



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]

Kat

Last name [required]

Mosswick

How do you wish to attend?

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

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

Council



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Mar 23, 2026

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing the blanket upzoning the city put in place, it was pushed through irregardless of the community voices and was thoughtless as to the larger effects that would occur from these changes. A better policy is required for the positive future of our city



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First name [required]

Heidi

Last name [required]

Conrad

How do you wish to attend?

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Not required

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 generally supportive of rolling back the zoning changes enacted by the previous Council.
I would like to see additional accountability for development in communities, considering support for infrastructure and community spaces.
With respect to parking, I would like to see a minimum of 1 space per unit. 0.5 is insufficient on lots with multiple structures. The result is insufficient street parking for residents, delivery, visitors, or businesses.
Space for garbage bins should also be required. While, this appears to be included, there observation in communities of bins blocking alleys or entry into neighbours' access points or parking.



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First name [required] Donna

Last name [required] Logan

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Mar 26, 2026

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"Proposed Citywide Rezoning Change.

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

In favour

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ATTACHMENT_01_FILENAME

Donna Logan Letter in Support of Repeal Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

**Donna Logan
Varsity Resident
Letter in Support of a full Repeal of Blanket Rezoning**

Dear Mayor Farkas and Members of Council,

I have seen a dramatic escalation in Varsity of both construction and Development Permits (DP's) for Row Houses in our community. The impact on neighbouring homes is, or will be, if the DP properties are constructed, devastating.

These buildings, and the garages that go with them, cover most of the property and absolutely dwarf the neighbouring homes. They are not at all consistent with other homes on the street or in the neighbourhood. Established homes, and homeowners, are dramatically affected and find themselves in the shade of the massive building(s), with less privacy and no mature tree canopy. When all 8 new residences are inhabited.... Parking, recycle/garbage bin and noise problems will follow. It's not a stretch to imagine that the established property is now much less desirable...for the homeowner and for the market.... which translates into reduced property value and/or difficulty in selling. This terrifies homeowners and it's why so many of us objected to blanket rezoning in the first place!

2 years ago the City of Calgary held a Public Hearing on Blanket Rezoning that lasted over 2 weeks, and between 10-12 hours per day... the longest council meeting in Calgary's history. More than 700 people spoke to Council and 70+% of them were vehemently opposed to Blanket Rezoning. The majority of council completely ignored concerned citizens and voted in favour of Blanket Rezoning. In doing so, they destroyed any amount of trust the citizens of Calgary had in City Council and the Mayor.

Trust was further eroded, because citizens had been told that the blanket rezoning and row houses would make buying a home more affordable. We all knew that this was a farce... row houses are hardly affordable.

Blanket rezoning became the major civic election issue. Mayor Farkas and most of the new Councillors recognized the extreme unpopularity of blanket rezoning and the complete erosion of trust in council that followed. You ran your campaigns, and won your seat on council, based on repealing blanket rezoning....and re-establishing trust.

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

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

Donna Logan – Varsity Resident
Letter in Support of Repealing Blanket Rezoning
ISC: Unrestricted

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

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

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

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

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

Yours truly,

Donna Logan
Varsity Community Resident

*Donna Logan-Varsity Resident
Letter in Support of Repealing Blanket Rezoning*

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First name [required] Elaine

Last name [required] Fisher

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like to clarify my previous submission regarding the rezoning repeal question. When completing the form, I believed the question was asking whether I opposed the blanket rezoning policy itself. My intention was to SUPPORT THE REPEAL of the current zoning and express great concern about the impacts of large multi-unit developments within established residential communities such as Pineridge.

My detailed letter addressing these concerns can be found under "Public_Submission_Rezoning_Pineridge_Fisher." I also assisted a neighboring residents beside a proposed development at 260 Pinemill Rd, who supports the repeal as well, with submitting her comments, which reflect similar concerns regarding traffic, infrastructure capacity, tree loss, and neighborhood livability.

Thank you for taking the time to consider the perspectives of residents who live with the day-to-day impacts of these decisions.



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First name [required]

Linette

Last name [required]

Savage

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a resident of St. Andrews Heights writing to express support for repealing blanket rezoning and restoring the previous RC1 and RC2 zoning designations. When I chose to live in St. Andrews Heights, the RC1 character of the neighbourhood was the most important factor, and the reason my husband and I were willing to pay a premium to live in this quiet neighbourhood with unique character. With the adoption of blanket rezoning, those options have disintegrated across Calgary. At present, there is no neighbourhood left in the city where single-family character is protected as a planning choice. We are already seeing the consequences in our community. St. Andrews Heights has historically consisted entirely of RC1 development with no multiplex housing. Despite this, we are now facing proposals for two separate 10-plex developments. One of these proposals was successfully challenged through a provincial appeal, partly because the City did not properly account for how housing units were counted. The fact that residents must pursue a provincial process in order to have their concerns addressed by their own municipal government highlights a serious flaw in the current policy. There is also a clear democratic signal on this issue. The previous Council implemented blanket rezoning without meaningful engagement with Calgarians. In the most recent municipal election, the incumbent mayor placed third behind two candidates who both campaigned on repealing the policy. I support well-planned and context-sensitive density within St. Andrew's Heights,



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including infills or side-by-sides that allow for a traditionally 1-family property to become a 2-family property, or legal basement suites and garage suites to support the needs of multigenerational families and students needing affordable housing in our neighbourhood. What I oppose is a one-size-fits-all policy that removes choice from Calgarians about the type of community they wish to live in while also failing to increase flexible and affordable housing options.

For these reasons, I respectfully ask Council to:

- Repeal blanket rezoning and reinstate the former RC1 and RC2 zoning designations.
- Undertake a community-by-community planning process that includes meaningful resident engagement.

Calgary requires thoughtful housing policy that balances growth with the preservation of neighbourhood identity. I implore this current Council will restore that balance.



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First name [required] Steven

Last name [required] Peter

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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)

Our Glendale community has seen significant changes in the past few years because of the zoning change. We personally got our basement flooded because of a cowboy excavator hitting the pipe, causing city personnel to work on it for hours. The tree canopy has disappeared in areas, and tall structures have obscured the beautiful Calgary sky in places. Locations are not really thought out in detail, causing our community on the whole to be very upset. Please change the zoning bylaws.



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First name [required] Kayla

Last name [required] Simanton

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CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I 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] Julia

Last name [required] Roberts

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against blanket rezoning for the City of Calgary. Allowing multi unit and high density housing in our established neighborhood reduces property values, creates significant parking issues, congestion and lack of adequate parking. I have lived in my community for over 20 years and prefer to keep the quiet well established neighborhood of single family dwellings. We need to retain community input. Widespread blanket rezoning does not guarantee affordable housing. Our neighborhood preservation needs to be prioritized. Thank you



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First name [required] **MELODY**

Last name [required] **DENECKY**

How do you wish to attend?

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

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



Public Submission

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)



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First name [required] James

Last name [required] Maxim

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

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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 infavour to return to the city rer-zoning of 2024 . However those zoning bylaws new to be adjusted, in a regulatoy manner to provide transparency, accountability and sustaionability. City administration should ensurer proper planning with proper building codes,fire safety measures and construction materials for sustainability. To ensure a administrative city of the future proper planning for water, electricity, gas sanation system and road construction for the future . The building of the last few years under open zoning has created possible guettos . Calgarians deserve a quality of life with proper housing



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First name [required] Patrick

Last name [required] Wu

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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)

We are living in the Banff Trail area. Blanket zoning resulted in overcrowding, traffic jams and parking problems in Banff Trail. For example, we paid for parking permit in front of my house, but we often cannot park near our house because our neighbour built a new house for the purpose of AB&B and the AB&B guests occupied many parking spots along our street near our house. So please bring back the low-density residential zones before May 2024, and limit turning houses into AB&B units, since the Motel Village is just nearby and there are lots of hotels & motels there.



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First name [required] Shelley

Last name [required] Cameron

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 support the city in making changes to the current blanket zoning. Neighbourhoods and business areas need thoughtful planning and consideration. Infrastructure needs to be able to support the number and types of housing in the area including parking. 8 cars for one house does not work.



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First name [required] Kristian

Last name [required] Root

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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

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First name [required]

Natalie

Last name [required]

Selinger

How do you wish to attend?

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

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of Repealing Blanket Upzoning that is currently in place in Calgary. I would like it to be fully reset to previous zoning bylaws with no amendments. One-size-fits-all does not make sense for all land parcels. I would like the City of Calgary to restart local planning and designate best sites for density. Thank you.



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First name [required] Gurmeet

Last name [required] Brar

How do you wish to attend? In-person

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

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



Public Submission

CC 968 (R2026-03)

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 City Wide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Just for the record, the last question "Are you in favour or opposition of the issue" has caused a great deal of confusion. Participants who are "opposed" to 'blanket rezoning' may respond with "In opposition", not realizing that the hearing is intended to 'repeal the current blanket rezoning'. Was this done to deliberately manipulate the outcome?



Public Submission

CC 968 (R2026-03)

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First name [required]

Simon

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)

English

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)

My community of Killarney is undergoing rapid and highly negative changes. These changes are unrequested, unsolicited and run counter to the spirit of the community. Moreover, the run counter to long standing zoning rules. Rules that were factored into the buying decisions of residents here back when they purchased.

Traffic is wild, uncontrolled, parking on streets is ugly. Theft and car break-ins are rising. My own car in front of my house had the catalytic converter stolen in the middle of the night. These are hallmark signatures of uncontrolled expansion.

Rapid, unmitigated destruction of the community infrastructure to build rental properties is not a solution.

I am not opposed to development but it must be done mindfully. 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] Sandra

Last name [required] McBean

How do you wish to attend?

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

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



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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Rezoning Letter.pdf

ATTACHMENT_02_FILENAME

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

March 16 2026

Dear Mayor Farkas and Members of Council,

*I am writing to express my deep disappointment on the views proposed in the **Blanket Rezoning Policy**. I have been a resident of Rideau-Roxboro since 1992, have survived 2 floods, and raised 2 wonderful boys in our beautiful home on the river. The next time I move will be in a coffin!! I love this community, and everything that it offers . . . heritage homes, single/semi-detached homes, mature trees & canopies, quiet streets, nearby amenities, walkability, parks & playgrounds, K-9 school, a very engaged community association and residents who have lived here for generations and have diligently cared for this community over the years to where it is now - a beautiful thriving community . . . all aspirational outcomes that the City desires in a community!! I am concerned that during the rezoning consultations these characteristics of Rideau Roxboro were blatantly ignored and the blanket zoning proposes to undermine them in its final draft.*

Rideau Roxboro is ONE community and has been designated as such in 1960, when the neighbourhoods were amalgamated to jointly develop facilities and amenities for the benefit of all residents. Decades of City development and transportation planning efforts, including supporting road and other infrastructure, are being ignored in the blanket zoning. If the City chooses to ignore the ONE community designation and to now treat each side of Fourth Street SW south of Mission Bridge as distinct entities — simply because it better suits the narrative of the WELAP & Blanket rezoning — is disingenuous and ignores the City's own historic approach to this neighbourhood. This proposal would also effectively bisect the community, a divisive move not supported by me or local residents, our Community Association, or the Rideau-Roxboro representatives. This suggestion comes instead from City Administration and representatives of other communities unfamiliar with the detrimental impacts it would cause.

I fail to see the common sense and logistics of the blanket zoning in it's notion of increasing "affordable" housing in developed and age old communities . . . density will be increased, but affordability will not be. Infrastructure to support the proposed increase in density is just not there . . . especially along Fourth Street SW. It is most troubling, that the WELAP identifies Fourth Street SW as a "Neighbourhood Connector" road, for one single block. Allowing this stretch to see the demolition of century old and lovingly preserved heritage homes for completely out-of-character build forms contradicts the WELAP and the City's prior development practices for the area. Four story residential and commercial properties would fundamentally undermine the single community nature and practical use of Rideau-Roxboro and would reverse the City's own long preservation of this unique place enjoyed by citizens who visit the Elbow River pathways, parks and amenities. I reject this designation and urge this Council to uphold its own stated policy goals of preserving and maintaining Calgary's special inner-city areas, as it has for other inner-city neighbourhoods under the WELAP. In the past, the City's Planning Department denied applications to subdivide lots in this community, citing the need to limit residential density due to flood risk. That principle remains valid. While the SR1 project will help, it does not eliminate risk. The WELAP's assumptions about safe densification are dangerously at odds with Calgary's hard-won lessons about flood safety.

Rideau Roxboro already embodies all the ideals in the WELAP and so I urge Council to reject, amend or reconsider the recommendations in the final draft as they pertain to my community.

Sincerely,

*Sandy McBean
842 Rideau Road SW*



Public Submission

CC 968 (R2026-03)

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First name [required]	Sean
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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a 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 Cal-

Public Submission

CC 968 (R2026-03)

garians a choice about the type of community they want to live in.

We respectfully ask Council to:

1. Fully repeal blanket rezoning and restore prior RC1/RC2 designations.
2. 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.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Ron

Last name [required]

Stuwe

How do you wish to attend?

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

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to Aug. 6, 2024. In the most recent municipal election, my vote was based on candidates who supported this repeal. I feel strongly that for development permits they must be reviewed individually, as these developments will have different impacts on different communities (as each community in Calgary is different). In particular Varsity, is a mature community of mostly bungalows, large multi family developments were not originally envisioned and do not fit the structure of the community. These developments will create: lost tree coverage, lost of privacy for adjacent properties, increased parking and traffic congestion for areas not designed for this, increased number of waste bins for areas not designed for this, increased impact on aging city infrastructure in an area not designed for this



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First name [required] Linay

Last name [required] Risdahl

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 opposition

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ATTACHMENT_01_FILENAME

Calgary rezoning letter submission.docx

ATTACHMENT_02_FILENAME

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

March 16, 2026

Attn: City of Calgary City Council

My name is Linay Risdahl, and I am a homeowner in Renfrew on 12th Avenue NE. I am requesting that Council fully repeal the blanket upzoning bylaw, reinstate the previous Land Use Bylaw, and restart the planning and densification process through an expedited, transparent, and community-driven Local Area Plan and corridor planning process.

The rapid influx of large infill developments is eroding the character, livability, and aesthetic of established communities. The priority appears to be the speed and scale of construction rather than ensuring that new buildings fit within and function well in existing neighbourhoods.

