact, pressure on local amenities, parking problems, and traffic flow issues, the only group that benefits are developers.
Repealing the citywide rezoning bylaw is the smartest move city council can make.



Public Submission

CC 968 (R2026-03)

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First name [required]

Barb

Last name [required]

English

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Calgary

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

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[required] - max 75 characters

Repeal of blanket rezoning

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

- I am in favor of more housing options in my community
- I want to help younger families afford to live in a variety of communities
- I want to allow gentle growth in established communities
- I believe all communities share in densification
- I want to address urban sprawl and the demands it places in city infrastructure: transit, police, fire, schools, recreation
- the recommendations outlined in the Local area development plan were positive for my community
- the thing I am opposed to is when a developed builds a 18 unit complex on a single family lot in the community with f single family homes. A duplex, four pled or row house with six units makes more sense in keeping with the community style.



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First name [required]

Emil

Last name [required]

Kothari

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-

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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 repeal submission_Emil Kothari.docx

ATTACHMENT_02_FILENAME

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

Dear Mayor Farkas and Members of Council,
I am writing in support of the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024. Because of the diversity of housing situations across a large city like Calgary, it is essential to require public hearings before Council to rezone properties to R-CG in order to give citizens a voice in what impacts them. A one size fits all approach is flawed.
My family and neighbours are presently contending with a situation on our cul de sac in Varsity Estates, an area designed for light density and without back lanes. The unintended consequences of a one size fits all approach has opened the door for a 5+ unit development in a region with which threatens pedestrian safety, quality of life and property values. I understand the need for increased, affordable housing in Calgary, given rapid growth, however, developments like this do not achieve those goals and lay a wake of adverse effects upon neighbouring residents.
Directionally, the proposed amendments to change the rules for rowhouse development are positive. However, in the spirit of working to effectively include Calgarians' view, this should be done at a separate public hearing after consultation. Most citizens are unaware of these proposed amendments and need the opportunity to review them and speak to them individually. Just like blanket rezoning, these changes have the potential to deeply affect people's lives.
It is important that only approved development permits be grandfathered (not just applications) and this should be done at the time of First Reading of the Bylaw.



Public Submission

CC 968 (R2026-03)

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- Rezoned through an approved rezoning application applied for by the property owner after August 6, 2024.”

Therefore, I request a full repeal of blanket rezoning to restore the wording of the Land Use Bylaw 1P2007 prior to August 6, 2024 without any amendments.

Respectfully,
Emil Kothari

March 16, 2026

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Respectfully,

Emil Kothari

Varsity Estates Resident

120 Varsity Estates Pl N.W



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]

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

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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 repealing blanket rezoning in the City of Calgary.



Public Submission

CC 968 (R2026-03)

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First name [required] Jonathan

Last name [required] Axford

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The move to repeal the rezoning ordinance with a promise to revisit the issue with new solutions is a grave and likely calculated mistake. This seems like a classic plan to repeal and then never replace, leaving us in an unsustainable status quo. Blanket rezoning isn't perfect, however it has made housing much more achievable for many, lowering prices. The issues it causes can be addressed as most issues raised have fairly simple and effective solutions available. Further, the city is dealing with massive infrastructure debts, and struggling to maintain taxes at an affordable level. It should then be worth remembering that density lowers the per-capita cost of infrastructure, provides means for cost-sensitive citizens to lower their individual tax burden, and helps increase city revenue all at the same time.

I live in a home that was built before rezoning, in an area that it does not affect because it was already zoned in a similar way. This helped me afford a home for my family, including my newborn daughter.

This council needs to consider the future, how my daughter will be served or hindered by the choices made here, but I acknowledge that it also has a duty to consider the impact on those that built their lives here. I firmly believe that the best course of action is to retain the RC2 blanket rezone, but to also create a task-force to spearhead the resolution of issues it has caused to some communities.



Public Submission

CC 968 (R2026-03)

**Public Submission**

CC 968 (R2026-03)

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Last name [required]

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT_01_FILENAME

YWCA Calgary Housing Affordability Submission_3.16.26.pdf

ATTACHMENT_02_FILENAME

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



1715 17th Avenue SE Calgary, AB T2G 5J1
ywcalgary.ca

March 16, 2026

His Worship Mayor Jeromy Farkas and Calgary City Council
The City of Calgary

Submitted electronically

Dear Mayor Farkas and City Council

RE: Zoning Bylaw – Housing Affordability in Calgary

YWCA Calgary (YW) is pleased to engage in this municipal consultation regarding city-wide rezoning under the *Home Is Here* strategy. As you may recall, YW publicly supported the strategy as well as the original Rezoning for Housing bylaw when they were first considered by Council. YW serves a broad range of clients, focusing on women and their families who rely on us for supports that may include emergency domestic violence shelter and transitional housing, counselling, childcare, language learning and more. **Our clients consistently tell us that finding affordable and appropriate housing is one of their most pressing needs.**

There is no single solution to housing affordability; it requires multiple coordinated actions to address this complex and evolving issue. As Council deliberates this bylaw and future measures connected to housing affordability, we urge you to keep in mind the vulnerable women and families we serve at YW Calgary. Ensuring access to affordable housing is essential to advancing equity for women-led households.

YW strongly believes that all possible steps should be taken to improve housing affordability in Calgary. If Council chooses to maintain and adjust the rezoning bylaw, we encourage you to incorporate recommendations from housing advocates who have proposed ways to preserve the bylaw's intent while addressing concerns raised by Calgarians. If Council decides to repeal the bylaw entirely, we urge you to swiftly implement an alternative strategy that continues to expand both the diversity and overall supply of housing at a wide range of price points. **Repealing the bylaw without implementing immediate and effective alternative measures would risk undermining recent progress and create significant negative consequences for Calgarians.**

We believe the *Home is Here* Strategy is making measurable progress. We have been encouraged by recent data:

- Calgary is leading the country in total housing starts and has seen substantial growth in residential building permits, including a large increase in affordable housing permits.

- In 2024, 21,365 permits were issued, rising to 27,952 in 2025 – well above the 10-year annual average of 13,199.
- Non-market housing permits reached 1,836 in 2025, five times the annual average and more than double the 893 development permits issued in 2024.
- The city recorded 6,185 permits issued for secondary suites in 2025, compared with just under 5,000 in 2024 and 3,000 in 2023, taking the total of registered suites to 23,500.

We believe that City Council can continue to make meaningful progress on the complex issue of housing affordability and ensure Calgary remains a place where women, children and families can thrive. As you consider next steps, we ask that you continue to act proactively and, in a solution-oriented manner to protect and expand affordable housing options for those who need them most.

Sincerely,



Talia Bell
Chief Executive Officer
YWCA Calgary



Public Submission

CC 968 (R2026-03)

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First name [required]

Lori

Last name [required]

Hern

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yes - see the information below

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)

The blanket rezoning that has been in effect since August 2024 is an absolute disaster. All you need to do is to drive around areas like Haysboro, Marda Loop, Killarney, Alta-dore, Mission, Erlton, Bridgeland, 16th Avenue (as examples) and you will see all of the damage that is being done. Structures are too large, they are overpowering and they are destroying the areas of Calgary that have character and history. Driving around and parking in most of these areas is impossible. There are areas that we used to like to visit and we have made the conscious effort to never visit those areas again - it was too busy and frustrating to get around. The developers have been allowed to take over and do whatever they want - these companies and individuals are despicable. Most of these companies and individuals are not respecting neighbors or locations and they are building whatever they want. We do not want Calgary to become another Vancouver or Toronto. People that have lived in Calgary for generations or at least the past 10 to years like space and do not like to be crowded together and have over watching of people or structures that shadow and destroy other homeowners enjoyment of their property. The previous council that allowed the blanket rezoning were voted out for good reason - they have destroyed and continue to destroy Calgary. Look at what is currently happening to our infrastructure - it cannot handle and was not meant to handle the structures that are straining many support systems. What has happened should set an example for this to never be allowed to happen again. I am absolutely disgusted with what the City has allowed. Revert back to the previous allowances for development. Make sure neighbors and communities are involved and do



Public Submission

CC 968 (R2026-03)

not cause more overdevelopment.
We are so unhappy with The City of Calgary. Do the right thing and stop overdevelopment and destroying parks and pathways as well.
STOP THE BLANKET REZONING!!!! Respect what the citizens, taxpayers, neighbors what - not the developers.



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First name [required] Jesse

Last name [required] Semko

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



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Proposed Citywide Rezoning Chang

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

In favour

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ATTACHMENT_01_FILENAME

Jesse Semko - Reverse Rezoning Housing (March 16).docx

ATTACHMENT_02_FILENAME

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

Jesse Semko
331 37 Street SW
Calgary, Alberta
T3C 1R5

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

RE: Immediate Re-instating of Low-Density Housing

I am writing to express my full support for the immediate re-instating of low-density residential housing zones, which existed in Calgary prior to the citywide rezoning that came into effect on August 6, 2024.

I am the unfortunate owner of a property that has been affected by the citywide rezoning and the implementation of high-density housing.

Nearly 20 years ago, I bought a home in the neighborhood of Spruce Cliff/Wildwood based largely on the character of the community, which included 1950s-style character homes and modern infills carefully designed to fit within the character of the community.

For 15 years, I worked hard to pay off my mortgage, forgoing family vacations and prioritizing paying off my mortgage over saving for retirement.

After 15 years of hard work, I finally paid off my mortgage.

Unfortunately, almost immediately after that occurred, I was informed by a neighbour that the house in front of my property was being torn down and replaced with a high-density housing unit.

I felt completely betrayed.

My hard work had been a complete waste of time...

I would never have bought the property or worked to pay it off if I had known a high-density housing unit would be constructed right in front of it.

To make matters worse, no one from the City of Calgary informed me or my neighbours about the development of this property and no consultation took place.

After looking into this further, I discovered the new property would be an eight-unit mega complex that towered 2 to 3 metres above the power lines and encroached nearly right up to the property lines to maximize its development footprint.

No other houses in the community were built according to these specifications.

Every other home was 2-3 meters below the power lines and offset significantly from the property line, particularly when it comes to facing the street.

This new property did not match the homes surrounding it, or the character of the community.

It was a monstrosity. An absolute eye sore.

This unfortunately wasn't the worst of it.

After viewing the mega complex's architectural drawing, I discovered the new high-density rezoning bylaw didn't provide adequate parking for any of the properties being constructed.

That meant the eight-unit mega complex being built across from my house could result in 8 to 16 cars being added to the community, depending on if one or two people lived in each unit with a vehicle, but it was only being built with a 4-car garage.

That meant it could result in upwards of 12 cars being added to the street in a worst scenario!

There is no space available on the street to accommodate an influx of this many cars.

This would congest streets, put a stain on existing roads and infrastructure and place kids in the community who walk to school every day at risk due to the increased traffic.

Yet no study was undertaken to assess these impacts or thought given to discuss these impacts with the homeowners or community who would be impacted by them.

This has been a disgusting betrayal of public trust.

What's more, to pre-emptively address the influx of traffic that will be brought on by this short-sightedness, my neighbour has been forced to resort to tearing up their lawn and paying \$10,000 to turn it into a driveway – just so they have somewhere to park and I'm afraid that I'll now have to do the same.

As of today, the mega complex across from my house is well under construction and its framing is beginning to jet above the powerlines.

Whenever I walk outside, I look at it and my heart sinks.

It represents poor city planning and a failure of government.

It's also a harsh reminder that if you work hard for 15 years, that government can render that obsolete with a stroke of a pen and cost you even more money to mitigate against their poor planning.

My only hope now is that this hastily implemented legislation is repealed so others don't have to experience the same thing as me.

Sincerely,

Jesse Semko




Public Submission

CC 968 (R2026-03)

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First name [required] Cynthia

Last name [required] Zakariasen

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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] Tracey

Last name [required] Balehowsky

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

City rezoning statement 2026.pdf

ATTACHMENT_02_FILENAME

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

I am a resident of ward 7 and I vote in every election. I am writing to urge council to maintain the R-CG base zoning. As a professor, I see firsthand how the availability and cost of housing shape the opportunities available to young people. Allowing more homes to be built within existing neighbourhoods is one of the most effective ways to address this challenge. Gentle density also improves the quality of life in our communities by supporting better amenities.

As a professor, I see firsthand how the availability and cost of housing shape the opportunities available to young people. Many of my students are working extremely hard simply to afford a place to live while studying, and the rising cost of housing makes it harder for them to build stable futures in the city where they study. I am a first generation university graduate, and I was able to attend university because my widowed mother could afford to own a modest home on her single income and provide housing for me. That stability created the foundation that allowed me to focus on my education and eventually build a career. Too many students today are struggling to access that same basic stability because housing has become so scarce and expensive.

Allowing more homes to be built within existing neighbourhoods is one of the most effective ways to address this challenge. Increasing housing supply helps moderate prices over time and creates more entry points for young people who want to rent or buy their first home. It also allows families to live closer to jobs, schools, and transit, which reduces long commutes and the need for the city to expand outward into farmland and environmentally sensitive areas. When growth is accommodated within the existing urban area, the city's infrastructure is used more efficiently and the tax base becomes stronger and more sustainable.

Gentle density also improves the quality of life in our communities by supporting better amenities. When more people live within walking distance, neighbourhoods can support local shops, services, parks, and transit more easily. This creates more vibrant and complete communities while helping the city fund and maintain the infrastructure that everyone relies on. Most importantly, it helps ensure that the next generation has the same opportunities that many of us once had: the chance to build a life, raise a family, and participate fully in the economic and civic life of our city.



Public Submission

CC 968 (R2026-03)

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First name [required] Adam

Last name [required] Zinatelli

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please don't go backwards on making Calgary a city that can bear the demands of the future. Build more homes closer to each other. Only a small, vocal minority is upset by this. Most people, like me, think it's fine.