In my area alone, aside from ones already built, within a three-block radius, there are currently ten 3-4-storey, 8- to 10-unit buildings under construction or approved. Former bungalow lots are being replaced with over-height structures that create significant traffic and parking strain, reduce sunlight for long-term residents—some who have lived here for over 40 years—and remove mature trees as lots are built over almost entirely.

Along 12th Avenue, many new units provide little to no usable parking, despite being located on a designated snow route, increasing pressure on surrounding streets. Even where “garages” exist, they are often too small for vehicles and function only as storage. Waste collection is also strained, with up to 30 bins on a single redeveloped lot.

These developments do not offer aging-friendly or accessible housing, and blanket upzoning instead converts family homes into speculative redevelopment assets. This prices out families and seniors while failing to require any affordable housing despite allowing significantly denser redevelopment. Most initiatives in the Calgary Housing Strategy have already been able to proceed without blanket upzoning.

For these reasons, I respectfully request a full repeal of blanket upzoning and a return to community-based planning that balances growth with livability.

Sincerely,
Linay Risdahl

Cc: Office of the Mayor jeromy.farkas@calgary.ca

Cc: Ward 9 Councillor Harrison Clark harrison.clark@calgary.ca



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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[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

KCA Support for Repeal of Blanket Rezoning Letter March 2026 (1).pdf

ATTACHMENT_02_FILENAME

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



March 16, 2026

To: Members of Calgary City Council

Re: Support for the Repeal of Blanket Rezoning in Kingsland

Kingsland Community Association (KCA) opposed the blanket rezoning implemented by The City of Calgary in 2024 and supports the proposed repeal in 2026. Our community supports thoughtful and responsible growth in Calgary and recognizes the importance of increasing housing supply. However, we believe growth must occur in a way that is coordinated, predictable, and responsive to community context.

Kingsland residents are not opposed to intensification. In fact, the Local Area Plan (LAP) already identifies where additional density can occur and where infrastructure, services, and amenities can support that growth. The LAP provides a balanced approach that allows redevelopment while ensuring that infrastructure, schools, parks, and services can adapt to increased population over time.

When Council approved the blanket rezoning in 2024, communities were assured that residents would still have opportunities to provide input at the development permit stage. In practice, this has not been the case for parcels designated H-GO. These applications provide little opportunity for communities or adjacent residents to comment, and they are not required to be notice posted. As a result, residents are often unaware of proposals that may significantly change their immediate surroundings.

We are now seeing developments where parcels that previously contained one or two homes may accommodate significantly higher densities under H-GO zoning, yet nearby residents have no opportunity to participate in the approval process. This has created frustration and a sense that residents have been removed from decisions that directly affect their neighbourhoods.

KCA respectfully asks Council to consider two actions:

First, repeal the blanket rezoning and return to a planning approach that focuses intensification in appropriate locations identified through the Local Area Plan process. This approach allows infrastructure upgrades, emergency services, school capacity, and park improvements to be planned alongside population growth.

Second, review the H-GO Land Use District and Section 27 of the Land Use Bylaw. This review should assess whether the densities permitted under H-GO are appropriate and ensure that adjacent residents have an opportunity to provide input on development permits. At a minimum, H-GO applications should be notice posted so residents are aware of proposals in their community.

505 78 Avenue SW
Calgary, AB T2V 0T3
(403) 255-1400
admin@kingslandcommunity.ca



KINGSLAND
COMMUNITY ASSOCIATION

Kingsland residents want to work with Council to support Calgary's growth. However, growth must be planned in a way that balances housing needs with infrastructure capacity, community stability, and public trust in the planning process.

We urge Council to support responsible and thoughtful growth that occurs in a logical and coordinated manner balancing social, environmental, and financial considerations. We ask Council to repeal the blanket rezoning and also to ask Administration to assess the H-GO and notice posting processes to allow adjacent residents to once again be a part of the decision making process.

Regards,

Kingsland Community Association



Carmen Buckner
President



Public Submission

CC 968 (R2026-03)

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First name [required]

Sheri

Last name [required]

Pearson

How do you wish to attend?

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

english

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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 do not think older areas should have blanket zoning, I don't think single family homes should be torn down and a multi unit 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 blanket zoning helps with the housing issue. Just creates more problems. Including our schools cannot support the influx of further students and it will really affect street parking limitations which we already struggle with. Thank you



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First name [required] Carol and Brian

Last name [required] Stuart

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

city letter.docx

ATTACHMENT_02_FILENAME

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

City of Calgary Council Members

RE: Proposed Rezoning for Housing in the City of Calgary

We fully support rezoning our property to RC-1 zoning. We purchased our home in Brentwood in 1995. We had very distinct requirements when searching for a home for ourselves and, at the time, 2 year old child. Our number one priority was a single family home in a R-1 zoned neighborhood with a large lot for our child to enjoy playing on safely, and close to schools as we did not want to have to bus our child when the time came. The R-1 zoning was important to us to avoid transient populations and be able to establish ourselves in a neighborhood where we would be able to know our neighbors and also be fairly confident that our neighbors valued the same principles of neighborhood. We were willing to pay a higher price for such a home and have traditionally paid higher property taxes over the years for this privilege.

The current zoning bylaw has stripped away the security of knowing the type of neighborhood you are purchasing and living in. We believe that citizens should be able to purchase a home in a neighborhood of their choosing based on the zoning. The previous council deemed the zoning changes would provide more housing at a more affordable price since single family homes were unaffordable for most people. We have witnessed no evidence that this is the case. Housing prices continue to rise and the cost of a condo, townhouse, or row house is still unaffordable for many people. We believe that the previous zoning bylaws provided for enough areas in neighborhoods where multi-family housing was possible and that anyone buying into the neighborhood would readily know where those areas were. The neighborhoods were able to retain their "flavor"; that feeling you get when you enter a neighborhood and love the tree lined streets, the houses tucked back or whatever attribute that makes you want to call it home. The current unfettered development does not allow for a neighborhood to retain any type of personality. We are appalled at what has happened in some of the older NW neighborhoods (i.e. Bowness).

Thank you for holding this hearing and allowing citizens to voice their opinions. We truly hope that council is successful in returning our zoning to RC-1.

Sincerely

Carol and Brian Stuart

3311 Breton Close NW, Calgary, AB T2L 1X3



**Public Submission**

CC 968 (R2026-03)

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First name [required] Grant

Last name [required] Fisher

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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)

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 would like to clarify my submission regarding the rezoning repeal question. When completing the form, I believed the question was asking whether I opposed the blanket rezoning policy itself. My intention was to be IN FAVOUR of repealing the zoning and to express great concern about the impacts of large multi-unit developments within established residential communities such as Pineridge.

My detailed letter addressing these concerns can be found under "Public_Submission_Rezoning_Pineridge_Grant_Fisher". Thank you for taking the time to consider the perspectives of residents who live with the day-to-day impacts of these decisions.



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First name [required]	John
Last name [required]	Phillips
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 need for translator
What meeting do you wish to comment on? (If you are provid-	Council



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing the blanket rezoning. I am a long time resident of Bowness. The new approach has destroyed the character, sense of community and aesthetics of the neighbourhood in a negative way. High density housing should be designed around mass transit hubs, not by destroying existing communities piecemeal. Those areas could also focus on developing more affordable housing, as clearly the new multi-unit buildings going up can not be considered more affordable. The blanket rezoning should never have been approved and implemented. The previous public hearings showed the public was massively opposed it, yet the City went ahead with it clearly demonstrating the public hearings were a farce. The past city election demonstrated again the vast public disapproval with it, as shown by those elected on the promise to repeal it. It appears City administrators are pushing to keep it so as to keep federal funding. How our city develops should be mandated by its citizens, not controlled by the purse string politics of our World Economic Forum driven federal government and administration, as they control us with our own tax money. Our city administrators should more concerned with what our citizens want, clearly they do not care about how we citizens want our city to develop as our home, a place we want to live and raise our families in. Calgary should take back power from our city administrators and put the power back with the counsel elected by our citizens to represent us.



Public Submission

CC 968 (R2026-03)



Public Submission

CC 968 (R2026-03)

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First name [required] **Caroline**

Last name [required] **Csak**

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 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 writing to say I am wholeheartedly against repealing the Rezoning for Housing bylaw. We have a housing affordability and availability crisis, and as a city we shouldn't keep expanding our footprint (which is already ridiculously large for our population) to accommodate more people. The solution to the crisis has to be multipronged, and increasing density within our city is just one of the ways we can accomplish this. We have vast tracts of single-family home communities which, while very "pleasant", are very inefficient in terms of how services they require are provided. This is exacerbated by the fact that, as these communities have aged, they are no longer at capacity, and as a result are even more inefficient. A case in point, I live in Lake Bonavista, which currently has an average of 2.5 people/household, yet has the capacity for 4-5 people per home. I think that many older folks are remaining in 3-5BR houses because there aren't smaller homes in their communities they could downsize to. Or they are competing with younger families for the smaller homes that do exist, driving those "starter home" prices up. To keep expanding on the outer edges of the city, when there is potentially capacity in older neighbourhoods to increase the population makes no sense. Lake Bonavista has 6 schools (4 elementary, 2 junior high) - there will never be enough neighbourhood children to fill those schools unless density is increased. We need to increase the amount of middle-density housing in the city, and I strongly believe every community should be part of the solution. NIMBYism is alive and well in Calgary, with people thinking their neighbourhood is special and should be preserved



Public Submission

CC 968 (R2026-03)

as is, while at the same time suggesting that increased density/housing should happen "over there". I actually think each community that hasn't already undergone increased densification should have to increase housing stock by a certain amount (a percentage?). That could happen by either building several multi-unit 4-6 storey complexes, duplexes/town/row houses dotted throughout the community, or a combination of both. Apparently change is hard for folk. But I feel we all need to look at the bigger picture, and realize we all have a part to play. And City Council sometimes has to make hard, unpopular decisions.

Sincerely, Caroline Csak

(For what it's worth, my partner is also against the proposed changes)



Public Submission

CC 968 (R2026-03)

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First name [required] John

Last name [required] Wong

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 opposition

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ATTACHMENT_01_FILENAME

BUZ opposiition.- John Wong.pdf

ATTACHMENT_02_FILENAME

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

I am in strong opposition to the Blanket Upzoning Bylaw and it should be repealed.

Residential development should not be left unchecked as such will result in unexpected downstream consequences that necessitate greater public resources. The role of City leadership and planning should be to carefully gauge and direct residential development towards areas of intended population growth that can support utilities and traffic. Multi-unit development in single-house neighbourhoods will strain resources, reduce quality-of-life, and diminish community character evolved over decades.

Sincerely,
John Wong

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Sincerely,

John Wong



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First name [required]	John
Last name [required]	Chandler
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)	Calgary
What meeting do you wish to comment on? (If you are provid-	Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Concerns about Rezoning March 16, 2026.docx

ATTACHMENT_02_FILENAME

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

Concerns about rezoning

The phrase “Blanket rezoning “is a very deceptive title and is meant to confuse the issue. The truth is that a large proportion of Calgary has already been zoned to this new zoning and thus technically there is no change in these areas. Also, most of the newer districts would be unable to accommodate removing an existing house and replacing it with a fourplex.

Let’s be truthful and admit this rezoning was aimed squarely at the 50-foot lots in the older districts. “Blanket rezoning” was an untruth ploy to make it seem that all of Calgary was impacted equally.

Below are some of the issues that this rezoning has caused with no answers from the Calgary administration.

- Parking:** One standard 1,200 to 1,500 square feet on a 50 x 100-foot lot. 1 to 2 cars.
One duplex same lot size 2 to 4 cars
One Duplex two basement suites 4 to 8 cars
One Duplex two basement suites plus garage suite 5 to 10 cars
One fourplex same lot size 4 to 8 cars
One fourplex four basement suites 8 to 16 cars
One fourplex four basement suites plus garage suite 9 to 18 cars

As far as I know Calgary administration has not said a word about this issue. I can attest to a nearby example of 2 side by side garage suites that it is not uncommon to have 4 cars parked in the alley. I doubt that a fire engine would be able to use the alley. I have called 311 and have never received a requested call back. What is the City’s administration answer? “SILANCE”

Land Use: I believe that the rezoning has also changed the amount of the lot that can be used. The old house that used to be on the lot had to be a certain distance from the curb and from the neighbor’s house. The new fourplex can be as close as 15 inches from the front curb. Now add a maximum garage to the back and even a concrete deck and there is zero room for grass or trees.

Noise: The potential of having a fairly large increase of noise. Going from one family of 2 people to 5 families of 2 to 4 or more people per suite.

Shadowing: The garage suite across the street from me casts a shadow on the property to the east of it. I suspect that this summer the next-door house will receive substantially less sun.

Affordability: The most overused word used by Calgary administration/council. During the rezoning debate the pro rezoning people and mayor insisted that rezoning would solve the affordability problem. I'm still waiting. Can someone please stop using this crutch or define a monetary amount. Unless it's below say \$300,000.00 it will not be affordable.

Privacy: Back in 1990 and again in 2004 I first built a second floor on my 1975 house and then built a fairly large garage. I tell you this because of the hoops the city imposed on the design of both. Windows were the issue. It was imperative that I would not be able to look into my neighbor's back yard. Well obviously, that rule means nothing when you build a garage secondary suite. Everyone of the garage suites near me all have balconies that look over the alley. The person on the balconies can see into not just one, but three or more back yards. If that person was so inclined he could look into the bathroom and bedroom of some of his neighbor's.

Waste bins: Garbage, Recycling, Composting. Every house has a set of these. Logically that would mean that on a fourplex there would be 12 bins. Add a garage suite and that makes it 15 bins. Not sure what happens if each fourplex has a basement suite. They must either overflow their shared owners' bins or have their own. I believe that there is supposed to be a special place allotted for the bins. I do not see that corral. The bins end up spread all over the back alley and you have to dodge them when you drive by. Again 311 has been notified and the bins are still all over the alley.

Secondary garage suite: Now people being people, some people will have a hard time resisting the temptation to turn their unused lower-level garage into another suite. My councillor has informed me that the city cannot enter the lower empty garage area to determine if such a thing has happened. It would be very easy to add a secondary suite in the lower garage seeing as the plumbing and electrical are readily available. I would advise that a bylaw be instituted so inspectors can examine if there is an extra suite in the lower garage.