Public Submission

CC 968 (R2026-03)

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First name [required] Carol
Last name [required] Schitthelm

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

Letter to Mayor Farkas.pdf

ATTACHMENT_02_FILENAME

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

Office of the Mayor
The City of Calgary
PO Box 2100 Station M, #8001B,
Calgary AB T2P 2M5

March 16, 2026

Re: Support of the Notice of Motion to Repeal Blanket Upzoning

Dear Major Farkas,

I am writing in support of the notice of motion to repeal blanket upzoning in Calgary. Our city's aging infrastructure is not equipped to support significantly increased density in established neighborhoods.

I am not opposed to increasing housing supply or improving affordability. However, I oppose a one-size-fits-all policy that overrides local planning, ignores neighborhood context, and treats every street as though it were the same. I also oppose a system that makes demolition more profitable than renewal, replacing modest homes with expensive infill developments.

This approach fails to consider neighborhood-level pressures on parking, schools, parks, utilities, and transit. Instead, the city should engage directly with neighborhoods to develop specific plans that identify appropriate areas for targeted redesignation.

We can add housing without sacrificing legitimacy, community context, or existing affordability.

Thank you for your consideration.

Sincerely,



Carol Schitthelm



Public Submission

CC 968 (R2026-03)

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First name [required]

Brian

Last name [required]

Queen

How do you wish to attend?

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

Calgary

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

Council



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Mayor Farkas and Members of Council,

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

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

I do not agree with the proposed amendments to change the rules for rowhouse devel-



Public Submission

CC 968 (R2026-03)

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

opment. This matter should be addressed at a separate public hearing following consultation with Calgarians.

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

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

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

Received approval for a development permit for a rowhouse, townhouse, or cottage cluster under R-CG or R-G before first reading of the bylaw; or

Received an approval for a development permit before the first reading of the proposed bylaw; or

Rezoned through an approved rezoning application applied for by the property owner after August 6, 2024.”

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

Yours truly,

Brian Queen



Public Submission

CC 968 (R2026-03)

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First name [required]

Randy

Last name [required]

Kendall

How do you wish to attend?

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

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

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Public Submission

CC 968 (R2026-03)

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Mar 16, 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 support repealing blanket rezoning



Public Submission

CC 968 (R2026-03)

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First name [required] Carolyn

Last name [required] Dawson

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 Repeal

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 repeal of the Citywide Rezoning



Public Submission

CC 968 (R2026-03)

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First name [required] Jennifer

Last name [required] Burgess

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Amendment to Land Use Bylaw 1P2007 (Blanket 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 would like to submit a comment as an individual Calgarian. I have lived in Calgary most of my life, and spent the last decade raising my family here in Braeside. We love this city because of its diversity and energy. Calgary has changed and grown so much over the years and we are now at a tipping point where we have to make decisions about what kind of city we want to be. I have been frustrated with the conversations around rezoning as it seems like a few loud and misinformed voices have led the narrative. Most Calgarians understand we are in a housing crisis and the only solution is to densify. Many people I know would welcome a diversity of housing choices in our community. Having only single family homes is not sustainable for a community like Braeside, where many young people and families cannot afford to move into houses anymore. We are already have multiple condo and townhome complexes here and they add a much needed housing form the neighbourhood. I would ask council to focus on finding solutions to our city's affordability and housing crisis instead of using public dollars to re-litigate a policy that is already underway in helping solve our housing challenges. There is so much opportunity and potential to help our city grow, please focus on what matters. Thank you.



Public Submission

CC 968 (R2026-03)



Public Submission

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First name [required]

Betty

Last name [required]

Jacobs

How do you wish to attend?

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

Calgary

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in Bowness and am very concerned with the extreme amount of Blocks of housing being built in our neighborhood. There were a lot of Villa style duplexes being built in place of a single family unit. This was working well. They could leave most of the trees and double the housing per lot. The number of very matures trees being cut to fill an entire lot with housing is decimating the beautiful feel of our neighborhood and the reason we chose to live here. The most alarming part of it all is there is no parking for each unit which will cause all kinds of turmoil among neighbours. To assume that everyone will take a bus or train in Calgary is unrealistic. Some lots don't even have room for the garbage and recycling bins to be stored. This will cause chaos and in reality will be building ghettos where people will move in temporarily and not care about how they leave their lot. Please stop, Bowness has been transformed beyond redemption already. We have had enough.



Public Submission

CC 968 (R2026-03)

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First name [required] David

Last name [required] Connolly

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing regarding the proposed amendment to Land Use Bylaw 1P2007 to repeal citywide residential rezoning and restore the previous low-density residential land use districts.

I understand and support the need for Calgary to increase housing supply and allow for more density across the city. However, I believe the current approach does not fully address the realities already being experienced in established inner-city neighborhoods.

I recognize that the current bylaw already includes minimum parking requirements, but I remain concerned that these may not be sufficient in all communities, especially on narrow residential streets where parking is already limited. In some areas, neighborhoods already zoned for duplexes are also seeing multi-unit developments built back-to-back across alleys, adding to traffic, parking pressure, and access concerns.

I am also concerned that infrastructure and community services may not be keeping pace. Some inner-city schools already face capacity pressures, and aging infrastructure such as roads, alleys, water systems, and sewer systems may not be ready to support this level of redevelopment without more careful planning.

I support thoughtful increases in density, but I do not support a one-size-fits-all



Public Submission

CC 968 (R2026-03)

approach.

Thank you for considering my comments.



Public Submission

CC 968 (R2026-03)

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First name [required] Stephanie

Last name [required] Yaremko

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Thank you for revisiting this issue. After the previous council decided against the overwhelming input of its citizens, I wanted to ensure that this council was aware of the support they have in going back to previous zoning and focusing density efforts in areas where infrastructure (water, sewage, roads etc.) can accommodate such density. Thank you!



Public Submission

CC 968 (R2026-03)

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First name [required] Alan

Last name [required] Anderson

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

Citywide Rezoning Letter.md

ATTACHMENT_02_FILENAME

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

Re: Proposed Reversing of Rezoning for Housing

Firstly, I was very disappointed, but not surprised, that the previous City Council

both proceeded with and approved the rezoning changes when the opposition to same was significant.

Regarding the proposed reviewing of rezoning my preference would be to have the Calgary City Council

consider a bylaw that would change the rezoning of residential properties back to what existed before

the citywide Rezoning for Housing in 2024 **EXCEPT FOR AND ONLY INCLUDING** properties that received

approval for a development permit, building permit or subdivision application under R-CG, R-G or H-GO

zoning before the proposed bylaw takes effect.

Please note that my wife and I have both lived in Calgary for 70+ years and have resided at our current

address for 49 years.

Alan Anderson

432 Huntbourne Way NE

Calgary, AB T2K 5G4



Public Submission

CC 968 (R2026-03)

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First name [required] Greg

Last name [required] zaharko

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 am a resident of Kelvin Grove, Calgary, and I support repeal of the blanket upzoning bylaw and the restoration of a planning approach that considers neighbourhood context, infrastructure capacity, and meaningful public engagement. Blanket rezoning applies uniform density permissions across the city regardless of local conditions. Calgary's neighbourhoods vary widely in lot sizes, street patterns, transit access, and infrastructure capacity. A one-size-fits-all zoning change risks undermining the planning framework that traditionally guides growth through Local Area Plans and site-specific land use redesignations. Context-sensitive planning allows redevelopment to occur while still respecting neighbourhood character and long-term community planning objectives. Infrastructure capacity must also be considered when introducing higher density housing. Many established communities were designed decades ago with water, sewer, stormwater, and transportation systems intended for lower densities. Increasing density without first assessing these systems risks placing pressure on aging infrastructure. The proposed repeal appropriately calls for updated infrastructure capacity assessments, which should inform future planning decisions. Parking and transportation impacts are another consideration. In communities with limited transit service and narrow residential streets, higher-density redevelopment can significantly increase on-street parking demand and traffic circulation challenges. Reduced parking ratios may function in transit-oriented areas but can create conflicts in neighbourhoods without comparable mobility options.

Public Submission

CC 968 (R2026-03)



Environmental impacts should also be considered. Redevelopment often increases parcel coverage and reduces mature tree canopy. Urban trees contribute to stormwater management, shade, and neighbourhood livability. Thoughtful planning at the community level helps balance housing growth with environmental sustainability. Calgary must continue to grow and expand housing opportunities. However, growth should be guided by careful planning that aligns density with infrastructure capacity, neighbourhood context, and environmental stewardship. For these reasons, I respectfully request that Council support Proposed Bylaw 9P2026 and repeal the blanket rezoning policy, restoring a planning framework that enables targeted, community-informed redevelopment.



Public Submission

CC 968 (R2026-03)

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First name [required] Melissa

Last name [required] Rodriguez

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to advise that I am opposed to the proposed citywide rezoning. I believe there are consequences of the rezoning that were not adequately addressed and am apposed to the way it is perceived to be put through without taking into consideration the community and residents it will negatively impact. I believe higher density housing and affordable housing can be accomplished in a better way. The current proposal does not take into consideration traffic congestion, parking, treescaping, safety of residents particularly children or community diversity.

I hope that this proposal is withdrawn and one that provided long term benefits for the city is taken into consideration rather than pushing through a short term fix.

Thank you,
Melissa



Public Submission

CC 968 (R2026-03)

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First name [required]

Mark

Last name [required]

Studzinski

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 16, 2026

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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

Calgary-Rezoning-Submission-Mark-Studzinski.pdf

ATTACHMENT_02_FILENAME

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

SUBMISSION TO CALGARY CITY COUNCIL

Public Hearing — March 23, 2026
Proposed Repeal of Rezoning for Housing Bylaw

To: Mayor Farkas and Members of Calgary City Council
From: Mark Studzinski, Winston Heights Resident
Date: March 15, 2026
Re: Proposed Repeal of Bylaw 21P2024 (Rezoning for Housing)

I live in Winston Heights. I see the redevelopment happening on my street and in my neighbourhood. I know what the construction looks like, what the parking pressure feels like, and what it means when the house next door becomes a fourplex. I am not writing from theory. I am writing from experience.

And my experience tells me that repealing this bylaw is the wrong answer to the right concerns. But so is pretending the current policy has no problems. **I am writing to advocate for a third path: keep the policy's intent, more housing choice for a growing city, while fixing its real friction points.**

Calgary Is Not a City of 500,000 Anymore

Calgary's metropolitan population now exceeds 1.7 million (Statistics Canada, 2024 estimate), but the old zoning bylaw still reflects the city we used to be. The result is a housing landscape with two options: a detached home that stretches a family's finances to the limit, or a downtown condo. Young families who want a townhome near a school can't find one. Aging parents who want to downsize in their own community have nowhere to go. The options in between barely exist. Not because nobody wants to build them, but because for most of Calgary's history, it has been illegal to do so.

Good city planning serves existing residents and future ones alike. Neighbourhoods evolve. That is not a threat; it is a sign of life. We should honour what our communities have been while ensuring they remain places where the next generation can afford to live.

The Cautionary Tale

Toronto reserved 70% of its residentially zoned land exclusively for single-family homes for decades. Vancouver locked 52% of its residential land into single-family zoning, housing just 15% of its population. Both cities concentrated new density into downtown towers while keeping established neighbourhoods frozen. The result was not preservation. It was a crisis: detached homes exceeding \$2 million in Vancouver (Real Estate Board of Greater Vancouver, 2023), average commutes of 56 minutes in Toronto (Statistics Canada/Moovit, 2023), and a hollowed-out middle where the townhomes, duplexes, and rowhouses that working families need were simply never built.

Calgary has a window to avoid this outcome. A full repeal closes it.

Edmonton Shows the Path

Edmonton implemented an even bolder version of this reform in January 2024, allowing up to eight units per lot compared to Calgary's four. According to City of Edmonton permit data analyzed by housing researcher Jacob Dawang, missing middle units roughly doubled, from approximately 1,000 to 2,300, in the first year. Rental vacancy improved from 1.7% to 3.8%, a trend in which increased housing supply played a documented role (Deny Sullivan, Substack, January 2026). And less than 0.4% of eligible properties in mature neighbourhoods were actually redeveloped (Dawang, 2026, corroborated by City of Edmonton permit records).

The transformation that opponents feared did not happen. What happened instead was a modest, steady increase in housing options. Exactly the gentle density a growing city needs.

Edmonton also faced the same opposition Calgary is facing now. Organized resident groups campaigned against infill density. Council debated reducing mid-block units from eight to six. In July 2025, after a lengthy public hearing, they voted 6-5 to keep the policy intact, choosing targeted design amendments instead of rolling back density (CBC News, July 9, 2025). In October 2025, Edmonton held a municipal election. The political backlash that opponents promised did not materialize at the ballot box (Russil Wvong, Substack, January 2026).

The Problems Are Real, and Solvable

I will not pretend there are no issues. In Winston Heights, I see the strain that concentrated redevelopment puts on parking, on street traffic, on the feel of a block mid-construction. According to City of Calgary permit data, Ward 7 absorbed 127 of the 478 development permits filed under this bylaw. That is 27% of all activity concentrated in a single ward. The number tells you something important: the current bylaw is a blunt instrument. When one ward bears a quarter of the city's growth, the policy isn't distributing change. It's dumping it. That is exactly why we need the scalpel of transit-oriented calibration, not the sledgehammer of full repeal.

A related concern is democratic process. The original 2024 public hearing saw a majority of 730-plus speakers oppose the bylaw, yet council passed it. Whether you believe that was leadership or overreach, the resulting loss of public trust is real. I am not asking council to repeat that approach. I am asking for the opposite: a reform pathway built on mandatory community consultation, measurable accountability, and a structured review. The answer to a process that lacked adequate engagement is a better process, not a full retreat.

These are problems of implementation, not principle. And they have specific, practical solutions:

- **Calibrate density to transit access.** The highest missing-middle densities belong within 400 metres of CTrain stations and major transit corridors, with moderate infill in secondary transit zones. Car-dependent areas without adequate transit should see less. The City's existing Main Streets and Activity Centres designations already provide the framework. This is not starting from scratch.