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First name [required] Fay

Last name [required] Bots

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support the repeal of the citywide rezoning that occurred in 2024 and returning to the previous zoning bylaws with possible modifications to speed the process. The zoning bylaws that we have been subjected to in the last couple of years are clearly for reasons other than what Calgarians want. We now have behemoth structures that have a huge impact on infrastructure. One particular example in Mount Pleasant has 20 (!) units where previously 2 small bungalows existed. The plumbing and electrical needs alone are staggering in comparison. For years the city has emphasized the importance of trees in the city - they keep the temperature down in the summer, act as air filters and provide a natural stress relief for people, as well as beautify our landscapes. In the new developments, there is no room for trees, in some not even for shrubs. We have also been told to have more permeable ground surfaces to absorb precipitation and reduce flooding. This is certainly not a feature of the new developments. It is also not providing affordable housing. The aforementioned structure provides rental units at \$2600/month! Few of the new construction are for purchase, most are exorbitantly priced rentals. I have heard that unless we continue with the current zoning, we will lose the carrot dangled by the federal government in the billions of dollars, I believe. Personally, I would gladly walk away from that bribe to have a city that retains it's character and sense of history. Where increased density is an advantage in urban areas, I think that must be selectively applied and limited to busier streets or part of planning a neighbor-



Public Submission

CC 968 (R2026-03)

hood, not this random system with huge mid-block monstrosities.
In closing, thank you for your consideration and I hope to see a repeal of the current zoning. Long after this council has moved on, the decision you make today will affect our future as a beautiful, dynamic city.



Public Submission

CC 968 (R2026-03)

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First name [required] James

Last name [required] Masters

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)

As Calgary grows past 2 million residents, it's well past time that we, as a major city, took a major-city-worthy approach to housing. While cities across the continent struggle with housing costs, and a booming local population puts even more pressure on Calgary, we ought to be doing everything possible to increase our supply of housing. Supply is the single most important factor in determining affordability, and adding supply in developed areas allows growth without stressing and sprawling infrastructure and risking disasters like the Bearspaw Water Main breaks. Every new home unit per hectare reduces the average cost of older units. The City took commendable action as part of their housing strategy in 2023 by performing some of the most extensive community engagement ever in crafting a plan. The eventual decision after weeks of putting off all other city affairs to hear the concerns of every single willing citizen was to allow light, grade-oriented density in all contextual areas. No requirements or minimums were set, but rezoning removed red tape and granted property owners broader rights to use their properties as they saw appropriately. The plan allowed for slow, contextual, market-driven growth, respecting housing as a market good while building towards the affordability that it ought to have as a basic right. Building housing invigorates communities with new residents, who operate and use local businesses; sustains transit and economic income; and reduces homelessness by increasing affordability, thereby increasing safety and appeal in the public realm while saving Calgarian's lives. It's not acceptable that 400 Calgarians die in homelessness every year, and it's not acceptable that the City pursues policies that

Public Submission

CC 968 (R2026-03)

can only increase that number.

Now the city comes about face, proposing to reintroduce extra red tape, slow down processes, and curtail the much needed supply of housing. It seems like this city council has looked at the skyrocketing housing costs and homelessness of Vancouver and Toronto and set a path to imitate that situation. I simply can't understand what could be motivating that kind of desire.



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CC 968 (R2026-03)

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First name [required] **Nathan**

Last name [required] **Sikkes**

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezonging Change

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

In favour

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ATTACHMENT_01_FILENAME

Rezoning_Submission.docx.pdf

ATTACHMENT_02_FILENAME

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

Dear Members of Council,

I am writing in support of reversing the citywide residential rezoning approved in May 2024.

My family has lived in the Banff Trail community since 2011. We chose this neighbourhood because of its safety, family-oriented character, access to schools and parks, green space, and proximity to transit. I support responsible inner-city densification and recognize the need to increase housing supply. However, the current rezoning approach was not sufficiently considered and is unlikely to achieve its stated objectives of improving affordability or rebalancing the housing market.

The concern is not density itself, but how it is being implemented.

Across Banff Trail and similar inner-city neighbourhoods, the scale and form of new multi-unit developments are not compatible with established residential patterns. Building massing, height, and minimal setbacks overwhelm typical inner-city parcels and do not integrate respectfully with surrounding homes or streetscapes.

Safety and traffic impacts are a significant concern, particularly near schools. Banff Trail is directly affected by multiple schools and proximity to the University of Calgary, all of which generate high daily traffic volumes, drop-off and pick-up activity, and student driving. Streets are already congested, with vehicles frequently parked on both sides, limiting visibility and maneuvering space. Increasing the number of households on a single lot — in some cases from one or two to as many as eight — will further intensify traffic, parking competition, and collision risk. This raises serious safety concerns for pedestrians, cyclists, and school-aged children who rely on these streets daily.

There are also clear impacts to livability. Increased noise, traffic, reduced privacy, shadowing of adjacent yards, and constrained lane access diminish the enjoyment of neighbouring properties. For many residents, their home represents their primary long-term investment, and these changes introduce unnecessary risk to quality of life and property value.

Environmental impacts are another concern. Many proposed developments retain only a small portion of landscaped area, removing mature trees and replacing them with minimal new planting. This results in a net loss of urban canopy and habitat, which runs counter to broader environmental and climate objectives.

Finally, it appears that many of these projects are speculative and rental-oriented rather than responding to demonstrated housing demand. The increasing presence of vacant or "for rent" units raises questions about whether this approach is delivering the intended outcomes.

For these reasons, I support reversing the current rezoning decision and encourage Council to pursue a more balanced and deliberate approach to inner-city growth—one that meaningfully consults with residents, listens to neighbourhood concerns, and reflects that feedback in tangible planning and policy decisions.



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CC 968 (R2026-03)

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First name [required]	Brian
Last name [required]	Hahn
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)	Calgary
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What meeting do you wish to comment on? (If you are provid-	Council
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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]

Neither

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ATTACHMENT_01_FILENAME

BILD Letter Proposed Citywide Rezoning Change.pdf

ATTACHMENT_02_FILENAME

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



March 16, 2026

The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Attention: Mayor Farkas and City Council

Dear Mayor Farkas and members of City Council,

RE: Proposed Citywide Rezoning Change

BILD Calgary Region ("BILD") is a non-profit organization whose membership encompasses all facets of land development, redevelopment, homebuilding, and commercial and industrial construction. Our members include builders, renovators, developers, tradespeople, suppliers, engineering firms, architects, and other professionals involved in the building industry. We advocate for affordability, choice, quality, and innovation for new and established communities.

On behalf of BILD CR, we write to you in regard to the upcoming consideration of what has been commonly referred to as a citywide rezoning. BILD's understanding of the intent behind citywide rezoning was to streamline approvals and help deliver more homes for Calgarians. From BILD and its members perspective, we support land use bylaw amendments and other policy initiatives that provide certainty, reduce the time and cost of approval processes, and enable much needed housing supply.

BILD and its members also support City wide growth and recognize the importance of balancing existing and new growth while enabling land development, redevelopment and housing supply. We also believe it is essential that the public and interested parties like BILD have meaningful opportunities to engage with administrative and elected policy makers on matters like City-wide rezoning, and the future of Calgary's communities.

To the extent Council changes the zoning bylaw or bylaws, to ensure fairness and certainty, BILD requests that clear transition guidelines and timelines be established for homeowners and industry participants who relied in good faith on the approved policy. Such certainty should include clear direction on how past, current, and future applications will be treated. Compliant applications submitted under an approved bylaw or bylaws (i.e., while the current blanket zoning bylaw is in effect) should be permitted to continue to be evaluated and progressed under those bylaws. To the extent that Council determines a bylaw or bylaws should be repealed or changed, a clearly defined and well-communicated effective date for any new set of bylaws as well as a cutoff date, prior to which applications will be accepted under the current bylaw, is a must.

Again, to the extent repeal or change to zoning bylaws proceeds, BILD also recommends that several positive initiatives introduced to the land use bylaw this past year be retained. These changes have contributed to improving housing delivery and affordability, and it is important that this progress is not lost. In particular, we recommend maintaining the following citywide zoning amendments, which were included in Councilor Wyness' Motion Arising on December 15, 2025, as they reflect positive steps which help accelerate the construction of much needed housing:

1. Exempting Rowhouses from Development Permits in Developing Communities - Bylaw 48P2025
2. Mobility Storage Lockers and Bike Parking – Bylaw 61P2025
3. Housekeeping Amendments to the Land Use Bylaw - Bylaw 78P2024
4. Low Density Residential Amendments – Bylaw 59P2025

BILD and its members are also generally supportive of some recommendations from the City's "Home is Here" Housing Strategy which included amendments that were proposed at the Public Hearing in April, 2024, specifically:

1. Reintroduce permitted rowhouse buildings in the R-CG district, as this existed prior to the re-zoning.
2. Add contextual single detached dwelling as a permitted use to the R-CG district.
3. Remove mobility storage lockers and bicycle parking stall requirements for Single Detached Dwellings and Semi-Detached Dwellings.
4. Allowing both a Backyard Suite and a Secondary Suite on a parcel.
5. Removing Backyard Suite parking requirements.

To summarize, BILD respectfully asks that Council retain the above bylaws through a separate Notice of Motion. The **Housing and Affordability Task Force** and the **"Home is Here" Housing Strategy** put forward recommendations to improve housing supply and affordability, and the recommendations that informed the land use bylaw should be considered independently from city-wide rezoning.

If a full repeal proceeds, important updates to the bylaws in developing communities will be lost. For example, current provisions allow both a backyard suite and a secondary suite on a parcel within the Residential – Low Density Mixed Housing (R-G / R-Gm) district. Retaining these bylaws in developing communities would support continue to offer flexible housing options.

We trust that our feedback is constructive and helpful. We want to extend our appreciation to Administration for their continued efforts to advance bylaws and policies that support building more housing in Calgary.

Yours truly,



Brian R. Hahn
Chief Executive Officer
BILD Calgary Region

Moved by Councillor Wyness

Seconded by Councillor Chabot

That with respect to Notice of Motion EC2025-0995, the following Motion Arising be adopted, **as amended**:

BE IT RESOLVED that Council direct Administration to prepare proposed wording recommendation to include amendments to Bylaw 1P2007 as follows prior to second reading:

1. Include in the R-CG Land Use Bylaw District the following changes:
 - i. Reduce lot coverage from 60% to 55%;
 - ii. Limit building height to 10 meters;
 - iii. Require contextual setbacks;
 - iv. Eliminate zero lot lines;
 - v. Where a rowhouse is allowed:
 - i. Limit parcels to 1 primary building;
 - ii. Prohibit mid-block rowhouses and townhouses (where mid-block excludes the first 3 parcels at each block end and areas as defined in policies)
 - vi. Retain Section 546 (section 2 and 3) that requires 1:1 parking minimum in post-1960's neighborhoods and 0.5 to 1 parking minimum in pre-1960's neighborhoods;
 - vii. **Modify Section 529 of the Land Use Bylaw, from 75 units per hectare to 60 units per hectare**
2. Prepare any amendments required to 1P2007 to retain bylaws:
 1. Housekeeping Amendments to the Land Use Bylaw - [Bylaw 78P2024](#)
 2. Appeal Period and Notification of Decisions - Bylaw 58P2025
 3. Low Density Residential Amendments – Bylaw 59P2025
 4. Child Care Service - Bylaw 60P2025
 5. Mobility Storage Lockers and Bike Parking – [Bylaw 61P2025](#)

6. Updates to Use Definitions – Bylaw 62P2025
7. Expired Text and Text Error Removal – Bylaw 63P2025
8. Exempting Rowhouses from Development Permits in Developing Communities - Bylaw 48P2025.

For: (10) Councillor Wyness, Councillor Chabot, Councillor Dhaliwal, Councillor Kelly, Mayor Farkas, Councillor Yule, Councillor Pantazopoulos, Councillor Atkinson, Councillor Schmidt, and Councillor Clark

Against: (5) Councillor McLean, Councillor Tyers, Councillor Ward, Councillor Jamieson, and Councillor Johnston

MOTION CARRIED

Summary of Proposed Land Use Bylaw Amendments

Amendment	Information
1. Delete permitted use Rowhouse Building in the R-CG district.	Based on feedback received from the public, propose changing Rowhouse Building in the R-CG district from permitted use to discretionary use.
2. Add Contextual Single Detached Dwelling as a permitted use to the R-CG district.	Contextual Single Detached Dwelling is not a use currently allowed in the R-CG district. This amendment ensures R-C1 properties will maintain the same development potential in the R-CG district if the proposed rezoning is approved.
3. Remove mobility storage lockers and bicycle parking stall requirements for Single Detached Dwelling and Semi-detached Dwellings.	This amendment ensures properties currently zoned R-C1 and R-C2 will continue to have the same development standards in the R-CG district if the proposed rezoning is approved.
4. Add the Child Care Service, Library, Museum, School Authority Purpose – Major, School Private, Community Recreational Facility, Place of Worship uses to the R-CG district.	This amendment ensures R-C2 properties continue with the same development potential in the R-CG district if the proposed rezoning is approved.
5. Add a new Direct Control District clause.	This amendment maintains functionality for Direct Control districts that have a base district proposed for deletion if the proposed rezoning is approved. Additionally, it allows for the incorporation of the proposed secondary and backyard suite amendments within Direct Controls, unless the Direct Control states otherwise.
6. Allowing both a Backyard Suite and a Secondary Suite on a parcel.	This is a Housing Strategy Action (Action 1.C.4) that was directed by Council for implementation.
7. Removing Backyard Suite Parking Requirements.	This is a Housing Strategy Action (Action 1.C.4) that was directed by Council for implementation.
8. Deleting land use districts.	If the proposed rezoning is approved, existing residential districts become redundant and are proposed for deletion. This amendment supports the R-CG district and the R-G district as the new base residential districts city-wide which is a Housing Strategy Action (Action 1.C.6 and Action 1.C.7).



Public Submission

CC 968 (R2026-03)

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First name [required] Cynthia

Last name [required] Caldwell

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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 a long time resident of St. Andrews Heights, writing, on behalf of myself and the many others who have voiced concern of the impact of the one size fits all blanket rezoning. I am in support of the full repeal of blanket rezoning and the restoration of RC1 and RC2 zoning designations. If full repeal cannot be made the very least that counsel can do it respect how placement of these multi plex developments are not a one size fits all, lack of appropriate set back, removal of natural pollution control trees, lack of proper parking allowance per unit, infringement of already established residents enjoyment of sun, shade and ability to at least park near their dwelling is not something to dismiss.