- **Require adequate on-site parking** through R-CG design standards and fund targeted traffic calming in neighbourhoods with demonstrated pressure. The parking problem is real and specific. Address it specifically, not by eliminating an entire category of housing.
- **Close the infrastructure cost gap.** Redevelopment in established areas does not currently contribute through off-site levies the way greenfield development does. That cost falls on all property taxpayers. Direct Administration to develop an off-site levy framework for established-area intensification within 12 months, with interim reporting to Council. This structural problem exists regardless of what happens with the rezoning. Fix it now.
- **Strengthen community input on design.** Residents should have a meaningful voice in building form, setbacks, and neighbourhood character. Mandatory pre-application consultation for projects over four units would give communities real influence over how change happens, without granting a veto over whether housing diversity can exist at all.

A full repeal doesn't solve parking. It doesn't fix infrastructure funding. It doesn't address traffic. It just eliminates housing options and sends the problems underground.

The Cost of Repeal

The fiscal case against repeal is straightforward.

City administration has identified up to **\$861 million in federal funding over 10 years** at risk, including \$129 million in Housing Accelerator Fund money already paused by CMHC pending this decision (LiveWire Calgary, February 2026; Global News, November 2025). Every dollar of forfeited federal funding becomes a dollar of property tax.

Meanwhile, Calgary faces a growing infrastructure deficit. Every time we build a new community on the city's edge because we didn't build in Winston Heights, the long-term maintenance liability for roads, water, and sewer grows. Those costs land on every property taxpayer. Higher-density missing middle development in established areas, particularly the outskirts of the inner city, is not just a housing solution. It is the only realistic way to pay for the pipes and roads we already have. It costs less to serve a townhome where infrastructure already exists than to extend a water main to a new subdivision 30 kilometres out.

Shameer Gaidhar, chair of the Calgary Inner-City Builders Association, has warned that repeal *"can directly erode affordability, hurt jobs, turn away business investment and increase property tax for everyone"* (Calgary Herald, November 2025). Over 200 member companies made investment decisions based on the current rules. A retroactive reversal tells every future builder and investor that Calgary changes the rules after the fact.

Repeal eliminates the affordable housing pathway, increases the infrastructure bill, and forfeits nearly a billion dollars in federal funding. That is not fiscally conservative. It is the opposite.

The Ask

I urge Council to **vote against the proposed repeal of Bylaw 21P2024** and instead direct Administration to return within 90 days with targeted reforms that:

- 1. Calibrate permitted density to transit proximity**
- 2. Establish an off-site levy framework for established-area intensification**
- 3. Implement mandatory pre-application neighbourhood consultation on building design**
- 4. Set measurable benchmarks with a three-year mandatory review and explicit pass/fail criteria**

Calgary's zoning policy should not be a choice between blanket rezoning as written and a full repeal that solves nothing. Council can build something better: a policy that addresses the real concerns residents have raised while preserving the housing optionality that a growing city requires.

Respectfully submitted,

Mark Studzinski

Winston Heights, Calgary

Sources

- Statistics Canada (2024) — Calgary CMA population estimate
- City of Calgary R-CG infrastructure report (December 2025)
- City of Calgary permit data — 478 applications, Ward 7 at 127 (Global News, December 16, 2025)
- Calgary Herald (December 3, November 17, 2025)
- LiveWire Calgary (February 6, 2026) — \$861M federal funding at risk
- Global News (November 25, 2025) — \$129M HAF paused
- Toronto Star (September 2024) — 70% yellowbelt
- Sightline Institute — Vancouver 52% single-family zoning / 15% of homes
- Real Estate Board of Greater Vancouver (2023) — detached home prices
- City of Vancouver, Director of Planning statement
- Storeys.com (June 2025) — Edmonton missing middle units
- Jacob Dawang, "2025: The year Edmonton built the missing middle" (2026) — 0.4% redevelopment rate
- City of Edmonton permit records (corroborating source)
- Deny Sullivan/Substack (January 2026) — Edmonton vacancy rates
- Statistics Canada/Moovit (2023) — Toronto commute times



Public Submission

CC 968 (R2026-03)

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First name [required] Alyssa

Last name [required] Poitras

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Mayor Farkas and Members of Council,

I am writing in support of repealing the blanket rezoning and restoring the wording of the Land Use Bylaw that existed prior to August 6, 2024. It is important that rezoning to R-CG once again require a public hearing before Council so that citizens have a meaningful opportunity to voice concerns about changes that affect their communities.

I do not support the proposed amendments related to rowhouse development being included as part of this process. Any changes to the rules governing rowhouse development should be considered separately and only after proper consultation with Calgarians. Many residents are not aware of these proposed amendments and should be given the opportunity to review and comment on them individually through a dedicated public hearing.

It is also important that only approved development permits be grandfathered, rather than applications alone, and that this determination be made at the time of First Reading of the Bylaw.

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

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

characters)

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

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

Yours truly,
Alyssa Poitras
Varsity



Public Submission

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First name [required] **Tammy**

Last name [required] **Leonard**

How do you wish to attend?

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

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am highly in favour of bringing back the low-density residential zones. Since the rezoning, every house that goes for sale in my neighbourhood is bought up by landlord who rents it out. They outbid any families who would buy the house to live in. The house across the street from me sold to a landlord who took the single family home and changed it into a rental renting out the top floor, basement suite and garage separately. There are 2 spots to park in front of the house which is not enough for the occupants as the garage was rented out to someone else. The house beside me is now renting out 3 single rooms on the top floor as well as a basement suite below. The garage is full so there is no where to park a car, they also have a shipping container on the driveway so have limited parking there. There are 6 cars at that house and only 3 spots to park. I am responsible for clearing the snow off of the sidewalk in front of my house but because of all of the excess cars I may or may not have a spot available in front of my house to park in. Having landlords instead of homeowners has caused the pride of ownership to deteriorate, single families can't afford the houses anymore since they are being outbid by people who only want the house as an investment. We already had apartments behind our cul de sac but now all of the single houses are being rented out as well. The neighbourhood is louder, congested with vehicles and not as well taken care of since the rezoning took place.





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First name [required]

Myra

Last name [required]

Skerrett

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

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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 Mar 16_26 RE Public Hearing on Planning Matters.pdf

ATTACHMENT_02_FILENAME

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

We are in favour of the reversal of Rezoning for Housing. Reasons why are included in the attached document.

Letter to Calgary City Council regarding process to reverse Rezoning for Housing

From [REDACTED]

March 16, 2026, submitted before 12 pm to Calgary.ca/publicsubmissions

We wish to submit comments regarding the process for reversal of Rezoning for Housing. We were against blanket rezoning and support the reversal of Rezoning for Housing. Over the past three years we have written several letters and attended community meetings regarding land use changes, rezoning and development proposals for our own inner-city neighbourhood and for the city as a whole prior to and since the public hearings in 2024.

We watched the public hearings live online almost every day for its entirety. We heard many examples of the negative implications of blanket rezoning. We heard stories of homeowners who put thousands of dollars into renovating their home only to have a multiplex monolith go up next door which overshadowed their property, took away their privacy in their own back yard and created parking havoc with added vehicles on their street and in their back lanes. We heard about vacant lots all around the city that could have been chosen for development but for some reason are not, possibly because developers may deem them unprofitable. The prime neighbourhoods are those that are well-established, treed and close to schools and amenities that developers tend to exploit, and this development is having adverse effects on older communities that contain primarily single-family dwellings with abundant green space and room for children to play.

We felt that the public hearing was not about “affordable housing” and more about developers making money at the expense of single-family dwelling homeowners who invested their life savings in their homes only to see their dreams crushed by a developer who changed their neighbourhood forever with multiplex units that didn’t fit into the unique nature of their established, older neighbourhood. At the public hearing it was clear to all that the majority of Calgarians were against blanket rezoning but unfortunately the former City Council voted in favour of it anyway. That was extremely disappointing.

Our reasons to oppose blanket rezoning leading to higher density with 4-and 8-unit rowhouses in older, established inner city neighbourhoods are numerous and include:

- Height of buildings overshadowing adjacent homes and backyard spaces
- Rowhouses that don’t harmonize with surrounding homes which are primarily single-family detached homes, and not consistent with existing aesthetic appeal of established communities
- Inappropriate location on narrow residential streets, on corners or in cul-de-sacs, creating increased traffic and parking issues between neighbours in what was once a quieter, more desirable street for living

- Inappropriate locations in front of or across from schools and community centres, where motorists already pack the streets at certain times of day, creating safety and speeding hazards for children crossing the street in school zones
- Addition of as many as 12-16 cars in front of a multi-unit building which puts a strain on street parking. Even if a developer is required to have 4 onsite stalls if approved as a fourplex with suites, this will not accommodate everyone who lives or visits there as most people have more than one vehicle and do not park them in a garage. This creates gridlock in narrower streets, especially during winter when snow removal in some communities is not available or offered. Multiple vehicles on crowded streets are not conducive to building great relations between neighbours when you find you cannot even park in front of your own home day after day.
- Addition of many more green, black and blue bins that clog back alleys and make navigating these spaces more challenging whether driving or walking
- Loss of our tree canopy in older neighbourhoods is detrimental to our environment and quality of life. We have seen many mature trees taken down in our communities to make way for a tall development. This is a loss of natural animal and bird habitat.
- Loss of affordable bungalows, many of which were being rented to families, that were bought by developers, torn down after the families were evicted, and then multiplex buildings were built on the same lot that are now not affordable to the families that once lived in that community.
- Loss of backyard spaces for kids to play safely at their own home. Once these backyards are eliminated, they are never coming back. Choices for families who want homes with yards for their children near their schools are disappearing which affects quality of life and overall health of communities.
- The two catastrophic water main breaks in less than two years are a wake-up call that higher diversity in established, older inner-city neighbourhoods is not ideal. It is only a matter of time when a breakdown in critical infrastructure will happen again. There is only so much pressure our water supply or electrical grid can take in older neighbourhoods and higher density will make these areas vulnerable to failure.

There is no such thing as one size fits all, and blanket rezoning is a catch-all idea that is not appropriate for every community and on every street in Calgary. We hope City Council will vote to remove blanket rezoning.

Rob and Myra Skerrett
4532 41 Ave SW
Calgary AB T3E 1G8



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First name [required]	Chad
Last name [required]	Grekul
How do you wish to attend?	Remotely

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

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

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

260315 Repeal Blanket Rezoning_Public Hearing Letter_cg.docx

ATTACHMENT_02_FILENAME

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

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

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

See attached comments letter for more information and I would like the opportunity to speak at this Council meeting.

March 15, 2026

Dear Calgary City Councillors,

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

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

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

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

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

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

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

Such developments bring significant impacts:

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

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

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

The assumption that blanket upzoning will automatically improve housing affordability is also increasingly challenged by empirical research. Studies have shown that land values often rise significantly after upzoning. **In one analysis, residential transaction prices on upzoned parcels increased by 11–38% more than comparable nearby parcels that were not upzoned¹.** Other research indicates that while upzoning can increase housing supply over time, short-term effects on affordability are often limited or mixed, while speculative land demand can drive prices higher². **Some housing market analyses describe blanket upzoning policies as creating speculative pressures that increase land values and reduce affordability for ordinary residents³.**

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

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

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

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

I respectfully urge Council to:

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

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

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

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

Sincerely,

Chad Grekul



Public Submission

CC 968 (R2026-03)

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First name [required] Lyndsay

Last name [required] Campbell

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The current proposed wording would mean that permit applications that have been submitted under the 2024 bylaw and rejected will be excluded from the operation of the proposed bylaw. In other words, parcels that have already been determined to be unsuitable for applications for increased density will remain wide open to further applications, even though the rest of the neighbourhood reverts to single-family. This seems inconsistent with the intent of the proposed bylaw. I would suggest that para. b be revised:

b. are included in an application or permit submitted BUT NOT YET DETERMINED OR DECIDED (any one of development permit, subdivision application or building permit) prior to first reading of the amending bylaw,



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First name [required] Rodney

Last name [required] Smith

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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 Clerk's Office re Repeal of Blanket Rezoning.pdf

ATTACHMENT_02_FILENAME

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



March 16, 2026

The City of Calgary
City Clerk's Office
Legislative Services
P.O. Box 2100, Station M (MC 8007)
Calgary, AB, Canada T2P 2M5

Re: Repeal of Blanket Rezoning

The Chinook Park – Kelvin Grove – Eagle Ridge (CKE) Community Association writes this letter in support of the bylaw to repeal the citywide blanket rezoning that came into effect on August 6, 2024.

The CKE Community Association agrees with the City's desire to increase the supply of affordable housing, including developing diverse and more affordable housing options in areas in closer proximity to the city centre, transit routes, and other amenities. We remain supportive of steps that can address that issue directly. We also recognize that there is a polarization of views that can detract from a principles-based discussion.

That said, the CKE Community Association disagreed in our April 2024 submission with the citywide blanket rezoning as was ultimately approved by the City, while acknowledging that the proposal did have some supporters in our community.

We did not believe that blanket rezoning would be the best approach to increase the overall availability of more affordable housing, while retaining consistency with the character of mature neighbourhoods.

We expressed specific concerns about: (i) the potential for cascading large-scale redevelopment that could fundamentally change the character of a neighbourhood without sufficient regard to the cumulative effects of extensive redevelopment on the community and residents (including infrastructure); (ii) the contemplated increased height and location of windows relative to neighbours (e.g. issues with privacy and shading); (iii) the likelihood of significant consequential issues with parking because of the permitted half parking stall per residential unit; and (iv) a lack of clarity about the interrelationship with Local Area Plans.

Our Board also had an overarching concern that citywide rezoning would have unintended consequences that would have a significantly lesser impact on the supply of affordable housing than was expected.

We believed that the most likely impact of the change would be that developers would target inner city communities that are moderately priced with attractive amenities (vs other areas with high entry costs) to build higher margin, market rate units in those communities. This would see a reduction of modest priced housing in those communities, as developers would accumulate homes to be torn down to accommodate new market priced units.

We also believed that a development focus on increasing the supply of upscale, market rate housing would result in a reduced availability of funds and labour required to increase the supply of housing in the price ranges for which additional supply is required. In other words, the impact on the supply of what are actually affordable housing units in the needed price range seemed likely to us only to occur over an extended time through a trickle-down effect, vs a near to medium term increase in the supply of what could truly be referred to as affordable housing.

Our original perspectives about the impact of the blanket rezoning change on Calgary have been confirmed by what we have seen and heard about the impact of the change on other communities.

More recently, these perspectives have been reinforced much more directly through our own experiences with the two very high-density projects (18 and 20 units) currently in the approval process in our own community. These projects are totally out of character with our community and the homes in immediate proximity to them. This comment applies equally to the high-density developments on the east side of Elbow Drive directly across from our community.

The reality is that no one living in a single storey bungalow or even a two storey single family home wants to live next door to or behind a forty-foot high, 18-20 unit compound that is consistently misrepresented as 9-10 units, "plus secondary suites" that are actually an inherent part of the original design.

That is particularly the case when it is obvious to both the developer and the City that the limited parking spots for those high-density developments will result in significant street parking that will greatly inconvenience residents living in close proximity to those developments.

Our Board continues to believe that the preferred approach would be to incent developers to address more directly an increase to the supply of affordable housing by limiting high-density development to appropriate areas in which the change would be expected to increase the supply of those units in the near to medium term.

Otherwise, we highly recommend a reversion, at the earliest possible date, to the rules as they existed prior to the change to blanket rezoning that took effect on August 6, 2024. This change would also ultimately require significant modifications to parking requirements that are based on much more realistic assumptions about car ownership/unit in the typical Calgary inner-city neighbourhood outside the downtown core.

Those changes would ideally be in conjunction with a systematic, holistic review of existing Local Area Plans (including the Heritage Local Area Plan) that would address in a more collaborative, community-focused dialogue the localized vision for development in individual communities. A key component of this review would include, based on real-world community experiences to date, a true assessment of R-CG and H-GO rules with communities that have experienced very directly the application of those rules, so as to ensure these rules are updated in a way that is contextual and responsive to neighbourhood conditions.

Thank you for your consideration.

CKE Community Association

cc Rob Ward, Councillor for Ward 11



Public Submission

CC 968 (R2026-03)

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First name [required] Katherine

Last name [required] Spragins

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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)

Allow me to preface my comments by making it clear I fully support densification of urban areas and access to affordable housing. These issues are critical for our city and must be solved thoughtfully and intentionally. The blanket rezoning implemented by the previous council was neither of these things. It was pushed through despite public pushback, and my councillor's proposal for a plebiscite was shut down. For me, there are a few major issues:

1) Respect for citizens' choices: for many people, buying a home is the biggest purchase of their lives. For me and my husband, we had been living in Lower Mount Royal, and loved that lifestyle for what it was, but when it came time to buy a house five years ago, we specifically sought out a home in a quiet, low density, R-1 neighbourhood. We searched all over the city, including new developments already zoned RCG, but found them far too congested. I acknowledge we were incredibly lucky pandemic buyers and I sympathize with the housing market of the last few years, but I do not agree that density should be equalized across the city, and instead support thoughtful development and designing areas to suit different lifestyles. If we wanted to live in a medium density area, we would have bought in one.

2) Barriers help shape development: We heard it over and over during the initial bylaw change: "95% of rezoning applications are approved anyway, so nothing actually changes - it just streamlines the process." It is critical to access how many applications

Public Submission

CC 968 (R2026-03)



weren't being made because of the red tape and barriers existed under the old rules. Of course we'll never know, and while I'm not a developer, I would think they would have only submitted applications for lots if they had a reasonable expectation of success. The time and cost involved in rezoning a specific lot would have redirected many developers to build their intended structure on lots already zoned for those structures.

3) Affordability: the previous mayor and city council dressed this up as an effort to create affordable housing. All rezoning allowed was for a developer to scoop up a \$1M lot, build duplexes, or townhomes on that same lot, and sell the individual structures for close to \$1M each. Which incidentally, increased property tax collection for the city upwards of 6:1. Where's the affordability in that? If council was actually committed to affordability, it would be pursuing development in our dead zones. Not throwing a six-plex in amongst SFHs.



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First name [required] Scott

Last name [required] Gow

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am not in support of a full rezoning repeal for two reasons. The city of Calgary must ensure that federal funding will remain available for any zoning changes. The information I have found, including a report prepared by the City, does not seem to support this, and at this time my belief is that federal funding will be lost with a full rezoning repeal and if this is true, it is terrible financial decision making by the City. Please ensure federal funding will remain available with any change. Second, please provide a plan for gentle density before repealing rezoning. A blanket repeal does nothing to address housing issues that were the catalyst for the 2024 zoning changes. Agreeing to repeal without a gentle density plan, something that was campaigned on and promised, is just a set us back to where we were policy, and reflects poorly on council and does not address many of the issues that have been brought fourth by various groups within the city. I am in opposition of this issue until both items herein are addressed.



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First name [required]

Leslie

Last name [required]

Weekes

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In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I am strongly in favour of repealing Citywide rezoning. I am in favour of a more strategic and considered method of increasing housing options which takes into account the nature of existing neighbourhoods and other matters such as transportation options and traffic. The previous system was much more appropriate in that regard.



Public Submission

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First name [required] Dorothee

Last name [required] Mages

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

[required] - max 75 characters

Proposed Citywide Rezoning Chnage

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)

Hi , I am living in an affluent neighbourhood in Calgary where property prices are high and most of the housing are single detached houses. We have slowly seeing an increase in infills, row houses and higher car density in our neighbourhood. We also have seen more children on playgrounds, on the way to schools and in sport clubs. Young families could move into the neighbourhood because the houses which are now built are more affordable. I am very much in favour of a 'Partial Repeal' of the rezoning as it addresses the concerns of opposing community members while keeping the financial commitment from the federal government and addressing the housing crisis. We were lucky enough to grow up and live in a time of perceived abundance. We all know that this came to an end. Our children and grandchildren will have to deal with water crises, energy crises and air pollution. A denser city with walk-able neighbourhoods, functioning public transport and updated infrastructure is more important to their future then a possible decline in property prices through densification of inner city neighbourhoods. Canada and especially Alberta needs immigrants to secure the future of our elderly population, immigrants need adequate, affordable housing to make a decision to stay. Calgary needs talent to attract investment and companies - talent and possible employees need adequate, affordable housing to stay. For the future of our city, for the future of our young people in Calgary I implore you to vote for the partial appeal of rezoning. Thank you.



Public Submission

CC 968 (R2026-03)



Public Submission

CC 968 (R2026-03)

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First name [required] Robert

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) Calgary

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Submission to City Council Supporting Repeal of Blanket Rezoning.pdf

ATTACHMENT_02_FILENAME

Written Submission to Calgary City Council Supporting the of Repeal Blanket Rezoning

My name is Robert Smith and I am a resident of Lake Bonavista in the City of Calgary.

I support the current Mayor and City Council in repealing blanket rezoning.

It has been a major issue for an overwhelming number of residents in our community.

I do not think a blanket approach of removing zoning restrictions was an appropriate, or fair way of dealing with the housing issues.

I do not believe that allowing construction of multi-unit housing in established communities like Lake Bonavista was going to deal with the housing issues in a meaningful way. The negative aspects to our community were going to far outweigh any possible minor benefit that might be realized by opening up zoning here. A one size fits all approach was going to destroy one of the aspects that makes Calgary, and our community, such a great place to live.

When I purchased my home in Lake Bonavista, I paid a premium to live in a lower density community with smaller homes relative to lot size. For the same amount of money

Public Submission

CC 968 (R2026-03)



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

I paid, I could have had a much larger house in a community with higher density.

Cramming more housing into our neighbourhood would result in less greenery and trees, with the loss of environmental benefits that brings. It could also have resulted in more crowding at the Lake, with possible negative health and safety outcomes.

Blanket rezoning puts increased pressure on aging infrastructure in established neighbourhoods. It can create parking, traffic management, blue/black/green bin and pedestrian safety issues.

Allowing builders/developers to force multi-unit housing into existing single family communities can create friction, resentment and hostility that tears at the fabric of neighbourhoods.

I support increasing the availability of housing in Calgary, including affordable housing, but it needs to be done in a planned manner that is appropriate and fair for home owners in existing neighbourhoods.

Repealing blanket rezoning, and returning to a planned approach that appropriately takes into account established neighbourhoods, is the right thing to do.

Thank you.

Robert Smith

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Thank you.

Robert Smith



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First name [required] Kyle

Last name [required] C

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Thank you for reading my submission.
Like some Calgarians, I grew up in Calgary, born and raised since birth. Ive happily called this city my home and as a kid I once dreamed of it being a bustling metropolis with high rises extending across the cityscape. Had the citywide rezoning been proposed when I was a young kid, with a kids mentality, I would have thought highly of it. The prior city council of Calgary has diligently done their best to show that they had the same mentality that I had as a kid which was to just put up apartments and surely, a vibrant, exciting and beautiful city would follow. As an adult, I now see its significantly bigger than just putting up towers and walking away. Theres a whole economy to manage, there's an immigration sector that needs to be carefully planned, there's underground and above ground infrastructure to consider, there's transit to consider... Its significantly bigger than what the prior city council and their consultants were willing to understand and all the while, was being forced onto the population to accommodate the Federal Liberal Governments incredible failure at managing sustainable immigration levels. Heavily mirroring a failing dictatorship.
When the prior city council forced the citywide rezoning on the public, they made an enormous act against democracy. Over 70% of Calgarians rightfully said no, and city council went ahead anyway, like the dictatorship they were. The tax payers (the owners of the city) who pay for every single light and salary at city hall, were pushed off the side.



Public Submission

CC 968 (R2026-03)

The public, the actual reason every politician has a job, is not here to make every politician and consultants dreams come true. The outcome of this hearing will dictate how every Councilman and CouncilWoman sitting in City Hall will be remembered for the rest of their lives. Do the right thing and put tax payers first for a change.



Public Submission

CC 968 (R2026-03)

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First name [required] Nancy

Last name [required] Mathros

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 refining change/pepal

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 not in favour of the blanket zoning out in place last year. It is ruining neighborhoods that were desirable due to their r1 zoning. We are not helping the price of housing with multi units in these areas as the units are still over \$700-\$1mm which is not where the gap for need is.
Parking does not work.
There are other neighborhoods with r2 zoning etc that have not been fully conveyed where there is t still Room for development.
Not helping families but rather passing developers pockets as land proxies rising so fast
Our water doesn't handle this much change
We would like to reset the previous zoning bylaw.



Public Submission

CC 968 (R2026-03)

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First name [required] Kaia

Last name [required] Ybema

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 re-zoning because I am a young person who cannot afford to buy a single family home. I would love to live in Calgary, but there are no affordable options for me to live in communities like chinook park



Public Submission

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First name [required]

Anita

Last name [required]

Nichols

How do you wish to attend?

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

no

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please return the zoning as it was before the blanket up zoning change. I do not see the positive as my neighbourhood has been negatively impacted with density increases that is not supported with parking or space for the existing businesses. It is unfair to the property owners who had to adhere to the previous zoning and have been paying high taxes for the said privilege. Property owners purchased properties specifically for the benefits before "blanket zoning" only to have those benefits diminish.



Public Submission

CC 968 (R2026-03)

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First name [required]

Alissa

Last name [required]

Sherman

How do you wish to attend?

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

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

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Public Submission

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 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 the sense of community my family chose our neighbourhood of Lakeview for. This is not an abstract planning concern. This is something my family and I are living.

In my experience, these impacts are felt most acutely at home, where I raise my children and expect stability and continuity. A new build adjacent to mine is a single-family dwelling, but substantially oversized — already out of scale with our street. If that alone has changed my family's daily life, I cannot imagine living beside a multi-family development. Blanket upzoning makes this possible as a matter of right, with no meaningful input from families already here. Larger multi-family developments have already been proposed nearby.

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

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 Accelerator 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.



Public Submission

CC 968 (R2026-03)

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First name [required] Deborah

Last name [required] Ferguson

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 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

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

Dear Mayor Farcus and Members of Council:

I urge you to repeal blanket re-zoning which I why I voted for you. Consultation with neighbourhoods before building is necessary. It is important to require public hearings before Council to rezone properties to R-CG in order to give citizens a voice in their neighbourhoods.

I am a second generation Calgarian and I love this city. I believe that we are stronger with our diverse neighbourhoods. Some prefer apartment and rowhouse dwellings. But please note that those row houses don't add to affordable housing. They are often near a million dollars each to purchase. Others prefer large trees, open spaces and gardening. The city should allow for those preferences. When we allow anything to be built anywhere we destroy neighbourhoods. High and multi-unit buildings next to bungalows destroy sunlight, the gardening capabilities and privacy of the back yard of the bungalow and force the owner to move, but where do you move to when no neighbourhood is safe from the multi-unit buildings next door? Some neighbourhoods like Varsity have large trees that are an important part of our urban forest. Those living there love trees. Set backs from the front of the properties are important as well.

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

There is also the issue of parking. While I support fewer cars on the road and public

Public Submission

CC 968 (R2026-03)



transportation, for example, I use it solely in London, England, I also recognize that Calgary is a winter city. Six months of the year are winter here. I am 73 and I will drive my car in the winter to get to and from the grocery store and doctor's appointments because public transport is more difficult. I will take public transport to go downtown to events. I suspect the relaxation of providing parking for residents is a perk for developers and I believe onsite parking should always be provided for any resident. I avoid the Marda Loop area because of the congestion. I would hate to see the entire city developed in a like manner.

I believe that consultation with each neighbourhood/community association is important. To that end, I support the wording that the Varsity Community Centre has provided.

Thank you for considering my opinions.



Public Submission

CC 968 (R2026-03)

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First name [required] Roxanne

Last name [required] Rizzuto

How do you wish to attend?