We respectfully ask Council to:

Commit to a community-by-community process with meaningful resident engagement. Fully repeal blanket rezoning and restore prior RC1/RC2 designations.

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)

**Public Submission**

CC 968 (R2026-03)

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First name [required] Braden

Last name [required] Simanton

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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 areas should have blanket zoning, I don't think single family homes should be torn down and a multi unit 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 blanket zoning helps with the housing issue. Just creates more problems,
Thank you



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First name [required] John

Last name [required] Connor

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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

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)

Proposed zoning changes will significantly downgrade the valuable lifestyle in inner city neighbourhoods. It's understandable that City Council desires \$861 million of Federal funds but our Provincial government will likely object to this inappropriate Federal invasion to Provincial affairs. In addition, some City Councillors continue to promote wasteful spending on an imaginary Climate Emergency projects such as residential solar installations and a tunnel under a runway. The City should instead concentrate on core services such as water and sewer maintenance which previous leaders have completely ignored. Increasing inner city residential density is massive overstep, compared to continued expansion of city boundaries. Calgary has huge potential to expand external boundaries rather than increase existing density. Pretending that we should emulate European city densities is a foolish endeavour because increased density will inevitably increase traffic deadlock. The often promoted solution to traffic deadlock is public transit such as LRT but the eye-watering expense and demonstrated inability to estimate costs of such projects must be balanced against the more predictable costs of simple road building. City Planners are too often hypnotized by Jane Jacobs high density zealotry which foolishly imagines that if only we tried harder, we could be like Amsterdam or Copenhagen. We are not comparable.



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First name [required]

Al Fedkenheuer

Last name [required]

Fedkenheuer

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)

Submission is in English

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Rezoning Concerns and Comments - March 2026.docx

ATTACHMENT_02_FILENAME

Affordable Housing Suggestion March 2026.docx

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

I, and my wife, Patricia, are opposed to blanket rezoning and request that Council repeal blanket rezoning. We thought (think) that we pay City Planners to provide appropriate planning to protect our community values and to guide development to retain our community values and our neighborhoods and blanket rezoning does not do that.

Comments Regarding “Proposed Citywide Rezoning Change”

(Al Fedkenheuer, Brentwood, March 16, 2026)

The following comments are on behalf of my spouse, Patricia, and myself, having been residents of our house in Brentwood for 45 years. Our issues with the current “blanket rezoning follow. To be clear, we **request** a **Full Repeal** of the current Blanket Upzoning Bylaw, no amendments.

Issues:

Infrastructure in Brentwood is not designed for 4 (8 if two levels) of additional living space, that is, potentially 16 to 32 additional humans, assuming 4 people (2 parents & 2 kids) per unit, even more if a row house. The sewer, water and electrical in our area was designed and built in the 1960s and definitely was not built with this increased density in mind so all has to be upgraded. Accommodation for EV charging will add even more strain to the electrical system.

Vibrations from installing new foundations, larger sewer and water lines are a major concern. A couple of years ago a bungalow two houses away from our house was replaced with a three story house (still only four people in the house). A new foundation was dug out. A new sewer line was installed across the alley to the back of our neighbor’s lot and the day and a half of dirt tamping rattled our house walls so much that pictures on the walls were sent askew and we thought our house foundation was going to crack, our natural gas pipeline, water pipelines and sewer lines were all going to be cracked, and they may be, only time will tell. These are 65 year old installations, not built to withstand this strength of vibration for several days or more.

Privacy lost. Our neighbours sold their house and moved after the three story house described above had its new owners move in. Our neighbours lost all their backyard privacy which was one of their reasons for initially purchasing the home 5 years earlier. We have also lost privacy. We bought our house about 45 years ago because of the privacy, space to relax, the stable single families in the area, the mature trees and landscaping and the Brentwood community and, we severely strained our budget to do so but we controlled our expenses to make it work for us.

This bylaw simply gives our privacy away free to someone else, something that we worked very hard to obtain and keep over time.

Parking. Removing the requirement for parking is destined to create conflict between residents. On street parking is not unlimited and even a four plex will create conflict among neighbours. It is unrealistic to think cars will not be a part of a re-development and each unit of the four plex could realistically bring an additional 8 cars requiring parking space, assuming 2 cars per unit. This may be underestimating the number of cars. Our new neighbour’s household contains 4 people and each has a car as they have jobs, go to school, whatever else. Parking requires neighbourly accommodation as 4 cars, plus sometimes a work vehicle, simply do not all fit in front of their house. Adding 8 vehicles, and potentially 16 (eight new units) just doesn’t work.

Comments re Developing Affordable Housing

(Al Fedkenheuer, Brentwood, March 16, 2026)

The current “Blanket Upzoning” Bylaw does not require “affordable” housing to be built into any development of a 4 (or 8 plex, 2 levels of a four plex and perhaps even basement units) as I currently understand the bylaw. It does mean that I can sell my house for a higher price to someone who wants to build a rental with 4 (or 8) units which then prices out of the market someone who simply wants to buy a free standing family house.

Suggestions for Affordable Housing.

Require developers put 15-25 percent of new homes in their developments as four plexes (or 8 plexes) or row houses, 36 meters tall. Install the properly sized utilities including for EV charging, streets, etc when developing a new community. Include infrastructure design for the future.

Build Affordable Housing Developments. These would be townhouse, condo, four (or more “plexes”), each unit with a single car garage. Subsidize the price (federal, provincial?) if the buyer stays in the house for 10 years (15 or 25 years?). If the buyer sells early, penalize them, make the purchase be income driven and put commercial facilities, restaurants, shopping, in the development as well. Check out Austin, Texas, for a working model. You can find out more about this development by checking out the successful “The Mueller Affordable Homes Program”. Email: info@muellerfoundation.org, telephone: 1-512-827-3303. More information can be obtained by “Googling” The Mueller Foundation Austin, Texas.

Disclaimer: Neither I, nor my wife, Pat, theis connected to the above Foundation in any way, shape or form nor are we promoting it, nor endorsing it, but I am simply providing the preceding as information that potentially may be helpful in dealing with our Calgary housing shortage in the “Affordable” category.



Public Submission

CC 968 (R2026-03)

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First name [required] Arunadevi

Last name [required] Hollingshead

How do you wish to attend?

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

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



Public Submission

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Mar 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 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/We am a resident of St. Andrews Heights, writing on behalf of myself and a majority number of concerned neighbours in support of the full repeal of blanket rezoning and the restoration of RC1 and RC2 zoning designations.

My husband & moved in 5.5 years ago. 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, I fully oppose the blanket policy which does not provide Calgarians a choice about the type of community I/we want to live in.

We respectfully ask Council to:

1. Fully repeal blanket rezoning and restore prior RC1/RC2 designations.

Public Submission

CC 968 (R2026-03)

-
2. Commit to a community-by-community process with meaningful resident engagement.
 3. Calgary needs thoughtful housing policy, NOT THE ERASURE of neighbourhood identity. We ask this Council to restore that balance.
 4. Density in a small residential area affects civic amenities, safety, privacy, security, traffic, parking.

Submitted with respect and in the interest of all Calgarians who value community-centred planning.



Public Submission

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First name [required] Patti

Last name [required] Bale

How do you wish to attend?

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

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



Public Submission

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 am a long time resident of St. Andrews Heights, writing, on behalf of myself and the many others who have voiced concern of the impact of the one size fits all blanket rezoning. I am in support of the full repeal of blanket rezoning and the restoration of RC1 and RC2 zoning designations. If full repeal cannot be made the very least that council can do it respect how placement of these multi plex developments are not a one size fits all, lack of appropriate set back, removal of natural pollution control trees, lack of proper parking allowance per unit, infringement of already established residents enjoyment of sun, shade and ability to at least park near their dwelling is not something to dismiss.

We respectfully ask Council to:

Commit to a community-by-community process with meaningful resident engagement. Fully repeal blanket rezoning and restore prior RC1/RC2 designations.

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)



Public Submission

CC 968 (R2026-03)

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First name [required] Derek

Last name [required] Donald

How do you wish to attend?

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

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



Public Submission

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

City of Calgary Reverse Rezoning For Housing - March 11, 2026.pdf

ATTACHMENT_02_FILENAME

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

I am in favour of reversing the rezoning to the previous low density zoning; and it is essential to including all properties where developments have not yet been built. This is a matter of saving neighbourhoods and protecting their residents. Please find my letter attached.

The City of Calgary

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS – Reverse Rezoning for Housing

March 11, 2026

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

Subject: NOTICE OF PUBLIC HEARING ON PLANNING MATTERS – Reverse Rezoning for Housing

To the Office of the City Clerk,

I am writing regarding the Notice of Public Hearing on Planning Matters, concerning the City Council's initiation of the process to reverse Rezoning for Housing, received on Monday March 2, 2026. As a homeowner who is negatively impacted by The Citywide Rezoning for Housing that was approved by Council in May 2024 and came into effect on August 6, 2024; I wish to formally express my support and favour for the City Council to bring back the low density residential zones that existed in the land use bylaw prior to the Citywide Rezoning.

In addition, it is essential to also include all 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; or
- Submitted a development permit building permit or subdivision application 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.

It is essential to include the properties listed above for the following reasons:

- This would be the only fair option for property owners who have been objecting/disputing the Citywide Rezoning since it came into effect and living in these neighbourhoods. To do otherwise would be unfair to neighbourhoods and their residence.
- There would be no benefit to neighbourhoods or their residents; only the corporate and financial interest of external developers would benefit while the neighbourhoods degrade.
- Following the reversal of the Citywide Rezoning, it would be illogical to continue building structures considered to be a mistake, and at the detriment to neighbourhoods, their residents, and the City of Calgary.

The City of Calgary

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS – Reverse Rezoning for Housing

- There was a clear and obvious excessive rush of development applications prior to the December 15, 2025, deadline for the City of Calgary’s Reversal of the Citywide Rezoning; resulting in an obvious misuse of the system in an attempt to unfairly push these developments through at the detriment to neighbourhoods and their residents, in the City of Calgary.

Achieving this great and positive victory of reversing the Rezoning for Housing, will be essential to the wellbeing and livability of the City of Calgary’s neighbourhoods for current and future residents. Since August 2024, it has become apparently clear that the initial Citywide Rezoning was a mistake, as demonstrated by the level of initial opposition, the number of appeals to developments since then, and the obvious and unfortunate degradation of neighbourhoods around the City of Calgary as these inappropriate developments were allowed to be built.

Following the reversal of the Citywide Rezoning (including and applying to all properties in circumstances listed above), the current City Council will be championed for ending the negatively impactful “Octo-plex Era of Calgary”, and bringing Calgary back into a prosperous future of innovative and contextual development, beneficial to all of its residents.

Thank you very much for your time and thoughtful consideration.

Sincerely,

Derek Donald
Tuxedo Park Resident on 31 Ave NW
Calgary, AB



Public Submission

CC 968 (R2026-03)

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First name [required] Arunadevi

Last name [required] Hollingshead

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 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)

I/We am a resident of St. Andrews Heights, writing on behalf of myself and a majority number of concerned neighbours in support of the full repeal of blanket rezoning and the restoration of RC1 and RC2 zoning designations. My husband & moved in 5.5 years ago. 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, I fully oppose the blanket policy which does not provide Calgarians a choice about the type of community I/we want to live in. We respectfully ask Council to:
1. Fully repeal blanket rezoning and restore prior RC1/RC2 designations.

Public Submission

CC 968 (R2026-03)

-
2. Commit to a community-by-community process with meaningful resident engagement.
 3. Calgary needs thoughtful housing policy, NOT THE ERASURE of neighbourhood identity. We ask this Council to restore that balance.
 4. Density in a small residential area affects civic amenities, safety, privacy, security, traffic, parking.

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]	W. Norval
Last name [required]	Horner
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)	I will present in English
What meeting do you wish to comment on? (If you are provid-	Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide rezoning change - repeal of blanket rezoning

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

In favour

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ATTACHMENT_01_FILENAME

W. N. Horner presentation re repeal of blanket rezoning.docx

ATTACHMENT_02_FILENAME

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

I will speak in favor of repeal and a return to traditional zoning

Presentation to Calgary City Council at the public hearing
regarding repeal of blanket rezoning - March 23, 2026

by W. Norval Horner P. Eng. Of 209 Scarboro Ave SW

I speak in favor **of repeal of blankets rezoning** which I regard as a threat to my beautiful historic neighborhood and to my enjoyment of my own home and its surroundings.

My wife and I bought our house in Scarboro 50 years ago and I've been a neighborhood activist ever since. Maintaining and improving an inner city neighborhood doesn't happen by chance - it takes work by those who live there and by their alderman. Keeping strong neighborhoods, especially in the inner city, is a key to a strong city. I am an engineer and land developer outside Calgary.

Most of us recognize that our shortage of housing developed for a variety of reasons:

- immigration was unprecedentedly high and migration to Alberta particularly high
- City Council was slow to make difficult rezoning decisions.
- building costs were high

So an activist council was elected that decided on a simplistic solution that overturned 100 year old zoning security that existing property owners overwhelmingly wanted to keep. Council chose a drastic remedy, **one size fits all** . They decided to rezone the whole city in order to solve a problem that had arisen quickly and that is already nearly solved. It may have been partly caused by council and planning avoiding difficult decisions in the past.

One problem with blanket rezoning is that it doesn't involve judgment.

“It is like throwing darts with blinders on.”

What should happen is that council should make a decision on where to add density in the city based on a number of important considerations such as transport, topography, servicing capacity, costs, uniqueness, historical value or lack thereof and community preferences. If council made timely decisions then some communities might seek upzoning because historically it brought along an increase in land value. Blanket rezoning came When a group of activists got elected and then opted for a **blindfolded approach** rather than exercising judgment about the right places to add density. Over 700 of us spoke at the first public hearing but it was clear we were not listened to. I am hoping for better this time.

The other problem with blanket rezoning is it takes something away from most people. It takes security away from homeowners in established neighborhoods that have worked to

keep those neighborhoods strong. Adding multiplexes beside your home will impact light, trees, landscaping and parking. In our case it can also be expected to impact our historic integrity and that special appeal that enriches our lives and the overall city. In my neighborhood at least it's not going to add any affordable housing and I think that's probably true in most.