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I just want to say how much I appreciate city council revisiting this issue and revoking the zoning change. Like many other Calgarians, I was appalled to see that despite a vast majority of Calgarians opposing the zoning change, city council proceeded with it and ignored the voices of those they represent. Thank you for recognizing this and changing the zoning back to what it was.



Public Submission

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First name [required]

Herb

Last name [required]

Gurski

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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, thank you for revisiting the very important issue of rezoning. I am in favour of repealing the city-wide rezoning that was fairly recently put in place. The city needs time to rethink about and to evaluate the effect that such a blanket approval has had on all parts of Calgary. We know that we need to provide more housing for people but we also need to take into account the issues related to incompatibility, lot coverage, overshadowing, destruction of trees and green space, lack of privacy and overlooking and impact on infrastructure and house values. In the Northwest, there are already numerous units under development at this time. Single-family dwellings in Bowness and Montgomery, and along 20th and 24th Avenues have been greatly, and in many cases, negatively impacted by the changes around them. Yes, we need diverse housing in the city but we also need areas of single-family housing with larger lots for seniors, in particular, to stay active through gardening, etc. and to make use of backyard play areas where grandchildren can safely play. .

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Ross

Last name [required]

Huddleston

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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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 - March 2026_rdh.docx

ATTACHMENT_02_FILENAME

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

I support a complete repeal of blanket rezoning without amendments and with the earliest possible implementation date.

3/16/2026

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. However, I do not agree with the proposed amendments to change the rules for rowhouse development. I support only approved development permits 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. I also request approval of the recommended changes to the exceptions above.

Sincerely,

Ross Huddleston

14 Varshaven Place NW,

Calgary

**Public Submission**

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First name [required]

David

Last name [required]

Weekes

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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First name [required]

Last name [required]

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would encourage Council to continue its process to repeal the city wide rezoning and have city planning actually execute planning in a manner that respects current tax paying homeowner's neighborhoods whilst enabling effective development in acceptable areas capable of accepting said development.



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First name [required]

Last name [required]

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This city doing a blanket rezoning did not take into consideration established areas that have caveats attached to the property which does stop anything other than single family homes
The first deliberation last year had certain areas exempt which either the whole city was going to change or only certain areas should of changed
Also every development permit should have a time period to dispute whatever is being proposed
So I feel the city should first consider land around c-trains giving easy access to get around the city. Also start low income housing on city properties



Public Submission

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First name [required] Peter

Last name [required] Krochenski

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)

As life long city residents, we purchased our RC1 property in an area with green space because it was very important to us. We thought that this was a contract the city made with us and it was extremely disappointing that the city seemed to ignore tax payers like us when they implemented blanket rezoning. Losing this green space and being shaded by very large multi-dwelling residences for much of the year would negatively change our community, our mental health and our opinion of our neighborhood and city.



Public Submission

CC 968 (R2026-03)

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First name [required] Jeremy

Last name [required] Curry

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Attach 6 - Presentation - IP2026-0072.pdf

ATTACHMENT_02_FILENAME

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

I am against the repeal on the Rezoning For Housing Bylaw. Not only will affordable housing development be at risk, but the city may be losing out on a lot of Federal funding. We have some very critical infrastructure issues currently, and we should be focusing on repairing our city and making it a nice place to live for everyone instead of trying to dismantle something that hasn't been doing any damage to our communities. Instead, citizens have more choice as to where they live, what they can afford, and the option for the type of housing that suits them. This helps people of all different walks of life find something that can help them with their day-to-day lives, like being close to a supermarket and/or a transit line while living in an area that used to feel unaffordable. The Province is already difficult for renters and those with low-income because there is no rent-cap, and the housing market is so unpredictable. At least now we are seeing a downward shift on rent prices, and I believe that is due to the blanket rezoning. With a repeal or amendment, I believe this will not only cost the city, but it will cost the citizens as well.



Government Funding Risk Related to a Full Repeal of the Rezoning for Housing Bylaw

IP2026-0072

2026 February 11



Previous Council Direction

On 2025 December 15, Council provided the following direction through an Amending Motion to Notice of Motion EC2025-0995:

That Administration report back on “Information, updates and a go forward strategy to address any government grants that may be at risk with a full repeal of blanket rezoning”.

Report back to the Infrastructure and Planning Committee no later than 2026 February 11.



Recommendations

1. That Infrastructure and Planning Committee recommend that Council receive this report for the Corporate Record; and
2. Direct that Attachment 1 and Attachment 4 be held confidential pursuant to Section 19 (Disclosure harmful to business interests of a third party, Section 26 (Disclosure harmful to intergovernmental relations), Section 29 (Advice from officials) and Section 30 (Disclosure harmful to economic and other interests of a public body) of the *Access to Information Act*.



Federal Funding at Risk

Federal Funding Program	Total Fund Value	Local Fund Value (Potential or Realised)	Is Funding at Risk with a Full Repeal?	How Much Funding is at Risk?
Housing Accelerator Fund 1.0	\$4 billion	\$251.2 million	Yes	Some or all funding
Housing Accelerator Fund 2.0	\$400 million	\$0	No	None
Canada Public Transit Fund (Baseline stream)	\$5 billion	\$251 million	Yes	Some or all of \$251 million
Canada Public Transit Fund (Metro-Region Agreement stream)	\$20 billion	Regional application not yet complete	Yes	Unknown at this time
Build Canada Homes	\$13 billion	\$359 million	To be determined	Some or all of \$359 million



Compliance with the Housing Accelerator Fund Contribution Agreement

If Council fully repeals the Rezoning for Housing Bylaw (RHB), CMHC may deem The City to be non-compliant with the Housing Accelerator Fund Contribution Agreement.

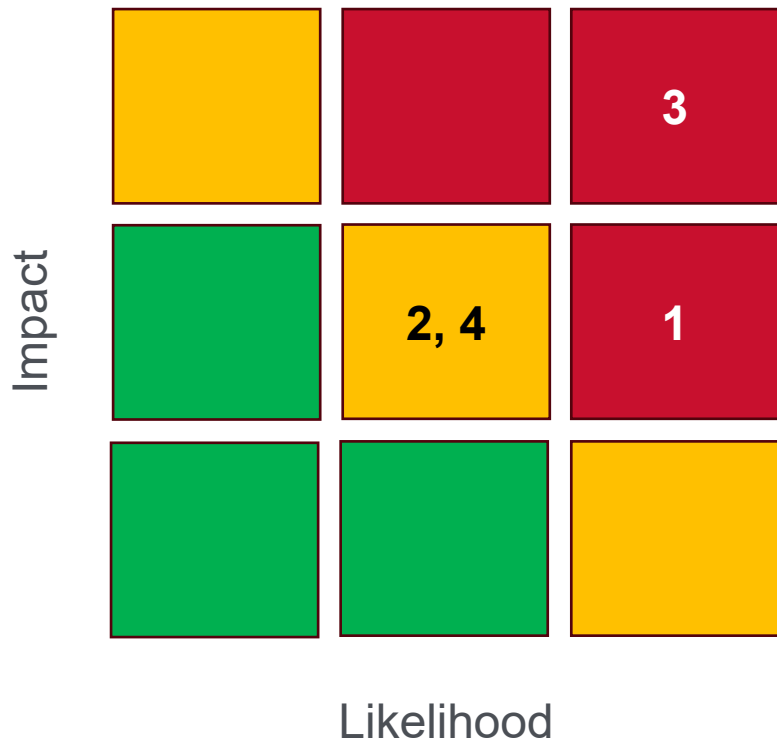
This puts future funding at risk.

HAF Contribution Agreement Elements	Impacts of a Full Repeal of the RHB
Initiative 2: Undertake city-initiated city redesignations to streamline approvals to increase housing supply	CMHC may deem The City to be non-compliant
Initiative 3: Undertake land use bylaw amendments to promote missing middle land use districts	CMHC may deem The City to be non-compliant
Affordable housing unit target	May not meet target



Corporate Risk Related to Federal Funding

If Council fully repeals the Rezoning for Housing Bylaw (RHB), The City will experience various risks



1. Financial risk
2. Reputational risk with the federal government
3. Delivery of services to Calgarians
4. Environmental risk



Recommendations

1. That Infrastructure and Planning Committee recommend that Council receive this report for the Corporate Record; and
2. Direct that Attachment 1 and Attachment 4 be held confidential pursuant to Section 19 (Disclosure harmful to business interests of a third party, Section 26 (Disclosure harmful to intergovernmental relations), Section 29 (Advice from officials) and Section 30 (Disclosure harmful to economic and other interests of a public body) of the *Access to Information Act*.



Public Submission

CC 968 (R2026-03)

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First name [required] garry

Last name [required] borsato

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Public Hearing – Blanket Rezoning Review Submitted by: A Resident of St. Andrews Heights, on behalf of concerned community members
I am a resident of St. Andrews Heights, writing on behalf of myself and a number of concerned neighbours in support of the full repeal of blanket rezoning and the restoration of RC1 and RC2 zoning designations.
I live in St. Andrews Heights because I valued the RC1 character this neighbourhood offered. Blanket rezoning has eliminated that choice for all Calgarians — there is no longer a single neighbourhood in the city where single-family character is protected. The impact on our community is already being felt. St. Andrews Heights has no side-by-sides — it is historically entirely RC1 — yet we are already facing two proposed 10-plex developments. Our community successfully challenged one through a provincial appeal, in part because the City failed to adequately account for how housing units are counted. That residents must resort to a provincial process to be heard by their own municipal government reflects a serious failure of this policy.
The democratic mandate is clear. The prior Council did not listen to Calgarians before imposing blanket rezoning. The last election delivered an unambiguous verdict: the incumbent mayor finished third behind two candidates who both campaigned on repeal.
Our position is reasonable. We are not opposed to density, we support thoughtful developments. However, we oppose a blanket policy that makes does not provide Calgarians a choice about the type of community they want to live in.



Public Submission

CC 968 (R2026-03)

We respectfully ask Council to:
Fully repeal blanket rezoning and restore prior RC1/RC2 designations.
Commit to a community-by-community process with meaningful resident engagement.
Calgary needs thoughtful housing policy — not the erasure of neighbourhood identity.
We ask this Council to restore that balance.
Submitted with respect and in the interest of all Calgarians who value community-centred planning.



Public Submission

CC 968 (R2026-03)

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First name [required] Heather

Last name [required] McKenzie

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of the proposed R-C1 zoning in my neighborhood of Maple Ridge.



Public Submission

CC 968 (R2026-03)

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First name [required] Sophie

Last name [required] McCoy

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

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

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

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

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



Public Submission

CC 968 (R2026-03)

times or when visitors and service vehicles require space.

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

Sincerely,

Sophie McCoy

Lifelong Calgarian



Public Submission

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First name [required] Todd

Last name [required] Mazzei

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 Community Development



Public Submission

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[required] - max 75 characters

Repealing of blanket zoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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Public Hearing – Blanket Rezoning Review Submitted by: A Resident of St. Andrews Heights, on behalf of concerned community members
I am a resident of St. Andrews Heights, writing on behalf of myself and a number of concerned neighbours in support of the full repeal of blanket rezoning and the restoration of RC1 and RC2 zoning designations.
I live in St. Andrews Heights because I valued the RC1 character this neighbourhood offered. Blanket rezoning has eliminated that choice for all Calgarians — there is no longer a single neighbourhood in the city where single-family character is protected. The impact on our community is already being felt. St. Andrews Heights has no side-by-sides — it is historically entirely RC1 — yet we are already facing two proposed 10-plex developments. Our community successfully challenged one through a provincial appeal, in part because the City failed to adequately account for how housing units are counted. That residents must resort to a provincial process to be heard by their own municipal government reflects a serious failure of this policy.
The democratic mandate is clear. The prior Council did not listen to Calgarians before imposing blanket rezoning. The last election delivered an unambiguous verdict: the incumbent mayor finished third behind two candidates who both campaigned on repeal.
Our position is reasonable. We are not opposed to density, we support thoughtful developments. However, we oppose a blanket policy that makes does not provide Calgarians a choice about the type of community they want to live in.



Public Submission

CC 968 (R2026-03)

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Fully repeal blanket rezoning and restore prior RC1/RC2 designations.
Commit to a community-by-community process with meaningful resident engagement.
Calgary needs thoughtful housing policy — not the erasure of neighbourhood identity.
We ask this Council to restore that balance.
Submitted with respect and in the interest of all Calgarians who value community-centred planning.

Thanks, Todd



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First name [required]

Max

Last name [required]

Grewar

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Where is this.png

ATTACHMENT_02_FILENAME

image-2.png

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

I am very opposed to the idea of back-peddling on the recent RCG zoning plan. We are in desperate need of greater housing supply and this move will actively harm that goal. This will make the city less livable and not just in terms of housing affordability. Greater density is the first step to a more vibrant, more connected, more characterful city. I want to make a brief aside for that last point. Low density, single-family neighborhoods do not have character. And I don't mean that they are boring. I mean that are so monotonously unoriginal and lacking in the ability inspire human connection that they cannot be told from one another. Connected is several screenshots from google street view, see if you can tell what neighborhood, hell what general area of the city that their from. Look and see if there is a single person in any of the photos. What gives a community character is the people that live in it, how we connect to one another and how we socialize together. The currant low density single family form of houseing that much of our city takes does not allow for this. It also has kneecaped accessibility to the city for everyone. From our youth who are reliant on their parents to access their friends and activities to our elderly who are in an ever increasing loneliness crisis, to the average working adult who lack all but the most superficial of bonds outside of work. we have become strangers in our own city. We are separated, lonely and lacking in the bonds of community, and I would hate to see a return to a system of planning would allow that to continue. I hope that counsel will vote against this shortsighted repeal of rcg zoning and will instead push for plans and policies that will make our city a better place to live.



Public Submission

CC 968 (R2026-03)

(P.s. the attached photos aren't even Calgary, that is how unoriginal and lacking in character much of our city is. You can't even tell it apart from cities on the other side of the country).