To truly add affordable housing we need different approaches because you can't actually tear down a valuable house now and build a new multiplex and have them anything like affordable based on current building costs. Probably we need more public money in housing and perhaps something like the old MURB program That encouraged a lot of rental housing to be built.

I think Calgary was on the way to solving its current housing problem long before blanket rezoning. Several years ago it was known that Planning was allowing much more to be built including a a 20 story highrise in Sunalta which didn't fit with the zoning but was in a location that nobody objected to and close to LRT. That was the sensible addition to density.

I think concern about the loss of federal grants is probably a red herring. Rents are falling dramatically and projects that were approved several years ago are now coming online. One only needs to read the paper to see that Calgary has been building housing at a terrific rate, my impression is higher than any other part of Canada. How we resolve our housing problem should be a local decision not a national one. There were a number of misguided ideological decisions made by the Trudeau government but I think we have a more sensible federal regime at present.

I urge you to repeal blanket rezoning and take the blinders off and return a sense of security to neighbourhoods. However I also think that council needs to be alert to the need for housing and be ready to make rezoning decisions where they make the most sense. .



Public Submission

CC 968 (R2026-03)

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First name [required] Hannah

Last name [required] Ross

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

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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 multi unit 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 blanket zoning helps with the housing issue. Just creates more problems,
Thank you



Public Submission

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First name [required] Diarmuid

Last name [required] O'Mahoney

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)

As chair of the North Glenmore Park Planning and Redevelopment Committee we want to reiterate our strong support of a full repeal to the blanket rezoning. There has been a huge influx of mid block RC-G development in our neighbourhood and it certainly does not fit in with the character of the community. These developments also do not provide anywhere close to adequate parking. We are not against development and certainly support more well thought out density, being semi detached with basement suites on mid block lots and do support RC-G type development on corner lots. In summary we need more meaningful engagement regarding densification starting with a full repeal of the blanket rezoning and also a revision to the WELAP.



Public Submission

CC 968 (R2026-03)

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First name [required] Yvette

Last name [required] Kind

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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 wholly in favor of REVERSING past council's decision for blanket rezoning. St. Andrews Heights is an absurd neighborhood to have approved this in specifically. I am opposed to blanket rezoning.



Public Submission

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First name [required] Trista

Last name [required] Chin

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I do not think older areas should have blanket zoning, I don't think single family homes should be torn down and a multi unit 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 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] **Margaret**

Last name [required] **McKenzie**

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support reversal of the blanket rezoning that was approved in 2025. Thanks for addressing this matter.



Public Submission

CC 968 (R2026-03)

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First name [required] James

Last name [required] Fries

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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]

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have lived in Calgary since 1971. Over the years, I have noticed the incredible growth of the City. I am sad that our civic leaders in the past did not see the opportunity to limit urban sprawl and do a better job protecting our environment. Pat Ryan was our alderman. He was instrumental in getting Nose Hill rezoned to an incredible parkland. A true legacy. I think there is an opportunity for current city council to follow through on their commitment to Gentle Rezoning (that got you my vote, DJ) to increase density, limit sprawl and do a much better job of spending funds on building urban infrastructure for new developments. Pat Ryan and his fellow councilors were courageous and made decisions in the best interests of all citizens. I invite you all to do the same - be brave, be courageous, and establish zoning bylaws that increase density while protecting the integrity of neighbourhoods. See Portland, Oregon for an example. It can and has been done. With a bit of creativity and courage, anything is possible! Thank you.



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First name [required]

Luise

Last name [required]

Kinsman

How do you wish to attend?

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

Council



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am firmly opposed to blanket rezoning and the proposed changes. The changes indicated do not go far enough, apparently allowing the row houses for the 3 lots on each corner. This could mean up to 6 units x 4 corners = 24 units/secondary on any given corner in Calgary.

Small affordable homes have been razed, particularly in Bowness, and each replaced with multiple high-end units. This has not increased affordability. Seniors and disabled require bungalows which are being razed and replaced with towering, stair-filled homes, decreasing their choices/opportunities for a home.

Daylight/sun is being blocked out for countless neighboring homes.

Parking and driving these "modified streets" has become a nightmare due to increased street parking. In many cases, there already was a parking issue: now exacerbated.

Lots are being filled end-to-end despite what we read are the limits. Neighboring sidewalks are collapsing in some areas.

Mature trees are coming down by the dozens, changing the look and health of neighborhoods.

In Bowness in particular, even 1 of these large row houses impact water direction,



Public Submission

CC 968 (R2026-03)

force and levels in floods. Imagine up to 6 per corner blocking water flow in a 2013-style flood.

I'm opposed to blanket rezoning and the proposed changes. Please revert to the original zoning plans.



Public Submission

CC 968 (R2026-03)

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First name [required] Debbie

Last name [required] Hunt

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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 do not support blanket rezoning so support repealing it. The citizens made it clear that they did not support the blanket rezoning and city council did not listen. It was a travesty that elected officials dismissed the will of the citizens. Blanket rezoning does not create more affordable housing, it destroys the fabric of communities which were built as single family homes, traffic congestion and transportation issues arise and I could go on. Please repeal this terrible policy and listen to the citizens. I support increasing affordable housing and reducing urban sprawl but this blanket rezoning is not the way to do it. Thank you.

**Public Submission**

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First name [required] Marjorie

Last name [required] Bell

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

"Proposed Citywide Rezoning Change"

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My major concern is the current infrastructure is ageing and was not designed to handle multiple units, there does not appear to be any consideration to this issue. Parking and waste bins is another. big concern, what consideration has been given to accommodating parking and bin storage?



Public Submission

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First name [required] Sebastien

Last name [required] Bergeron

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

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]

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Despite the repeal being a foregone conclusion, I will provide my comments (again.....)

The framework put in place by the previous Council was a rare example of long-range thinking on housing - something this city has historically struggled with. Repealing it substitutes a long-term solution for a short-term reaction and ignores the substantial share of Calgarians who supported the change. Repeal accelerates the very problems Calgary is trying to fix, such as declining school enrollments, hollowed-out neighbourhoods, rising housing costs, and the erosion of local businesses that rely on stable foot traffic. The idea that this was some fringe experiment simply doesn't hold up. A recurring justification for repeal is that "communities aren't being listened to." In practice, this phrase has become a stand-in for a small, highly engaged opposition who have weaponized the issue to advance their own ends. That's not community voice, it's essentially a veto.

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

Focusing density into narrow corridors or transit station areas is equally problematic. Gentle density works precisely because it is distributed: it restores population where it has been lost, supports parks and main streets, improves transit viability, and makes neighbourhoods more resilient. Calgary's mature communities have already thinned out dramatically compared to a generation ago. Refusing to allow modest forms of infill ensures they continue to stagnate.



Public Submission

CC 968 (R2026-03)

The concerns often brought up in opposition aren't unmanageable. They are operational issues with practical fixes, like consolidated waste collection, refined design standards, or clearer rules around unit clustering. If the current framework is too permissive in certain contexts, adjusting the intensity is entirely possible. What doesn't make sense is discarding the policy altogether when incremental refinement would address the stated problems without sacrificing the broader goals. Reverting to the old process also forces Council back into case-by-case land-use debates that absorb enormous administrative time and perpetuate uncertainty for residents and builders alike. It also pushes growth to the edges, which is the most expensive place to service. As a taxpayer, it infuriates me that my tax dollars are going towards servicing edge growth.

This moment calls for leadership, not nostalgia. City-wide rezoning is not a radical policy; it is a basic, overdue modernization of land use. I urge you to improve the framework if needed, not abandon it.



Public Submission

CC 968 (R2026-03)

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First name [required] Susan

Last name [required] Bryan

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

20260307_170552.jpg

ATTACHMENT_02_FILENAME

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

Dear Mayor Farkas and councilors,
I appreciate that Mayor Farkas and 6 councilors are listening to Frustrated Calgary residents.
Calgary has reached the required building for the Fed money.
Developers and councilors need to look at communities that they destroyed with complexes that have been slapped up. Poor construction, Taking up the whole lot.
Bridgeland residents have a nightly struggle to find parking. Who in CGY has .5 of a car. YYC transit system is not convenient to get anywhere fast.
Restore front set back required to keep residents site lines and sun light intact.
Reduce lot max 50% and height will help this.
Infrastructure in older neighborhoods can not support the increase usage.
Waste management has to be an issue with a 12 plex going into a lot that had 1 house.
Thank You for your time and please save older communities.
Regards Susan Bryan
Garage /Waste





Public Submission

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First name [required]

James

Last name [required]

Hermann

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Proposed citywide rezoning change

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

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

It's nice to see new development in such an old community like my own, where the average house has maybe two people living in it, mostly elderly. It revitalizes the neighbourhood. Maybe not 8-10 plexes but 4 plexes are totally fine.

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CC 968 (R2026-03)

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First name [required]

John

Last name [required]

Storwick

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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 live in Ward 8 of Calgary.

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.

The issue that matters most to me is restoring public trust in the planning process while ensuring that housing policies actually improve affordability for families.

In my experience, many Calgarians want thoughtful growth and more housing options, but they also want planning decisions that reflect community input and produce real affordability. At the 2024 public hearing, roughly 70% of participants expressed opposition to blanket upzoning, and a majority of the current Council was elected with commitments to repeal it. When major land-use changes proceed despite this level of public concern, it undermines confidence in the planning system. At the same time, families trying to purchase homes are increasingly competing with speculative buyers and redevelopment interests that can access financing advantages not available to ordinary households.

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

Blanket upzoning does not solve this because density alone does not guarantee

Public Submission

CC 968 (R2026-03)

affordability. The policy allows redevelopment but includes no affordability requirements, meaning older modest homes are often replaced by higher-priced units. The Calgary Real Estate Board has also noted that zoning changes alone do not ensure affordability. Without affordability safeguards, blanket upzoning can increase land values by turning homes into redevelopment assets, which encourages teardowns and drives up land prices, making it harder for families and seniors to remain in established communities.

Importantly, repealing blanket upzoning does not stop Calgary's housing progress. The Home is Here: Calgary Housing Strategy includes 98 initiatives, the vast majority of which can proceed regardless of BUZ, leaving nearly the entire housing toolkit intact.

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

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Last name [required]

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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

Letter to Council - Claire Clark.docx

ATTACHMENT_02_FILENAME

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

CLAIRE CLARK
732 CRESCENT BLVD. S.W.
CALGARY, ALBERTA
T2S 1L4

March 16, 2026

Dear Mayor Farkas and Members of City Council

Re: Repeal of Blanket Upzoning

I would like to note that I am in favour of the motion to repeal the blanket upzoning. In my opinion, the blanket upzoning was not well thought out from a planning perspective and has the potential to overload the capacity of the existing infrastructure.

I would like the City to be able to achieve success. Repealing the rezoning will allow the City to take a step back and determine where density may be added to the established areas of the City to utilize existing infrastructure and make thoughtful decisions as to where infrastructure can be upgraded to support future housing initiatives.

Sincerely,

Claire Clark



**Public Submission**

CC 968 (R2026-03)

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First name [required] Trevor

Last name [required] Gray

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



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Proposed Citywide Rezoning Change

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

In favour

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The issue that matters most to me is ensuring that housing policy supports families while maintaining public trust in how planning decisions are made.

In my experience, many Calgarians support thoughtful growth and understand the need for more housing options, but they also expect meaningful community engagement and balanced planning. At the 2024 public hearing, roughly 70% of participants expressed opposition to blanket upzoning, and a majority of the current Council was elected with commitments to repeal it. When major citywide planning changes proceed despite this level of concern, it undermines confidence in the planning process.

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

Blanket upzoning does not solve this because it introduces significant impacts without guaranteeing better housing outcomes. Redevelopment often removes mature trees and increases lot coverage, reducing stormwater absorption and eliminating tree canopy that can take decades to replace. Repeated infill construction can also create

Public Submission

CC 968 (R2026-03)

cumulative disruption in neighbourhoods through extended construction cycles, noise, dust, safety concerns, and increased traffic.

BUZ also does not distribute growth fairly across the city. Market-driven redevelopment tends to cluster in inner-city communities like those in Ward 8, meaning some neighbourhoods experience repeated disruption while others see little change. Blanket rules do not ensure equitable growth, whereas corridor planning and Local Area Plans allow the city to guide density more intentionally and fairly.

Importantly, repealing blanket upzoning does not stop Calgary's housing progress. The Home is Here: Calgary Housing Strategy includes 98 initiatives, the vast majority of which can continue regardless of BUZ.

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



Public Submission

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First name [required]

Salima

Last name [required]

Alladina

How do you wish to attend?

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[required] - max 75 characters

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 supportive of development that is done with purpose and planning instead of a blanket deal. Communities have been built with years of planning. To undo all that work with a lazy application of blanket Rezoning is incredibly shorty sighted.

**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] **Charlene**

Last name [required] **McBrien-Morrison**

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)



Public Submission

CC 968 (R2026-03)

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First name [required]

Kirsten

Last name [required]

Marshall

How do you wish to attend?

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

Council



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Mayor Farkas and Members of Council,
I support repealing the blanket rezoning and restoring the Land Use Bylaw as it existed prior to August 6, 2024. Rezoning to R-CG should require a public hearing so residents have a voice in changes affecting their communities.
I do not support the proposed rowhouse rule amendments. These changes should be considered separately at a public hearing after proper consultation with Calgarians, many of whom are not yet aware of them.
Only approved development permits—not applications—should be grandfathered, and this should be determined at First Reading of the Bylaw.
Regarding exceptions to restoring the previous zoning, I support the wording recommended by the Varsity Community Association:

Comments - please refrain from providing personal information in this field (maximum 2500 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 an approval for a development permit before the first reading of the proposed bylaw; or

Public Submission

CC 968 (R2026-03)

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

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

Kirsten Marshall



Public Submission

CC 968 (R2026-03)

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First name [required] Elizabeth

Last name [required] McLennan

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]

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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No Repeal without Replace: If the city repeals the current zoning bylaw, to replace it with a bylaw that is equally effective in enabling market-based solutions to affordable housing that meet the affordable housing strategy's targets and preserve Housing Accelerator funding.