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Public Submission

CC 968 (R2026-03)

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First name [required] Dianne

Last name [required] Draper

How do you wish to attend?

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Repeal Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Mail Code 8007
Postal Station "M"
Calgary, AB T2P 2M5
cityclerks@calgary.ca

March 16, 2026

Re: March 23, 2026 Public Hearing for Repeal of Blanket Rezoning

To Mayor Farkas and members of City Council,

As a 38-year resident of the Brentwood/Charleswood community, I am in support of a **full repeal of blanket rezoning** and the reinstatement of the wording of Land Use Bylaw 1P2007 prior to August 6, 2024.

Here are *some* of my reasons for seeking a full repeal of blanket rezoning:

1. Not only has blanket rezoning *failed to address the housing affordability issue*, but development that followed passage of the Rezoning for Housing in August 2024 also has imposed *negative effects on homeowners, particularly in older established communities (see points 3 and 4, below)*.
2. Blanket rezoning has *removed the right of residents and Community Associations to comment on rezoning applications*. Residents know their communities best, know what 'fits' and what doesn't; citizen participation in planning matters is essential to achieve development that is contextual and sensitive to community character and sustainable over the long-term. Repeal blanket rezoning and *engage citizens effectively, prior to Council debates and decisions, to help restore trust in city planning processes*.
3. Blanket rezoning has *created inequity among Calgary communities*, with streetscapes in older inner-city communities being disproportionately disrupted by out-of-scale and out-of-context development projects (compared to newer, 'planned' communities). For instance, friends who are homeowners in Brentwood, Charleswood, Sunnyside/Hillhurst, and Bowness, who have had developers build massive single-family homes or 'multiplex' units next to them, have experienced *overshadowing, loss of enjoyment of and productivity from their gardens, loss of privacy, loss of solar access (for solar panels), and loss of mature trees in their neighbourhoods (significant in terms of climate change)*. *Overflowing garbage and recycling bins* also have become problematic.

4. These friends and other residents, too, have expressed strong concerns about *increased traffic, noise and parking problems, and have raised questions about the capacity of the city's water, sewer, storm sewer, electricity and road and transportation systems to support the increased density that blanket rezoning has brought*. Personally, although the neighbouring properties are not (yet) for sale, I am no longer considering solar power for my property because it is uncertain that the necessary sunlight would continue to be available under blanket rezoning height allowances. Blanket rezoning has made me very anxious about what could happen to my home, property and property value if one or more of the neighbouring properties were to be sold.
5. Repealing blanket rezoning is important to restoration of the contextual elements that make neighbourhoods distinct and memorable. *Contextual rules regarding building—height, front setbacks and building depth, among others—must be reinstated as they are vital to preserve the character, diversity and distinctiveness of Calgary's older communities (e.g. building style, tree canopy)*. It is **not** NIMBYISM to seek redevelopment that is compatible with and sensitive to the *sense of place* that communities display and that make them memorable.
6. Following blanket rezoning, *several park spaces in Brentwood were rezoned from R-C1 to R-CG, causing great concern that these vital public spaces would be available for redevelopment*. The intended, appropriate zoning (S-SPR) needs to be implemented.
7. *A sufficient land base, appropriately zoned, was and is available, thus challenging the need for blanket rezoning*. Repealing blanket rezoning, and focusing on strategic targets for housing types needed, should help reduce the propensity of developers to tear down existing housing that, in many cases, could be renovated rather than become waste.
8. There has been insufficient public notification and information regarding the proposed categories of reform for R-CG; failure to clarify that the proposed amendments are to be part of the public hearing, and failure to seek public engagement about these changes, continues to erode public trust and confidence in City planning processes.

There are many dimensions to the complex issues associated with improving housing availability in Calgary; I have highlighted only a very few of the reasons why ***blanket rezoning should be repealed*** in order to achieve creative, long-term, citizen-supported, sustainable and affordable housing solutions for Calgary.

Thank you.

Dianne Draper



Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change -

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

In 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 do not think older area should have blanket zoning, I don't think single family homes should be torn down and a four plex be put in. Too many green bins, no parking, water issue's, changes the dynamics' of the neighborhood, the developers buy up all the older homes so the young can not and the new developments are not affordable for the young people. I do not think it blanket zoning helps with the housing issue. Just creates more problems,
Thank you
Jeanne Simanton



Public Submission

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First name [required] Karen

Last name [required] Schut

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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)

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

What concerns me most is appropriate planning and the need to understand and appreciate the local context of my community. Additionally, I do not believe that greater density in my neighbourhood will result in better affordability. Developers can likely outbid individuals, putting families at a disadvantage in their ability to compete for existing homes.

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

Thank you.



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First name [required] Trevor

Last name [required] Korsrud

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The citywide blanket rezoning does not work in its current format. In our community, there is at least one development proposal that is completely misaligned with the character of the community (a proposed 3-story, 6 unit rowhouse on a cul-de-sac in an established estates community). I understand the need to increase density citywide, but opening up all communities to a free-for-all where developers decide is an abdication of city planners' obligation for thoughtful planning.



Public Submission

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First name [required] **Tarndeeep**

Last name [required] **Athwal**

How do you wish to attend?

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

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



Public Submission

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[required] - max 75 characters

Provide citywide reasoning 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 resident of St. Andrews Heights writing on behalf of myself and several concerned neighbours in support of repealing blanket rezoning and restoring RC1 and RC2 zoning.

I chose to live in St. Andrews Heights because of its RC1 character. Blanket rezoning has removed that choice for Calgarians — there is no longer any neighbourhood where single-family character is protected.

The impact is already evident. Although St. Andrews Heights has historically been entirely RC1 with no side-by-sides, we are already facing two proposed 10-plex developments. Our community successfully challenged one through a provincial appeal after the City failed to properly account for housing unit counts. That residents must go to a provincial process to be heard by their own municipal government reflects a serious flaw in this policy.

The democratic mandate is also clear. The previous Council imposed blanket rezoning without listening to Calgarians, and in the last election the incumbent mayor finished third behind two candidates who both campaigned on repeal.

We are not opposed to density and support thoughtful development. However, we oppose a blanket policy that removes choice about the type of community people want

to live in.

We respectfully ask Council to repeal blanket rezoning, restore RC1/RC2 designations, and commit to a community-by-community process with meaningful resident engagement.



Public Submission

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Proposed Citywide Rezoning Change

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

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ATTACHMENT_01_FILENAME

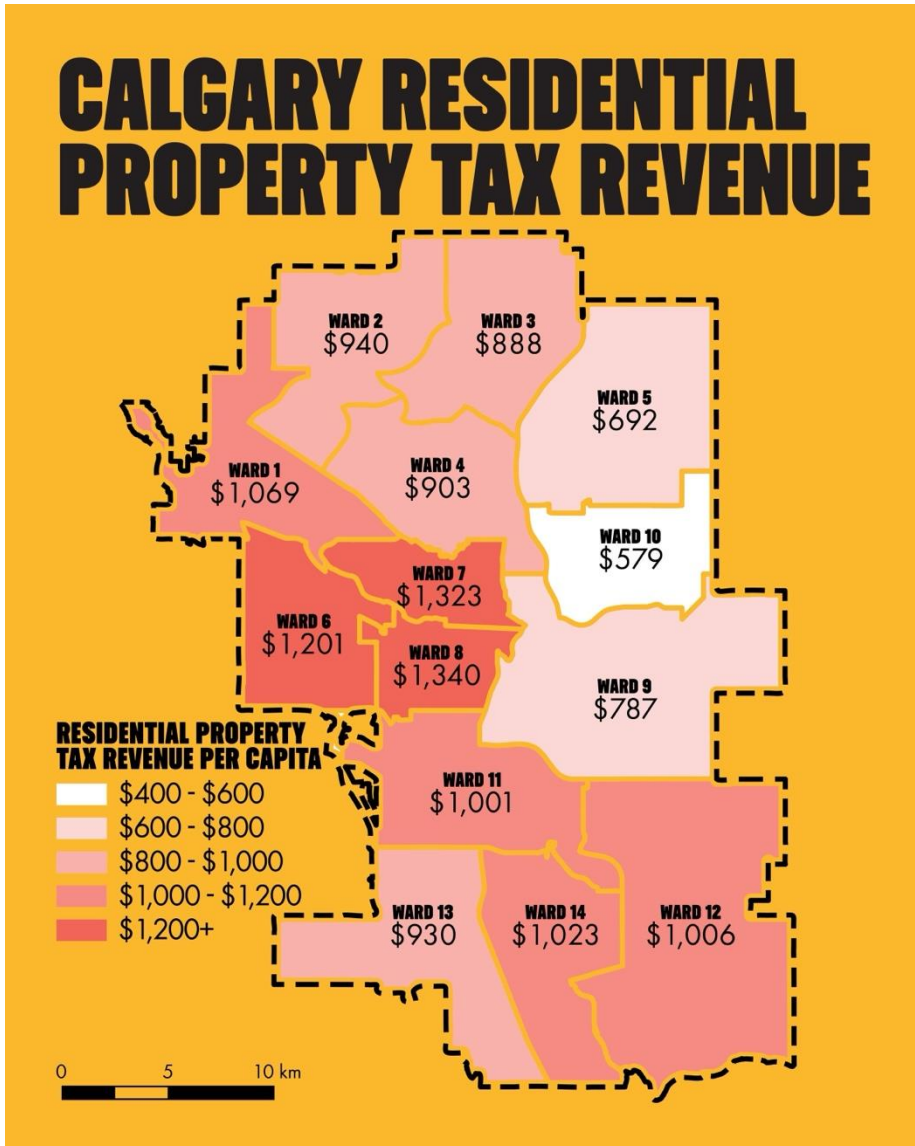
Blanket Rezoning Inner City_ Stirling.pdf

ATTACHMENT_02_FILENAME

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

See attached presentation - I will be speaking using this material.

Blanket Rezoning – insufficient to address inner city needs.



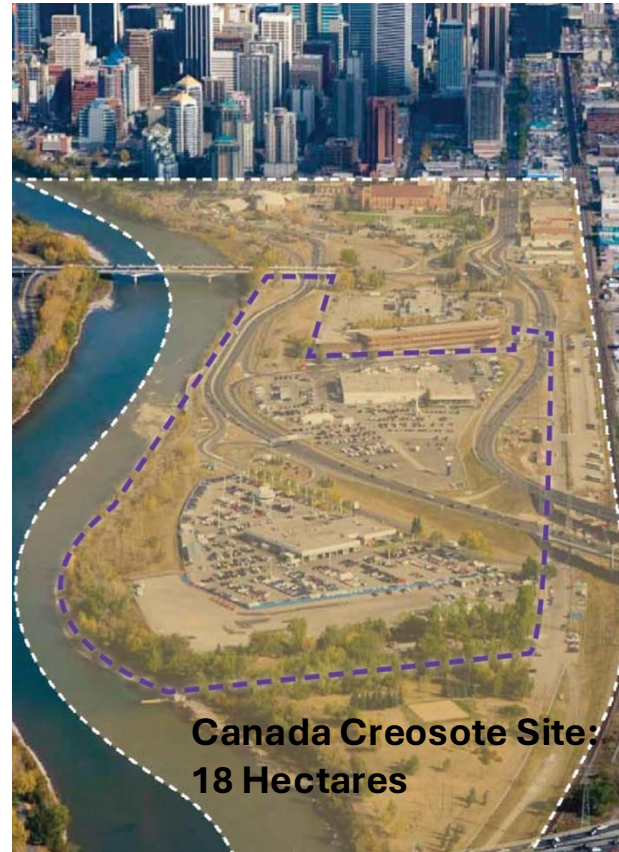
ISC: Unrestricted

- Ward 7 & 8 Residential property tax revenue per capita – driven by land value (the inner city is valuable)
- Blanket Rezoning works in Ward 7, but
 - Ward 7 remain relatively less affordable than other Wards – land value drives affordability
 - 1 & 2 bed condo and rental apartments of ever greater height – land value drives commercial developers' solution
 - density increased, but the wrong kind for Ward 7 & 8
 - a real community requires “*diversity in demography*”
 - residential tax payer amenity is being eaten away
- **Solution: invest to increase inner city land availability for housing and greater residential amenity**
 - increase land supply by targeting underutilised and vacant sites
 - ‘land value capture’ provides City with an investment return

The “Donut of Decline” a.k.a. “Timbits of Trauma”.



- **Sociological impact of fighting inappropriate densification:**
 - stress, anxiety and burnout among those who care for community
 - loss of confidence in local area planning process
 - public mistrust in municipal and provincial government



- **Inappropriate: Kensington Yards**
26 & 38 storey buildings – 2,000 residents on a 2.8 Hectare footprint in 10-20 years
 - market failure
- **Appropriate: Canada Creosote Site - West Village mixed use community - 12,000 residents on 18 Hectare**
 - environmental contamination – creosote migration into Hillhurst

Conclusion & Recommendation: Inner City Residential.

- Higher density development is beneficial for Calgary, but *where* density increases, *which* citizens benefit , and *what* benefits are required is *crucial* for communities in the Inner City
- Inner City has *significant* area of underutilized land, including
 - Environmentally contaminated sites:
 - North Hill Sears – gasoline plume
 - Canada Creosote site – creosote migration into Hillhurst
 - Surface parking lots
- **Recommendation: invest to increase inner city land availability for housing and greater residential amenity**
 - increase land supply by targeting underutilised and vacant sites
 - “land value capture” provides City with an investment return – the developer of last resort!



Public Submission

CC 968 (R2026-03)

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First name [required] Margaret

Last name [required] Chandler

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Our community of Glendale is undergoing rapid changes and many of them have been undesirable, such as the major loss of tree canopy on our street. There are already multiple issues with parking and traffic and on 37 Street SW and 45 Street SW huge townhouse developments that are not at all affordable. They are rentals and a 3-bedroom unit is \$3500/month. The City has not addressed the issue of affordable housing by proceeding in such a reckless manner to remake the inner city. Please do slow down on all these hasty and poorly thought-out changes and consider how best to actually create affordable housing. Destroying the character of inner-city neighbourhoods is the wrong approach.