Land for Affordable Housing: Address the barriers that have prevented the city from reaching its goal of building 3000 non-market affordable housing units per year. Specifically, we are asking the city to increase the provision of City-owned land for affordable housing, and for the City to appropriately zone the land for affordable housing prior to its release

Rental Supports: Implement a rental support strategy that coordinates and increases the resources available for rental support. We ask the city to join us in advocating for the expansion of rental supports provided by the provincial and federal governments.

**Public Submission**

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First name [required]

Clare

Last name [required]

Herringer

How do you wish to attend?

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

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

Council



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Comments on the Proposed Citywide Rezoning Changes March 2026.pdf

ATTACHMENT_02_FILENAME

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

To whom it may concern:

The following are my comments in support of the **Proposed Citywide Rezoning Change**.

As a homeowner in a previously designated R-C1 Single-Family area, I would like to confirm my support of a return to the RC-1 land designation that existed before the 2024 changes.

In looking at what has happened in the R-C2 neighbourhoods such as Altadore, and then the recent R-CG district rules imposed by council in 2024, I am not convinced that there has been a mindful or successful blending of the newer high-density developments with existing single-family housing.

The push to introduce high-density housing into formerly designated RC-1 neighbourhoods in my area has not really addressed the problem of affordable housing in Calgary as many infills or multiplex developments sell a single unit starting around \$800K, if you're lucky.

More so than the affordability issue of this new housing stock is the lack of consideration and controls for contextual design. When infills or row-housing blocks are introduced into single-family housing areas it seems the limits allowed to setbacks and side yards ignore existing patterns in the neighbouring lots and streets. The allowance of increased building footprints and maximum lot coverage results in a loss of trees, green space, sunlight, sight lines and privacy for properties immediately adjacent as well as along the street.

When a development extends beyond the existing front and rear setbacks of homes along the street, and then also nearly triples in height, many of the existing, more moderate homes are facing a massive wall of a building which can literally cut them off from direct sunlight for their gardens and windows.

These massive walls of a new 35ft building, 2-3 times the height of its neighbours, are usually blank, not architecturally interesting and lack any chance of green screening with trees or hedges due to an absence of space or sunlight. These walls offer nothing to the built environment which

negatively affects not only the enjoyment of the existing homeowners in their homes and yards but the value of their properties as well.

In addition to decreased setbacks, maximum lot coverage and height issues, there is often a total lack of consideration for the loss of privacy and the unwanted overlooking of larger developments into the private yard spaces of existing homes. It appears that there is a total lack of contextual design which should consider adjacent heights and setbacks as well as the placement of especially windows in these larger buildings overlooking the yards right next to them.

Even worse than these larger, out of place buildings running parallel alongside more moderate single-family homes is the newer multiplex developments that reorient the buildings and run perpendicular to existing homes resulting in 4-6 neighbours overlooking your side and backyard spaces. Not just with a view onto your home and yard, each of those new neighbours would also bring more noise, activity and lights. Added to this assault is often the placement of heating exhaust and air conditioning units at the rear of each housing unit in a multiplex creating even more unwanted air and noise pollution along with unsightly views of the mechanical.

With the proposed changes of R-CGs at the end of blocks instead of in the middle, I would hope there could be a better contextual design solution to this current situation where the orientation of existing homes and newer developments often collide and negatively affect the experience of all homes involved.

I do have one other comment regarding backyard suites. There are still issues with height and overlooking with the design of backyard suites built over a garage. I would welcome more ground level backyard suites in RC-1 neighbourhoods if there could be some consideration for relaxing or even eliminating the parking requirements. It would be a much more friendly addition to our neighbourhoods if backyard suites could be at ground level instead of built over a garage. The second-storey backyard suite often imposes problems of overlooking as well as blocking views and sunlight. A ground level backyard home with a grade level parking pad or a clear path to front street parking might be a more friendly solution. There are many examples of this in the city of Vancouver to draw inspiration from.

The rush to increase density and housing availability in our city over these past few years has had a negative effect on good housing and neighbourhood design. I strongly support the return to the single-family home zoning options that existed prior to 2024 and hope the process to control what is allowable will be more closely monitored and will include an unbiased process for design appeal.

Thank you for your time and consideration regarding these zoning and development issues.

Regards,

Clare Herringer

83 Langton Dr SW Calgary



**Public Submission**

CC 968 (R2026-03)

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First name [required]

Connor

Last name [required]

Hughes

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Yes, no language service needed.

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

Standing Policy Committee on Infrastructure and Planning



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[required] - max 75 characters

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)

Changing back to low density zoning is a horrible idea that got us into the mess we are already in; not enough housing for people, high rent, forcing people to own cars, the egregious sprawl we have, poor public transit usage, City insolvency, poor road conditions due to lack of funds from property taxes, the list goes on and on. This will only hurt the city and make things more expensive for everyone, while stretching city resources even thinner. The City should be looking at increasing density and expanding the LRT to provide people with alternatives to expensive car ownership. Large suburbs with no amenities make people car dependent and have less spending money due to it, they are also a huge expense for the city. I do agree that residential places need parking stalls for every unit, as the city is still extremely car dependent. Reducing density because some old folks houses will go down in price is not a reason to further bankrupt the city.

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First name [required]

Jose Joaquim

Last name [required]

Fonseca Ribas Fernandes

How do you wish to attend?

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No

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

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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)

Good morning Mayor and Councillors,
If Council is serious about fighting poverty, by increasing affordable housing, improving air quality--by use of public transportation and increasing walkability, and creating vibrant neighbourhoods, they would oppose the proposed rezoning.
Hope you make the right choice.
Jose



Public Submission

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First name [required] Jan

Last name [required] Carrick

How do you wish to attend?

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have submitted my comments to the Public Submissions email address. I am submitting this form @10:23 am.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] Fwd: Repeal Blanket Rezoning
Date: Monday, March 16, 2026 10:25:18 AM

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Begin forwarded message:

From: Jan Carrick [REDACTED]
Date: March 16, 2026 at 9:58:06 AM MDT
To: ward1@calgary.ca, kim.tyers@calgary.ca, ward2@calgary.ca, jennifer.wyness@calgary.ca, ward3@calgary.ca, andrew.yule@calgary.ca, ward4@calgary.ca, dj.kelly@calgary.ca, ward5@calgary.ca, raj.dhaliwal@calgary.ca, ward6@calgary.ca, john.pantazopoulos@calgary.ca, ward7@calgary.ca, myke.atkinson@calgary.ca, ward8@calgary.ca, nathaniel.schmidt@calgary.ca, ward9@calgary.ca, harrison.clark@calgary.ca, ward10@calgary.ca, andre.chabot@calgary.ca, ward11@calgary.ca, rob.ward@calgary.ca, ward12@calgary.ca, mike.jamieson@calgary.ca, ward13@calgary.ca, dan.mcLean@calgary.ca, ward14@calgary.ca, landon.johnston@calgary.ca, themayor@calgary.ca, jeromy.farkas@calgary.ca
Subject: Repeal Blanket Rezoning

To the attention of the Mayor and Councillors,

I live in the community of Braeside and I strongly support the **total** Repeal of Blanket Rezoning (BRZ) without Amendments. I believe it's important to return to square one... a reset if you will... and then build a bylaw that we all can live with rather than immediately passing new amendments in the same breath as voting on the repeal of the 2024 bylaw. We saw the results of rushing changes through in 2024 and should not repeat it. Although I agree that most of the amendments in the current list would be welcome improvements, there has been no consultation with citizens that I am aware of and the list may not be inclusive. It seems like another cookie cutter approach that may not work in all communities. For example, do multi-unit townhomes belong on **every** corner lot?

Are parking minimums engraved in stone? I'm not sure how the minimum parking stalls were determined but in my community for example, there are 2 different standards. In a nearby community, it's a half a stall per unit and there is no street parking available. It needs to make sense for specific developments. Could we also make it a point to save mature trees where possible?

My preference would be to focus on individual community LAPs, working with residents of that community to determine where density might belong and what kind of density. What we have learned since the BRZ has been in effect is that developers will push their plans to the limit and beyond. I have seen Appeals where the Planner has approved relaxations and the Appeal Board has allowed it to stand.

Also communication for citizens by the City needs to be improved. Working through the first DP in our neighbourhood was an absolute nightmare. Finding information on the process was difficult, necessitating calls or emails to the Planner to clarify the steps. The Planners could be much more efficient if complete step by step information was readily accessible to citizens.

I watched nearly all of the last Public Hearing on Blanket Rezoning and have made a few notes below about the assertions that were put forward by the previous Council and speakers versus reality:

- Assertion - Adopting BRZ would add housing supply that more can afford. Not by adding specific units deemed affordable, but stating that as residents upgrade, more entry level units would become available.

In fact, it has done quite the opposite. Only developers have profited by competing with those that could afford a modest home thus removing reasonably priced homes from the market so the property could be developed. This affected potential buyers and renters alike with increased purchase prices and loss of affordable rental properties. For example, the developers scoop a \$500K rental property that an average Calgarian may have been able to purchase and improve with some sweat equity, then build 4 townhomes that sell for an average of \$700K each, which the competing buyer cannot afford. This initially drove up the price of property and now that supply has exceeded expectations while population growth has slowed, prices have stagnated (not declined significantly from the increase). The need is still affordable housing which is being achieved through other components of the Housing Strategy, not BRZ.

- Assertion - BRZ will right size (increase) density to what the original infrastructure was built to support. For example, there may have been an average of 5-6 people per single family home when the community was developed and now there's only 2 people so of course the infrastructure can accommodate a higher population.

Wrong. Infrastructure has aged and cannot accommodate 10-16 people (4 plex with 4 suites X 1-2 per unit) where there used to be 5-6. Additionally, there is considerably more water, sewer and electricity usage considering not only the number of people but also modern life. At any point, there could be several televisions on in various units (as opposed to 1), computers, dishwashers, showers... I could go on but you get my drift.

- Assertion - People have different lifestyles now and want more multi family and rental homes.

Again, not true for most. In a 2024 Angus Reid survey, 64% of young people in Canada wide still dreamt of owning a single family home. That number was even higher in Alberta at 72%.

- Assertion - Seniors will be able to downsize and stay in their communities.

While this is true, seniors are not looking for basement units or 2 story townhomes. As seniors ourselves and having downsized several family members, they are looking for a modest bungalow, perhaps a duplex but without stairs. We need more of this type of housing.

- Assertion - University students who spoke at the 2024 Public Hearing seemed to believe that blanket rezoning would enable them to buy a home upon graduation. This is highly unlikely and honestly they'd be lucky to find employment, let alone an entry level job salary that would qualify for a mortgage.

In conclusion, I hope there's a majority vote to repeal the current bylaw fully and make amendments only after robust engagement with citizens and communities. In addition to sending this via the website, I have written each of you individually with my opinion and concerns because I don't think that I can bring myself to speak publicly. Although this current Council seems more respectful and solution focused than the previous one, the treatment of some citizens by council at the last Public Hearing was shameful. I cannot subject myself to that, although I'd be happy to speak to any of you individually if you have questions.

Sincerely,
Jan Carrick

Sent from my iPad



Public Submission

CC 968 (R2026-03)

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First name [required]

Hazen

Last name [required]

Ellwood

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

proposed citywide Rezoning change

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please don't kill our city's lifeline ability to grow and flex in a sustainable way. Adding back red tape to incremental densification will do nothing to address the concerns of the uninformed, who are often just frustrated with development generally. If anything it will simply result in more sprawl, more mansions, and more higher density rezonings - all things worse for neighbourhood character, infrastructure, traffic, you name it.



Public Submission

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First name [required]	Ken
Last name [required]	Young
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)

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

Public Hearing - Submission Document.docx

ATTACHMENT_02_FILENAME

Public Hearing - Executive Summary.docx

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

Materials attached

March 16, 2026

To: City Clerk - City of Calgary

Re: Notice of Public hearing - Proposed Repeal of Rezoning for Housing Bylaw

From: The Windsor Park Development Committee

The Windsor Park Development Committee supports the repeal of the Rezoning for Housing Bylaw for the following reasons:

Blanket Rezoning: Why It Falls Short on Good Urban Design and the Municipal Development Plan

The intent of blanket rezoning — to increasing housing supply — was not without merit. But the mechanism chosen was a blunt instrument applied with no regard for neighbourhood-by-neighbourhood context, infrastructure capacity, or community character.

A current example in Windsor Park has been precisely what critics of blanket rezoning warned about: a wave of simultaneous, uncoordinated multi-residence applications carpet-bombing a single residential street. Four separate permit applications, proposing 38 new dwellings to replace a cohesive row of single-detached, semi-detached, and duplex bungalows, have arrived without sequencing, without cumulative impact assessment, and without any meaningful evaluation of whether this street — its infrastructure, its schools, its tree canopy, its parking capacity — can absorb this scale of change. The magnitude of the change will essentially double the number of residences on this this one street.

Councillor Chabot, in moving the repeal motion, acknowledged that while the intent of the policy was laudable in trying to create a more sustainable city, "it should have been done in a more co-ordinated, strategic, planned and sequenced fashion. Windsor Park's experience is a tangible illustration of exactly what he meant. This is not incremental, sensitive intensification. It is speculative development racing to exploit a permissive zoning — and our street is paying the price.

Mayor Farkas has stated that the blanket rezoning "one-size-fits-all approach hasn't worked to deliver the housing at a speed, at a scale and at a price point Calgarians can afford." The Windsor Park experience reinforces this — blanket rezoning has not delivered affordable housing. It has delivered investment properties that replace irreplaceable community assets.

Pre-Empting the Sustainability and Growth Management Counterargument

Proponents of blanket rezoning will likely invoke the MDP's Sustainability Principles and Growth Management framework to argue that intensification of established neighbourhoods like Windsor Park is not only permissible but mandated. This argument misreads the MDP — selectively and materially. The full text does not support the proposition that any street, anywhere in the city, must absorb, unplanned, unsequenced, and uncoordinated intensification.

The MDP's Sustainability Principles do include goals of housing choice and a more compact urban form. We do not dispute those goals. What we dispute is the claim that they require the context-blind rezoning that produced four simultaneous multi-residence applications on a single street. The MDP proposes a more compact urban form by locating new housing and jobs within higher intensity areas well connected to the Primary Transit Network — defining these as the strategic locations where high-quality transit and a diversity of uses currently exist or could be developed over the long term. Windsor Park's affected street is not one of those strategic locations. It is not adjacent to LRT. It is not a Main Street. It is not an Activity Centre. Blanket rezoning ignored these distinctions entirely.