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First name [required] John

Last name [required] Harder

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Dear Mayor and Council.

I am in favour of repealing blanket rezoning and changing back to the previous zoning immediately. As a resident of Crescent Heights, I believe our R1/R2 (prior to Blanket re-zoning) allowed for a balanced redevelopment of our community that respected the qualities of mature, historic neighborhoods, while increasing density. In the short period of time since the rezoning was passed, our neighborhood has witnessed inordinate densification with inadequate provisions for parking and garbage removal. Please respect the vast majority of Calgarians (over 65%) who voted to repeal



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First name [required] Michael

Last name [required] Gaschnitz

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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)

Please please please do not destroy my lovely neighbourhood. We have such fond memories here. Do not allow greedy developers to exploit our neighbourhood. Please protect us. I feel like the last council stabbed us in the back.



Public Submission

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First name [required] Stephen

Last name [required] Ludgate

How do you wish to attend?

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

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] Marjorie

Last name [required] Alger

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 26, 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 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 of blanket rezoning.



Public Submission

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First name [required]

Brian

Last name [required]

Bischoff

How do you wish to attend?

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No translation required

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Calgary Public Submission of Opposition .docx

ATTACHMENT_02_FILENAME

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

Date: March 16, 2026

To: Calgary City Council

Re: Support for Full Repeal of Bylaw 21P2024 and Restoration of R-C1 Zoning

Dear Mayor and Members of Council,

I am writing as a long-time Calgary resident to express my strong support for the full repeal of Bylaw 21P2024 and the reinstatement of traditional R-C1 zoning across established communities. The blanket rezoning introduced in 2024 has had significant negative impacts on neighbourhoods like mine, and its consequences are being felt city-wide.

During the 2024 hearings, 70% of Calgarians voiced their opposition to blanket rezoning. Despite this overwhelming public feedback, the bylaw was passed, creating a deep sense of frustration and eroding trust in the planning process. Council's recent decision to reverse blanket rezoning is an important step toward restoring that trust, but it is essential that the repeal be applied consistently and without exceptions.

Blanket rezoning has introduced a number of broad, city-wide challenges that cannot be ignored:

1. Safety Risks in Established Neighbourhoods

Many Calgary communities—particularly those built in the 1980s and 1990s—were not designed for multi-unit intensification. Narrow streets, limited sightlines, lack of sidewalks, and constrained access points create real safety concerns when density is dramatically increased. Adding multiple units on lots designed for single-family homes increases traffic volumes, reduces visibility, and heightens risks for children, seniors, and pedestrians.

2. Parking and Infrastructure Strain

Higher-density developments on R-C1 lots inevitably lead to more vehicles, more on-street parking, and more congestion. Most established communities were built with the assumption of one household per lot, not three or six. Water, sewer, and electrical systems in these areas were never intended to support multi-unit loads, and the strain becomes evident long before upgrades are planned or funded.

3. Loss of Community Cohesion

Neighbourhoods like mine were intentionally designed with a cohesive architectural character and a predictable scale. Allowing multi-unit buildings to be inserted sporadically into streets of single-family homes creates a patchwork effect that undermines the sense of stability and continuity that residents rely on. Communities thrive when development is thoughtful, predictable, and aligned with the original planning vision—not when it is imposed through a blanket policy that disregards local context.

4. Incompatibility With Younger Communities

Many of Calgary's suburban communities are still in the early stages of their lifecycle. They are not aging inner-city neighbourhoods with declining populations; they are active, growing, and functioning as intended. For these areas, sudden intensification is not only inappropriate

but disruptive. It accelerates wear on infrastructure, increases traffic beyond design capacity, and destabilizes neighbourhood identity long before natural redevelopment cycles occur.

5. Erosion of Public Trust

Perhaps the most concerning outcome of the 2024 blanket rezoning is the perception that public input was disregarded. When 70% of residents oppose a measure and it is still implemented, it sends a message that community voices carry little weight. Council's unanimous decision to reverse the bylaw acknowledges this misstep, but the repeal must be applied fully and fairly to restore confidence in the planning process.

6. Need for a Fair and Consistent Repeal

Any development applications submitted under the now-reversed blanket rezoning should be paused and re-evaluated once R-C1 zoning is reinstated. Allowing unapproved projects to proceed under rules that Council has already deemed inappropriate is inequitable and contradicts the intent of the repeal. A fair process requires that all unapproved applications be assessed under the zoning that will be in place moving forward—not under a policy that Calgarians overwhelmingly rejected.

Calgarians are not opposed to growth or thoughtful densification. We understand the need for housing diversity and long-term planning. What we oppose is blanket, one-size-fits-all rezoning that disregards neighbourhood design, safety, infrastructure capacity, and the clearly expressed wishes of residents.

For these reasons, I strongly urge Council to uphold the full repeal of Bylaw 21P2024, reinstate R-C1 zoning across affected communities, and ensure that all unapproved applications submitted under the former bylaw are re-evaluated under the restored zoning.

Thank you for your attention and for your commitment to a planning process that respects the voices of Calgarians.

Sincerely,

Brian & Judy Bischoff

Calgary, Alberta



Public Submission

CC 968 (R2026-03)

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

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

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

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Repeal.Rezoning.2026.pdf

ATTACHMENT_02_FILENAME

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

Depending on the day I am assigned to speak, I may have to attend remotely. I have attached a letter to the Mayor and Council, which may differ from my presentation.

March 16, 2026

RE: Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments
Implementing City-Wide Residential Rezoning)

Dear Mayor Farkas and City Councillors,

I am submitting this letter in **support of the full repeal of the Blanket Rezoning Bylaw** that was passed in 2025 and to restore low density residential zoning to the R-C1 and R-C2 land use districts that existed prior to these changes being enacted.

I understand the objectives of the City of Calgary's Housing Strategy 2024-2030 to increase supply and improve administrative processes to expediate approvals. Unfortunately, these objectives and the rezoning that ensued excluded and ignored the most important stakeholders, the property owners, neighbours and communities, that have been negatively affected by these land use changes.

As a resident of an inner city community, I have witnessed the following as having occurred in my area since the adoption of Blanket Rezoning:

- a) Affordable older homes being replaced by Rowhouses, that can contain up to 8 units;
- b) Developers acquiring properties for maximum upzoning, which gives little, if any, consideration to adjacent properties, the streetscape or neighbourhood character;
- c) Removal of every tree and shrub on an acquired lot, while the new development maximizes lot coverage and minimizes green space and livability;
- d) Infrastructure that is aging (water/sewer issues) and is unable to sustain the strains of increased density; and
- e) Roads in inner city neighbourhoods with increased traffic congestion, traffic jams and street parking demand exceeding that available to residents.

I believe that Blanket Rezoning has failed to:

- a) deliver the housing affordability that proponents guaranteed;
- b) address over-capacity issues in community schools due to increased density;
- c) protect communities that have experienced excessive redevelopment and have been targeted by developers;
- d) protect homeowners from loss of enjoyment of their property from unsuitable development; and
- e) protect the property rights for those who intentionally purchased a property in an R-C1/R-C2 area with the expectation that that zoning would be maintained.

This one-size-fits-all planning approach has failed. Blanket rezoning is not a sound planning principle. A repeal of this policy will not stop housing development, but will promote balanced, fair development.

Communities and their residents want an active and respected role in decisions that impact them and they deserve this planning format from the City of Calgary

Sincerely,

Martina Walsh

Ward 8 Resident



Public Submission

CC 968 (R2026-03)

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First name [required] Sherry

Last name [required] Henry

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

UIn 2024, The people said NO to Blanket Rezoning. It was forced upon us anyway. And here we are again. Wasting money and time. Should have had a plebiscite. Will City of Calgary council, mayor and administration listen to and represent our voices and concerns this time around ? These new proposed amendments are unacceptable and frankly are an absolute joke.

The people are still saying NO.
NO TO AMENDMENTS.
YES TO FULL REPEAL OF BLANKET REZONING. NO AMENDMENTS.
NO to the bait and switch that council, mayor and admin are proposing.
NO to the councillors betraying us and their false election promises to FULLY REPEAL Rezoning.
Again Blanket Rezoning is a blatant violation and disrespect of the rights and privacy of all Calgarians who choose to live in communities based on the vision, values, character, and history of our chosen communities.

Comments - please refrain from

Look around ! Haven't enough lives been destroyed ?
Look around at what is being built ! 6, 8, 10, 12 or more units on lots where there was a single family home. Some of the ugliest building designs in existence. Soon to be

Public Submission

CC 968 (R2026-03)



providing personal information in this field (maximum 2500 characters)

slums. Affordable single family homes being demolished to build multiplexes that stare into each others homes, have zero privacy and green space, and are nowhere near affordable.

In 2024 all of Calgary admin stood up and promised that our infrastructure could handle all of this growth ? So here we are today. On the road to becoming a third world city, with catastrophic infrastructure neglect and failure, water restrictions, rising property taxes, unsafe roads, crime through the roofbut there are millions and millions of dollars for pet projects ?

Fix the infrastructure first and stop this abomination of our communities.

For the most part, Calgarians are not opposed to growth, what we are opposed to is the willynilly let's drop some of the ugliest eyesores all over the streets and in between single family homes and established communities that grossly violate our rights to privacy, depreciate our property values, not provide parking, or accommodate the thousands more waste bins that will be littering our streets and alleys, create chaos, congestion, more infrastructure failures and overall destruction and devastation of our "used to be" beautiful city.

Calgary needs planners that have the foresight and intelligence to grow our city in a desirable, compassionate and reasonable manner.

FULLY REPEAL BLANKET REZONING. NO AMENDMENTS.



Public Submission

CC 968 (R2026-03)

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First name [required]

Valerie

Last name [required]

Laferriere

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-

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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

Public Hearing Submission_Repeal Blanket Rezoning_Laferriere_March 15 2026.pdf

ATTACHMENT_02_FILENAME

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

To be clear, I am IN FAVOUR of REPEAL of blanket rezoning, and in OPPOSITION to blanket rezoning and OPPOSITION to the proposed reform scale presented in your chart. There should be one lot coverage, not exceeding 45% of the lot, regardless of the number of units, and really there should be more than a duplex on the average size of our lots. Additionally, the height is getting ridiculous. Homes or walkup units should not be taller than the trees. In my submission, I focussed on some of the key failures of Blanket Rezoning and OFFERED ALTERNATIVE HOUSING SOLUTIONS that make way more sense.

Valerie Laferriere, Realtor and Brentwood Resident
c/o Royal LePage Solutions
1509 19th St NW
Calgary AB T2N 2K2

March 14, 2026

RE: Submission to Public Hearing for Repeal of Blanket Rezoning

Position: In favour of a full repeal of Blanket Rezoning

To the Mayor, City Council and Ward 4 Councillor DJ Kelly:

Please accept this submission as input to the upcoming public hearing for the motion to repeal blank rezoning. As a Calgary realtor of 20 years that works in both residential sales and property management, and a Brentwood resident for 22 years, I have seen the impact that blanket rezoning has had many communities and the residents. I have included some of my clients' comments to further highlight the impact it has on every day Calgarians. In short, it has not left any positive effects in inner city communities.

Here are the most prevalent items hurting communities:

1. Blanket Rezoning has destabilized many inner city communities through uncertainty:

- Residents experience uncertainty and anxiety when a "for sale" sign goes up near them;
- Size and scale of new R-CG developments disrupts the old character of the area, infringes on privacy, sunlight, parking, infrastructure;
- Stigmatizes certain communities that have greater unpredictability with their new developments, reducing long term investment;

- Increased short term rentals which enjoy residential property tax rates, but are commercial enterprises from developers that do not live in the community. Visitors of these properties don't spend money in the communities, don't attend the neighbourhood school, do not volunteer in the area, and strain the true available housing supply in the community;
- Strains the infrastructure making original homes unable to upgrade their services such as from 60amp to 100amp service; increase in back lane pooling, poor drainage and loss of tree canopy;
- Harder to sell homes that are second from the corner, along a transit corridor, next door to a rental home or octogenarian resident, in fear that a developer will pursue insensitive infill development and compromise the quality of life and enjoyment of neighbouring homes.
- Loss of connection and trust between the city, neighbours and the developers that are dominating the change in communities where they do not live.

I'm done as far as attempting to "engage" with City Council and the Planning Department on these matters. Whatever respect and faith I once had in our zoning bylaw process got demolished back in 2024 when council voted to toss decades worth of zoning bylaws over the back fence, on account of the fact that said laws had become "inconvenient".

Resident of Banff Trail

2. Blanket Rezoning does not accurately count all the units, including all secondary suites on the property:

- Density calculation is inaccurate based on the number of separate residences within a dwelling.

As per rezoning for Housing Council Decision Summary, Item 12, Include secondary suites and backyard suites in Density Calculations.

- Include Secondary Suites and Backyard Suites in density calculations in the new Zoning Bylaw, and that minimum density requirements be updated in zones where suites are allowed to reflect this change; and*
- Report back to Council in Q1, 2025 with a scoping report that includes: i) the overall unit count/density calculation for each community that includes secondary suites and backyard suites as units. ii) a list of all departments that have calculations based off unit count and the implications of unit counting for all other City departments (fee for service, fee calculations).*

Accordingly, Parking requirements should be based on a full spot per unit within the dwelling/property.

3. Blanket Rezoning did not provide or enforce guidelines on Contextual Rules that would ensure sensitive and respectful development in Established areas:

- a. Residents are more likely to support or accept infill developments that are not at odds with the rest of the street or community, that model existing character and enhance streetscape;
- b. No application should be drastically different than anything else that exists in the neighbourhood. Contextual changes need to respect the existing height, scale lot coverage of an area;
- c. Planning should be “the process of shaping the city’s physical growth, land use, and infrastructure over time to create an **orderly**, sustainable and compact urban environment.”
- d. The City of Calgary should be respecting Restrictive Covenants (RCs) in established areas as private property agreements; when a DP application is received and it doesn’t comply with the RC or caveat, the city needs to halt the review process before it goes any further.
- e. Community feedback should have a greater impact at the DP approval stage.