Critically, the MDP explicitly states that focusing most intensification to defined areas provides more certainty to the development industry and makes redevelopment more predictable for existing communities — by lessening the impact on stable, low-density areas. Windsor Park's 52nd Avenue is precisely such an area, and the MDP's own logic argues for protecting it from unplanned saturation. Blanket rezoning removed that protection without replacement.

On Growth Management, the MDP does not pursue high-intensity growth throughout all the Developed Area, but rather in strategic growth areas located along the city's nodes and corridors, with a sequencing of public investment priorities that support their intensification. The four proposed developments are not located in a node or corridor. No infrastructure has been upgraded. No school capacity has been added. No transit improvements have been made. Blanket rezoning generates the demand on infrastructure; it provided none of the supply-side planning to support it. This is not growth management — it is growth without management.

The MDP policies do support sensitive intensification of existing communities. The word "sensitive" carries real planning weight. It means intensification that is proportionate, contextually appropriate, and matched by investment in the infrastructure new residents require. Blanket rezoning delivered none of that — it simply opened the gate and walked away.

Finally, those who invoke sustainability to defend these developments must reckon with what sustainability demands of urban tree canopy and neighbourhood liveability. The MDP recognizes that environmentally significant areas have been lost across the city, and that protecting and enhancing natural areas enables healthier natural systems and

brings access to nature into everyday life. Blanket rezoning contained no mechanism whatsoever to protect mature tree canopy. Approving four developments that demolish significant irreplaceable urban forest on a single street (30 mature trees on one single site) is not a sustainable outcome by any honest reading of that principle.

Windsor Park residents support housing diversity and the long-term sustainability of Calgary. We do not oppose growth. We oppose *unplanned* growth. The MDP's Sustainability Principles and Growth Management framework, read in their entirety, support our position. The repeal of the blanket rezoning bylaw is the necessary first step toward restoring the planned, community-sensitive approach to intensification that the MDP has always envisioned.

The Chinook Communities LAP: the Critical Problem of Cumulative Effect

Windsor Park has a Council-approved Local Area Plan that is directly relevant to these developments and to the broader argument for repeal.

We wish to be precise about what the LAP permits and what it does not, because this precision strengthens rather than weakens our argument.

What the LAP permits in Neighbourhood Local areas

The developments proposed on Windsor Park's affected street — rowhouses and semi-detached dwellings with basement and garage suites, three storeys or less in a grade-oriented form — fall within the category of development that the Chinook LAP designates as permitted in Neighbourhood Local, Limited Scale areas. The LAP's policies for these areas limit residential development forms to single detached, semi-detached, and rowhouses in a grade-oriented form. We acknowledge that each individual development, viewed in isolation, is of a permitted type.

Why individual technical compliance is not the end of the argument

Permitted use and good planning outcome are not the same thing. The Chinook LAP envisions Neighbourhood Local areas evolving gradually over a thirty-year horizon through a range of housing type sensitive to existing context. It does not contemplate — and could not have anticipated — four simultaneous applications landing on a single/duplex streetscape immediately following the LAP's own adoption.

The cumulative effect of these four projects is the crux of the matter. Individually, each development may meet the technical definition of a permitted form. Collectively, they represent a density multiplication of approximately eight to ten times the previous occupancy on those four lots. A street of single-detached, semi-detached, and duplex bungalows is being transformed, in a single development cycle, into something the LAP's thirty-year gradual evolution framework never envisioned producing

simultaneously on one block. No planning document — not the LAP, not the MDP, not any urban design guideline — evaluated or approved this as a collective outcome.

This is precisely the failure blanket rezoning produced. By removing the public hearing requirement that previously applied to each land use redesignation, blanket rezoning eliminated the process through which cumulative neighbourhood impact could be placed before Council as relevant planning context. Under the previous system, each land use redesignation required a public hearing at which residents could present evidence of cumulative street-level impact — parking demand, waste and infrastructure capacity, tree canopy loss, and character change — as part of the planning merits of each individual application. Council evaluates each application on its own merits, but those merits explicitly include neighbourhood context and sound planning principles. Four simultaneous applications on one street fundamentally alter that context for each application. Blanket rezoning made it impossible for that evidence to be heard, tested, or weighed by removing the forum in which the community could present it.

The Parkhill Community Association, in submissions to the Chinook LAP hearings, raised concerns about the absence of enforceable language on tree preservation, appropriate building scale, and firm commitments to public space improvements — precisely the issues Windsor Park residents now face. Those concerns were raised within the LAP process itself and left unresolved. Blanket rezoning has since made them acute.

The LAP supports a range of housing diversity while focusing higher growth at strategic locations, such as transit station areas, Activity Centres, Main Streets, and community corridors. The intent of the spatial hierarchy — concentrating intensity at nodes and corridors and protecting the character of interior residential streets — is being systematically undermined when blanket rezoning enables the simultaneous saturation of a single Neighbourhood Local street with the maximum permitted development on every lot.

Finally, the LAP makes expanding Windsor Park's urban tree canopy a named statutory commitment: opportunities to expand the urban forest with expanding the urban tree canopy guided through tree retention, maintenance, and new plantings. Four simultaneous developments demolishing mature trees at scale on a single street are directly contrary to this commitment — and there is no mechanism under blanket rezoning to enforce the LAP's own tree canopy objectives at the development permit stage. Furthermore, the developed footprint of the proposed developments significantly reduces the opportunity for meaningful or proportionate replacement.

Contextual Fit: How Blanket Rezoning Has Broken the Rules of Good Urban Design

Permitted use does not exempt development from design quality obligations. Even within the Neighbourhood Local, Limited Scale category, both the MDP and the Chinook LAP impose contextual design requirements that these proposals, taken individually and especially cumulatively, fail to meet.

The Calgary MDP is unambiguous. It defines urban design expectations through its Urban Design Elements, and states that every place has a distinctive pattern of built form, landscape, history, culture and activities that must be recognized and respected. It further requires that new development contribute positively through well-designed architecture that animates the adjacent public realm, and that building orientation, architecture and finishes contribute to the creation of an animated streetscape.

The Developed Areas Guidebook, the operative citywide policy framework for established neighbourhoods, reinforces this. New low-density infill developments, regardless of architectural style, should respect neighbourhood and street context in terms of scale, height, setbacks, interfaces, and materials that enhance sense of place and current street character.

Four simultaneous developments on a single-double streetscape, each maximising lot coverage and unit count, do not constitute sensitive infill that respects and enhances the existing street character. They constitute a wholesale and simultaneous transformation of that character which no individual design review — let alone blanket rezoning's absence of any design review at the rezoning stage — could adequately evaluate or manage.

Loss of Urban Tree Canopy: A Permanent Consequence of Blanket Rezoning

Blanket rezoning contained no tree protection provisions, no canopy replacement requirements, and no mechanism to evaluate the cumulative loss of mature urban forest street by street. The consequences on Windsor Park's affected street are severe and irreversible. The MDP's urban design framework recognizes streets, trees, and public realm as critical community assets. Streetscape character encompasses all elements of the street and public realm and streets should be attractive, safe, active, and comfortable for pedestrians.

Windsor Park's mature tree canopy is not a decorative amenity. It is decades-old green infrastructure providing heat island reduction, stormwater absorption, air quality improvement, and biodiversity support. A mature elm cannot be replaced by a skinny sapling on any planning timescale meaningful to current residents. By enabling four simultaneous developments with no requirement to assess or protect existing canopy, blanket rezoning has set in motion a permanent and irreversible degradation of this street's most significant environmental asset.

Parking and Traffic: Blanket Rezoning Exports the Problem onto Neighbours

Blanket rezoning increased permitted density on residential streets across the city without any corresponding requirement to demonstrate adequate on-site parking or assess cumulative traffic impact. On Windsor Park's affected street, the result is predictable: replacing a handful of single-family properties with 38 residential dwellings without a commensurate increase in on-site parking will potentially double the number of total vehicles seeking parking on a street not designed to function as a commuter parking reservoir.

Critics of blanket rezoning have argued that it is putting stress on aging infrastructure, causing issues with parking, and worsening traffic for communities. This street is a precise and documented example of that concern. Blanket rezoning is not transit-oriented design. Windsor Park does not have the LRT access or transit service that would justify a reduced parking model. The MDP explicitly recognizes that all local contexts are not the same, and that varying scales of development opportunity and levels of transit service will be needed to achieve city-wide objectives in a manner sensitive to local communities. Blanket rezoning eliminated that sensitivity entirely, applying a density model appropriate to a transit-rich corridor uniformly to a low-frequency transit street — a direct violation of this core MDP principle.

Waste and Recycling: Blanket Rezoning Left Basic Site Planning Unresolved

Good urban design should create safe, healthy, pleasant, and pedestrian-friendly environments. A multitude of waste bins stored adjacent to the sidewalk does the opposite; it forces pedestrians to walk past bins that are not only unsightly but potentially unsafe due to spillage, tipping, and the attraction of suspicious activity. Blanket rezoning streamlined the approval pathway for multi-unit developments without establishing any enhanced requirements for waste and recycling management proportionate to the increased density it permitted. Multi-unit developments generate substantially greater volumes of waste and recycling than the single-family properties they replace, and without clearly designed, adequately sized, and properly screened waste facilities integrated into each site, the burden falls on the street and on adjacent residents.

The MDP requires that service and utility requirements be located appropriately to lessen visual impact — a standard that blanket rezoning's streamlined process has failed to enforce, and that these proposals have failed to adequately demonstrate.

School and Infrastructure Capacity: Blanket Rezoning Generated Demand Without Planning for Supply

Perhaps the most fundamental failure of blanket rezoning is that it generated significant new residential demand in established neighbourhoods without any obligation on applicants — or the City — to demonstrate that local schools, utilities, and infrastructure could absorb it. The MDP's framework for balanced growth recognizes that concentrated growth must reduce the burden on communities and be matched by existing infrastructure capacity. Proposing 38 new dwellings in a school catchment area with acknowledged capacity constraints is not responsible intensification — it is demand generation without supply planning, made possible precisely because blanket rezoning removed the public hearing process at which these concerns would otherwise have been aired and tested.

The MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. The operative word is *modest*. What blanket rezoning has delivered on this street is anything but.

Conclusion: The Repeal is Warranted — Windsor Park Proves It

The experience of Windsor Park's residents is not an anecdote. It is evidence of what happens when a city-wide planning instrument overrides the contextual, community-level evaluation that good urban design and the MDP both require. Critics of blanket rezoning have called for a more targeted, community-informed strategy for gentle density — one that builds housing where services and infrastructure can actually support it. That is precisely what the MDP envisions, and precisely what blanket rezoning bypassed.

Council is being asked on March 23 to restore the planning process that the MDP was designed to protect: one in which community context, infrastructure capacity, urban design quality, and public participation are all weighed before rezoning is granted. Windsor Park respectfully urges Council to support the repeal, and to ensure that future intensification on streets like ours is co-ordinated, sensitive, and genuinely consistent with the Municipal Development Plan's vision for great neighbourhoods.

I am writing to provide my **strong support for repealing the blanket RC-G zoning** in Calgary.

- 1) One size fits all zoning ignores neighbourhood context. At different times in my life I have moved from more densely populated neighbourhoods to single family neighbourhoods. We have chosen and invested in a single family neighbourhood (Rosedale) for the character and context of the space- and the zoning. We 'had' a Contextual and considered neighbourhood development plan that helped underpin our decision to make this purchase for our family. Removing the predictability and thoughtful planning has done nothing to improve affordability, just caused chaos in our neighbourhood development planning.
- 2) Blanket upzoning does not solve the problem of affordable housing. When looking to buy our inner-city house, we could not compete for starter homes and properties in RC-2 zoned areas, as the properties were purchased by developers to tear down the small homes and build duplexes with each unit priced hundreds of thousands of dollars higher than the original bungalow. Upzoning guarantees a margin for developers, not affordable housing for people. That is why they want it.
- 3) Upzoning did not consider infrastructure at all. Parking alone is unsustainable with 8-16 plexes proposed in our neighbourhood on lots that currently have single homes, surrounded by lots with single homes. There is no plan for parking, no space for garbage, recycling, and compost bins (3 each!), and no consideration of the added traffic on narrow streets near an elementary school, and no consideration of the burden on our already taxed water infrastructure. The infrastructure varies by community given the up-front planning that had been done by past administrations (roads, transit, etc...). Disregarding that for Federal funding was poor development planning (and incidentally unnecessary- Calgary exceeded housing starts in the agreement).

I appreciate that the Council that we voted for in 2025- with the mandate to repeal, is following through on this singularly important issue, and promise to Calgarians.

- **Repeal blanket upzoning**
- **Reset to previous zoning bylaw – NO AMENDMENTS**
- **Restart local planning- designate the best sites for higher density.**

Thank you,

Mike Hrudehy

[REDACTED]
[REDACTED]

T2M3K4

**Public Submission**

CC 968 (R2026-03)

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First name [required] Lisa

Last name [required] Poole

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

EPRA_Letter to Council_Blanket Rezoning Repeal_ March 16 2026.pdf

ATTACHMENT_02_FILENAME

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

The Elbow Park Residents Association supports a FULL repeal of the blanket rezoning bylaw and a reset back to the previous land-use bylaw.



Monday March 16, 2026

RE: SUPPORT FOR REPEAL OF BLANKET REZONING

Dear Mayor Farkas and City Councillors,

On behalf of the Elbow Park Residents Association (EPRA), we would like to express our support for a full repeal of the blanket rezoning bylaw.

EPRA recently conducted a survey of Elbow Park residents to better understand community views on this on this issue. As of Sunday, March 15, we have had 267 responses with the following results:

- 250 respondents (94%) indicated they either strongly support repeal (240) or somewhat support repeal (10) of the blanket rezoning bylaw.
- 241 respondents (92%) indicated they prefer a targeted, community specific development approach with only 9 respondents (3%) indicating they prefer a citywide blanket rezoning approach to housing growth.
- 253 respondents (95%) indicated they believe local community input when land-use decisions are made is extremely important (226) or very important (27).