Traditionally we would have had a say through the consultation process. The blanket zoning has removed this opportunity and forces it to the appeal process. In this case, the developer actually stated in the appeal submission, that they did not see the need for public consultation as it only slows down their approval process. Which flies in the face of what the public has asked for and the industry has been required to do for years.

Resident of Briar Hill

4. Basement suites in small scale density build forms were not given enough consideration to the size and floorplan:

- Many are built like bowling alleys with deep window wells and no direct sunlight or access to a view;
- There is no minimum size/footprint, many bedrooms are cutting out the closet space to increase the number of bedrooms;
- No windows in the main living area so if bedroom doors are closed, there is no natural light;

We were supporters of densification but irrational design and obstinance on the part of a developer forced us to sell our Highland Park infill home. The building erected next to us would have left us without any privacy and with a significantly poorer quality of life.

Former residents of Highland Park

- HVAC is not large enough to accommodate building code items that can come into play, such as sump pumps and radon mitigation systems.
- They are digging deeper to create higher ceilings, but not making units accessible for ageing population or those with a mobility challenge.
- There are inadequate storage and amenity spaces, not family-friendly, very few kitchen cabinets or counter spaces; stairwells not large enough to get a couch down into the space, and living rooms too small for a sitting area.
- Many basement suites appear more suited to Short Term Rentals (STR) which creates additional strain to infrastructure, parking, and waste compared to if utilized as long term tenancy.

Alternative Solutions to HOUSING without blanket rezoning

The community liaison Rukhsaar Daya of Ward 4 posed the question: *What has worked in Blanket Rezoning?* As everyone in the meeting sat silent, really working hard to find something that did work, it made me flip the question: *What alternative solutions are there to the housing supply if blanket rezoning was repealed?*

Here are those ideas.

1. **Public transportation needs to be improved** – so that we are less car dependent and Calgarians would have more choices to live. This would include:
 - Connecting lines from the existing LRT lines; for example, why not add a line from Dalhousie or Brentwood that goes up Shaganappi Trail to connect Nolan Hill, Sage Hill, Glacier Ridge, Kincora and Evanston?
 - Expand transportation corridors between Calgary to Airdrie, Cochrane, Okotoks and Langdon.
 - Consider streetcar service in addition to buses and trains.

We moved to Renfrew as it was full of character, walkable and accessible to transit. We cannot afford a car right now. The problem is two days a week I work in Airdrie with no way to get there. I have to rely on family to come pick me up and drop me off each shift. We needed to live centrally, but inefficient or lack of transit leaves us isolated in the inner city.

Young couple in Renfrew

- Require developers in new communities to plan around future train stations.

2. **Accessible housing for seniors so they have somewhere to move to.** Currently we have a bottleneck in turnover of homes as more seniors are choosing to age in place. The biggest reason is they do not want to live in an apartment. They enjoy their yards, independence, want to keep their dining room tables for family gatherings and many are still driving and need easy parking. If you build more senior-accessible accommodations, they are more likely to make the transition.

Some ideas borrowed from other cities:

- Gated communities of smaller bungalows with no basements such as in Kelowna. These could even be manufactured homes, on smaller lots.
- Bungalow villas (attached/duplex bungalows with garage) as a construction style required in new communities, or incentivized for builders in the inner city when combining multiple lots.
- Age-restricted parks such as Watergrove in Arbour Lake, that offer modular and manufactured homes in a 45+ community with amenities.
- Co-living homes modelled after “The Golden Girls” TV series whereby one home is converted into four bedrooms, each with their own ensuite, larger kitchen, yard and 4-car garage, so that seniors might share affordable housing living arrangements, and still maintain access to backyard, parking and community.

3. **Expand housing products available to everyone, regardless of income, whether to buy or to rent, such as:**

- Housing cooperatives, similar to the one in Winston Heights, but also very popular in larger, high density cities around the world;
- Co-living, similar to the senior’s model, but physically looking like a 4-plex but with each unit broken down into 4-bedrooms with ensuites, one large commercial kitchen, shared laundry and spacious living room for gathering.
- Smaller homes on shared land, similar to the old Kiwanis/Lion’s Village at Crowchild and Parkdale/Bowness Road, but in transit-oriented communities;
- Partnerships with Habitat for Humanity to expand their model of affordable housing and home ownership for working families in need;
- Manufactured homes with basements;
- Repurposed old homes from the inner city, being recycled for affordable housing in other areas of the city or on city land, rather than putting them in our landfills.

4. **Build apartments that are larger, able to accommodate families.** This includes three-bedroom apartments with sizeable bedrooms that can fit bed, desk, dresser; avoiding micro units that are only suitable for one person, or do not have space for

multiple living arrangements. It can also include two bedroom+two bathroom split floorplans that would lend well to roommate situations.

For all these reasons and potential long term solutions to housing, I urge you to repeal blanket rezoning. Calgary is full of creative and intelligent people. Surely we can lead the way with new, innovative solutions that puts well designed housing that is respectful of the land, communities, ultimately the residents of all ages.

Sincerely,

Val Laferriere

Sent via email:

City Clerk's office: cityclerks@calgary.ca;

Ward 4 Councillor DJ Kelly: ward4@calgary.ca and dj.kelly@calgary.ca;

Brentwood Community Association: office@brentwoodcommunity.com



Public Submission

CC 968 (R2026-03)

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First name [required]

Mavis

Last name [required]

Truscott

How do you wish to attend?

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

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

Council



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Proposed Citywide Rezoning Change

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

In 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 support the complete repeal of Blanket Rezoning without amendment.
The community has no voice!



Public Submission

CC 968 (R2026-03)

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First name [required]

Ian

Last name [required]

Russell

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Public Hearing – Blanket Rezoning Review
Submitted by: A Resident of St. Andrews Heights, on behalf of concerned community members
I am a resident of St. Andrews Heights, writing on behalf of myself and a number of concerned neighbours, to express our support for fully repealing blanket rezoning and restoring the RC1 and RC2 zoning designations.
I chose to live in St. Andrews Heights because of the RC1 character that defined this neighbourhood. Blanket rezoning has removed that choice for all Calgarians — there is now no community in the city where single family neighbourhood character is protected.
The effects are already visible. St. Andrews Heights has historically been entirely RC1, with no side by side developments, yet we are now facing proposals for two 10 unit buildings. Our community successfully appealed one of these projects at the provincial level, partly because the City failed to properly account for how housing units are counted. The fact that residents must turn to a provincial appeal process simply to be heard by their own municipal government highlights a serious flaw in this policy. The democratic mandate is also clear. The previous Council implemented blanket rezoning despite significant public opposition. In the most recent election, voters delivered an unmistakable message: the incumbent mayor placed third, behind two candidates who both campaigned on repealing blanket rezoning.
Our position is reasonable. We are not opposed to density; we support well planned,

Public Submission

CC 968 (R2026-03)



thoughtful development. What we oppose is a blanket policy that removes Calgarians' ability to choose the type of community they want to live in.

We respectfully ask Council to:

1. Repeal blanket rezoning in full and reinstate the previous RC1/RC2 designations.
2. Commit to a community by community planning process with meaningful resident engagement.

Calgary needs housing policy that is thoughtful, balanced, and respectful of neighbourhood identity — not one that erases it. We urge Council to restore that balance.

Submitted respectfully, in the interest of all Calgarians who value community centred planning.



Public Submission

CC 968 (R2026-03)

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

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First name [required] Marcia

Last name [required] Xavier

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

I live in Winston Heights. I request Council to fully repeal the blanket up

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



Public Submission

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First name [required]

John

Last name [required]

Cuthbertson

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

Repeal of Blanket Upzoning Bylaw.docx

ATTACHMENT_02_FILENAME

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

I support of the repeal of the blanket upzoning bylaw .

My views have been shaped by the egregious use of this tool by developers to build structures which are completely out of context with their neighbors-height, density, parking, and infrastructure stress all come to the fore. Much if this was predicted at the last public hearing and proponents of blanket upzoning minimized the possible downsides which were predicted to occur and in fact, which are now occurring regularly.

An example is building 12 units on a 50' foot with 6 parking stalls when the rest of the community is either single family homes or a mix of single family homes and side by side units. Appeals by neighbors to scale these types of developments back have been met with City resistance and usually, outright refusal or dismissal of the concerns raised.

When this bylaw was passed, the City effectively abdicated its planning function which is very troubling.

I do support gentle, contextual density or increased density around transit hubs such as the new building occurring near the Heritage LRT station. And I believe restarting the process with local planning involvement will result in decisions which are embraced by the community rather than the extreme acrimony and stress that is currently very common.

I urge you to repeal this bylaw and start over.



Public Submission

CC 968 (R2026-03)

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First name [required]

Kim

Last name [required]

Ingram

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 31, 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

City Alderman letter .docx

ATTACHMENT_02_FILENAME

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

Hello,
I'm writing this regarding the letter I received from the City of Calgary regarding a notice of public hearing on planning matters. The letter documented what is proposed including a rezoning map and how it would affect our property. I live at 6632 Silver Springs Cres NW upon reviewing the map I noticed that the property next to mine at 6636 Silver Springs Cres NW was excluded from the upcoming notice regarding rezoning. It noted that it would be exempt from the low-density rule prior to the change to blanket rezoning. The property at 6636 Silver Springs Cres applied for a development permit in December 2025, which consisted of 4 separate houses to be built on the existing lot. Upon noticing the sign out front covering the proposed development my neighbours and I submitted our concerns via the instruction provided by the sign. We voiced are concern on the negative impact this would have to our crescent. Several neighbours with concerns awaited the outcome of the city review on this permit. I contacted the city the agent told me that the development permit was cancelled and there is no further application to build on this property. This came as a great relief to us all, until after reviewing the rezoning map that this property was exempt from the new proposed zoning change. Our concern is even though the permit was cancelled the residence is being grandfathered under the blanket rezoning rule. I did go though the appropriate channels for help regarding this matter, I was told that the map online was generated as of December 31, 2025, and it may not have the updated change to the address given the permit was not approved. If this is the case the property would no

Public Submission

CC 968 (R2026-03)



longer be except and would apply to low density rezoning. The agent I spoke to suggested a couple of ways to proceed. To request a property research request via 311 website which I've done, submit comments to the city clerk and to contact our alderman. I would appreciate any assistance you can offer in this matter. We purchased our home 22 years ago and chose Silver Springs Crescent given it only having single family homes. Our home is our retirement nest egg and it concerns me a development at 6636 Silver Springs Crescent can have a dramatic effect on this. Look forward to hearing from you.

Regards,
Kim Ingram

Hello,

I'm writing this regarding the letter I received from the City of Calgary regarding a notice of public hearing on planning matters. The letter documented what is proposed including a rezoning map and how it would affect our property. I live at 6632 Silver Springs Cres NW upon reviewing the map I noticed that the property next to mine at 6636 Silver Springs Cres NW was excluded from the upcoming notice regarding rezoning. It noted that it would be exempt from the low-density rule prior to the change to blanket rezoning. The property at 6636 Silver Springs Cres applied for a development permit in December 2025, which consisted of 4 separate houses to be built on the existing lot. Upon noticing the sign out front covering the proposed development my neighbours and I submitted our concerns via the instruction provided by the sign. We voiced our concern on the negative impact this would have to our crescent. Several neighbours with concerns awaited the outcome of the city review on this permit. I contacted the city the agent told me that the development permit was cancelled and there is no further application to build on this property. This came as a great relief to us all, until after reviewing the rezoning map that this property was exempt from the new proposed zoning change. Our concern is even though the permit was cancelled the residence is being grandfathered under the blanket rezoning rule. I did go through the appropriate channels for help regarding this matter, I was told that the map online was generated as of December 31, 2025, and it may not have the updated change to the address given the permit was not approved. If this is the case the property would no longer be exempt and would apply to low density rezoning. The agent I spoke to suggested a couple of ways to proceed. To request a property research request via 311 website which I've done, submit comments to the city clerk and to contact our alderman. I would appreciate any assistance you can offer in this matter. We purchased our home 22 years ago and chose Silver Springs Crescent given it only having single family homes. Our home is our retirement nest egg and it concerns me a development at 6636 Silver Springs Crescent can have a dramatic effect on this. Look forward to hearing from you.

Regards,

Kim Ingram



Public Submission

CC 968 (R2026-03)

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First name [required] Elizabeth

Last name [required] Burns

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 26, 2026

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

[required] - max 75 characters

Proposed City wide rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I do not think older areas should have blanket zoning, I don't think single family homes should be torn down and a four plex be put in. Too many green bins, no parking, water issue's, changes the dynamics' of the neighborhood, the developers buy up all the older homes so the young can not and the new developments are not affordable for the young people. I do not think it blanket zoning helps with the housing issue. Just creates more problems,
Thank you



Public Submission

CC 968 (R2026-03)

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First name [required] Nicolas

Last name [required] Wong

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning

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 in opposition to the proposed citywide rezoning change. I think citywide rezoning is an important step towards addressing Calgary's housing shortage and improving affordability. With Calgary growing more, the proposed changes would make it difficult to add the types of homes many residents need in established neighborhoods. Allowing a broader range of housing across the city creates more supply and opportunities for people at different stages of life to live in the communities they choose.

Thoughtful densification also supports better use of our transit systems, more walkable neighborhoods, and more efficient use of existing infrastructure. Many cities across Canada are facing similar housing challenges, and being intentional in how zoning is implemented is a tool to help address them. I believe it is a necessary part of a larger strategy to solve the housing crisis.

I think policies like this reflect the kind of forward-thinking leadership Calgary needs to remain an inclusive and livable city. I encourage Council to continue advancing solutions that increase housing choice and affordability for current and future Calgarians and the proposed changes are not conducive to that.



Public Submission

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First name [required] Brad

Last name [required] Simanton

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_02_FILENAME

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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

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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.