Based on this feedback, EPRA feels confident that we are representing the majority position of Elbow Park residents in respectfully asking council to please:

- (1) Repeal the blanket rezoning bylaw.
- (2) Restore the land-use bylaw that existed prior to the approval of blanket rezoning.
- (3) Take the time to have meaningful engagement with Calgarians, at a local community level.

We also received many thoughtful and constructive comments from residents that underscore the need for nuance, local context, and further dialogue on these important matters. The survey results make clear that residents want a more deliberate, community-informed approach to planning and growth, one that respects the distinct character of Calgary's neighbourhoods and recognizes the importance of meaningful public engagement in land-use decisions.

Thank you for your consideration of EPRA's position on this important issue.

Sincerely,
Elbow Park Residents Association Board of Directors

[Redacted signature block]



Public Submission

CC 968 (R2026-03)

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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 is a welcome change to an action taken by the previous council that was not supported by the citizens of Calgary. Thank you for doing this.



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First name [required] Greg

Last name [required] St. Laurent

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

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I am strongly in favour of the proposed repeal bylaw changing the zoning back to R-C1



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Last name [required]

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a resident of Mahogany, which is new and developing community in Calgary. My husband I and I have seen a large influx of people in the community near our own home which is a fully developed area. Street parking has become crowded due to multiple families/renters living within a single household, traffic has increased thus slowing transportation time, and the number of persons has become more densely populated. The community was not developed by Hopewell to support this type of increase in population and high density living. Therefore, I am in support of the low density residential zones that previously existed in 2024.



Public Submission

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First name [required]

Travis

Last name [required]

Brown

How do you wish to attend?

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Calgary

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

Blanket Rezoning Public Hearing Letter.pdf

ATTACHMENT_02_FILENAME

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

Please see attached letter

March 16, 2026

Calgary City Council
The City of Calgary
800 Macleod Trail SE

Calgary, AB

Re: Public Hearing on Blanket Rezoning Policy

Dear Mayor and Members of Council,

My name is Travis Brown and I live in Ward 7. I have lived in Calgary my entire life, and owned my home in Montgomery for 11 years.

I am writing to share my perspective on how the blanket rezoning policy has changed the balance between residents, developers, and the planning process in Calgary.

The previous municipal government often spoke about increasing citizen participation in planning decisions. In principle, I support that goal. Residents should have a meaningful voice in how their neighbourhoods evolve, however the blanket rezoning policy has had the opposite effect.

Previously, if a developer wanted to build a higher density project that did not match the existing zoning, they were required to apply for a rezoning. That process placed the burden of proof on the developer. They had to demonstrate why their proposal made sense for that specific site and how it would fit within the surrounding neighbourhood. Residents could participate in that process, but the responsibility for justifying the project rested with the party proposing the development.

With blanket rezoning, that dynamic has been completely reversed, and that is where a major problem lies. Developments that previously required a rezoning are now automatically permitted. Instead of the developer needing to justify the project, residents must now prove why it should not be allowed.

In practice, this means that if a community believes a proposal is inappropriate, the only option is to go through the appeal process. That process requires months of work, extensive planning, and often significant legal expenses.

This is exactly what happened in our neighbourhood. To challenge a development near our home, we had to invest months of our own time researching planning documents, preparing submissions, and navigating a complex appeal process. The burden was entirely placed on residents to defend the character of the neighbourhood we chose to live in.

These are costs that should be borne by the developer, the party who stands to profit from the project, not by the residents who purchased their homes based on the existing zoning and community structure. I am a self employed father with three preschool aged children. I did not want to spend months of my life navigating land use policy and legal processes. But the blanket rezoning policy left us with no other option.

Another issue with the current system is how difficult it is for ordinary residents to participate effectively.

When residents enter the appeal process, they are suddenly faced with professionals who work with the Land Use Bylaw every day: planners, architects, consultants and lawyers who understand the intricacies of the system. Most residents do not have that expertise, and without extensive time investment and outside help, it is extremely difficult for residents to even understand the rules they are being asked to argue within. The system unintentionally sets up residents to fail.

Finally, the blanket rezoning approach ignores the complexity that already exists within Calgary's neighbourhoods.

Communities like Montgomery have been carefully shaped over time through multiple zoning districts and local area plans. These distinctions exist for a reason. Different streets have different infrastructure, parking capacity, lot sizes, and building forms.

For example, our street is a one way street that hosts the Trans Canada Trail bike lane, due to those constraints our street has 14 usable street parking stalls. Just one block away, a similar street has 34 usable street parking stalls, yet due to the zoning, all developments only require 0.5 parking spaces per unit.

The original zoning framework recognizes these differences and helps guide where higher density can reasonably fit. Blanket rezoning ignores those nuances and applies the same zoning change across every street regardless of local conditions.

Complex neighbourhoods with carefully developed planning frameworks are effectively rezoned with a single city wide decision. That approach is overly simplistic and does not reflect the realities of how neighbourhoods actually function.

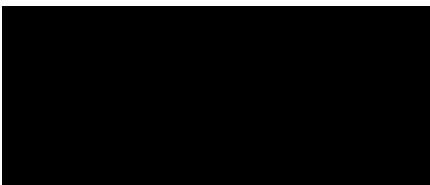
I support thoughtful growth in Calgary. Our city is expanding and we need to find ways to accommodate that growth. However, growth should happen in a way that respects the planning work that has already been done, recognizes the differences between neighbourhoods, and maintains a fair process for residents.

The blanket rezoning policy removes important checks and balances from the system and shifts the burden of planning disputes from developers to residents.

For these reasons, I urge Council to reconsider this policy and restore a process where major changes to neighbourhood density require proper site specific review.

Thank you for your time and consideration.

Travis Brown, Ward 7 Resident





Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

DCA Rezoning for Housing Repeal.pdf

ATTACHMENT_02_FILENAME

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



5432 Dalhart Road NW,
Calgary, AB T3A 1V6
Telephone: (403) 286-2555

March 16th, 2026

City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary AB Canada T2P 2M5

Online via Public Submissions to City Clerk's Office

Dear City of Calgary Council,

Repeal of Rezoning for Housing

The DCA supports repeal of Rezoning for Housing ("Rezoning") and restoration of land use districts to those that were in place under the previous Land Use Bylaw.

The DCA provided a letter of comments in advance of the Public Hearing on Rezoning for Housing ("Rezoning") acknowledging the importance of providing a variety of housing forms and affordable housing options in all Calgary communities. We also suggested that Rezoning should have been preceded by direct engagement between City staff, the DCA and Dalhousie residents and that zoning changes would best have been accomplished in conjunction with the Local Area Plan ("LAP"). We believed this would allow density to be targeted to the most appropriate areas of our community and allow for infrastructure and service deficiencies to be identified and mitigated prior to approval of higher density forms.

The DCA maintains our view that that broad scope zoning changes should be determined at through the LAP, to ensure that the knowledge and views of residents are integral to the process. Importantly, the base level for density in the LAP should start with the land use districts that were in place under the previous Bylaw, i.e. R-C/R-C1, R-2/RC-2, with the LAP building upon those. The LAP should not be preceded by broad up-zoning, i.e. to R-CG or H-GO, which is then built further upon within the LAP. As such, the LAP must make allowance for preservation of the low-density residential districts. The goal should be to arrive at a statutory document that supports the vitality of our City, while aligning with the wishes of the community and achieving the support of residents in determining how our community evolves.

Specific examples of unaddressed concerns the DCA has with our community's preparedness for higher density include:

- Accommodating higher density on streets that have no sidewalks or sidewalks on only one side without severely impacting pedestrian safety and mobility.
- Inability of the network of walkways along the sides and backs of properties to support higher density due regulatory uncertainty and lack of maintenance in winter.
- Absence of laneways throughout large portions of the community make on-site parking impossible without significant interference with public sidewalks and impact to the interface between home frontages and the public street.
- Cycling connections that are limited to a few regional multiuse pathways with no supporting 5A bikeways or 5A bike access to commercial areas or amenities.



5432 Dalhart Road NW,
Calgary, AB T3A 1V6
Telephone: (403) 286-2555

- Lack of delivery on transit commitments that would support higher density and encourage people to choose transit as a first option instead of a last resort;
 - Absence of promised four-car peak hour LRT service on the Red Line,
 - Frequent train delays due to mechanical issues,
 - Poor reliability of platform and on-train information signage.
- No discussion on how streetscape changes, including physical changes for traffic calming, improved signal phasing for pedestrians, etc. could be deployed to mitigate resident concerns with more traffic and higher parking demand.

We believe that these and other concerns can be explored through the LAP with solutions determined prior to assuming any broad scope rezoning to higher density.

With respect to the proposed R-CG changes described on the City of Calgary website, we suggest that laneway access should also be a consideration, as it can be argued that R-CG may not be appropriate in the absence of a laneway to support on-site parking.

Lastly, the DCA is unclear how repeal of Rezoning ties in with the development of a new Zoning Bylaw, a key part of the City of Calgary City Building Program. The implications of a repeal of Rezoning should be taken into account for any future work on the Zoning Bylaw.

The DCA appreciates the opportunity to provide these comments to Council.

Sincerely,

Brent Clark
Chairperson, Planning & Development Committee
Dalhousie Community Association

Cc: DJ Kelly, Councillor, Ward 4
General Manager, Dalhousie Community Association
DCA Planning & Development Committee Members



Public Submission

CC 968 (R2026-03)

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First name [required] Go

Last name [required] McKay

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support a full repeal of the blanket rezoning naively instituted by the last Council. The blanket rezoning has done nothing but cost us thousands of dollars to fight proposed developments that do absolutely nothing to address the issue of affordable housing and do everything to dismantle the beautiful and caring community we invested in and supported throughout the decades. I fully support affordable housing implemented in a careful and thoughtful manner that respects community character and addresses practical affordability.



Public Submission

CC 968 (R2026-03)

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First name [required] Colleen

Last name [required] Whitaker

How do you wish to attend?

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

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 negatively impacted. 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:

1. Fully repeal blanket rezoning and restore prior RC1/RC2 designations.
2. 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] Michael

Last name [required] Read

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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

Infrastructure Report to Council March 16, 2026.pdf

ATTACHMENT_02_FILENAME

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

Blanket Rezoning Infrastructure Sub-committee Report

MARCH 16, 2026

Development@elboyabritannia.com



Executive Summary

Calgary City Council approved a bylaw that rezoned 216,117 properties to R-CG and 92,151 properties to R-G, effectively 'Blanket Upzoning' the majority of the city, to allow for development of a range of housing forms such as single-detached, semi-detached, duplex dwellings, townhouses and rowhouses. The rezoning had not been given a thorough vetting as there are multiple infrastructure issues that will become apparent once development starts to take place in an uncontrolled fashion.

This is an issue that affects all residents of the City of Calgary, however, it appears that an economic evaluation through a business case analysis was not put forward to show how the implementation of considerable intensification of existing communities will be accounted for, given the significant increases in costs for upgrading infrastructure within the built-up areas of the City. Increases in density in the established areas of the City will undoubtedly require that sanitary and storm sewer trunks, as well as water systems, be upgraded to accommodate the significant population increases. Additionally, no traffic impact analysis has been done to indicate the changes to the level of service that will result from the increase in traffic that will result from this proposal. Similarly, our emergency services will also be strained, resulting in the requirement to increase the infrastructure required for police and fire services. Recreation facilities and libraries in the established areas will also have to be upgraded to accommodate new residents within the established areas. All of these items have a direct effect on all taxpayers as the cost of these improvements will have to be paid for on a City-wide basis.

There are also additional costs that will be required to upgrade the electrical distribution and communications systems. The costs to dig up pavement in the existing parts of the City to accommodate this infrastructure will be extraordinarily expensive. While these items are not taxpayer-supported, they are ratepayer-supported and will require increases to utility costs which are only recovered through increased utility rates.

More broadly, issues such as the location of hospitals and schools have not been addressed to any great extent. Hospitals have been removed from the inner city, and the land has been reutilized. There really is no place to build a new hospital in the inner city without incurring significant costs. Similarly, we have removed schools in the established areas of the City and have repurposed some of the sites. In some areas there are lottery systems in place to accommodate new students at existing schools due to the lack of space for the students. There is nowhere else to build new schools unless existing development is removed, and the land is purchased. These issues are not City funded but they do affect all residents as the funds for this development will still come from the same source. There is only one taxpayer.

The introduction of the Land Use Redesignations had extraordinary implications for all residents of the City of Calgary. This report notes the implications of these concerns and provides an alternative methodology to determine where growth can be accommodated in the established areas of the City.

Introduction

The report that accompanied Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendmentsⁱ lacked reference to the infrastructure and the cost to provide it if Council approved the increase in densities across the City through blanket rezoning as recommended by the Calgary Planning Commission.

The report stated that “If the recommendations of this report are approved, Administration recognizes there is a need for strong capital investments in the Developed Areas to enhance public amenities. The Housing Strategy includes actions to consider this.” Unfortunately, there were no real actions noted in the report to back up this statement. It simply stated “Future business plans and budgets will monitor and respond to shifting patterns in growth and redevelopment as a result of this proposed change.”

Action 1C.13 of the Home is Here Reportⁱⁱ indicates that the City is committed to providing infrastructure in accordance with communities that have experienced applications that have facilitated more housing. Council elaborated on this further on May 14, 2024 when Council directed Administration through a Motion Arising from Report CPC2024-0213, “to augment Home is Here recommendation 1.C.13.1 by tracking Development Permit applications on Residential – Grade-Oriented Infill (R-CG) parcels citywide and identify areas where increased densification may require infrastructure investment (including but not limited to water, roads and parks), and to bring forward the most appropriate funding tool to ensure growth is supported with proper infrastructure with a report back to Council through Infrastructure and Planning Committee once each year at the end of the year.”

Unfortunately, this process does not identify where capacity exists to accommodate growth, nor does it identify specific areas where growth is desirable in the City. It only determines where growth has occurred and then seeks to accommodate that growth through the provision of additional infrastructure. This would appear to be a reactive process and one which does not seek to accommodate growth in a proactive manner.

It would make more sense to determine where capacity is available to provide services such as; storm and sanitary sewer collection, water distribution networks, roads, transportation networks, emergency and police services, libraries, recreation facilities, electrical and telecommunication distribution systems, schools, and healthcare facilities.

The plan to increase density in all established areas throughout the City on an equitable basis was, therefore, not well thought out and amounted to “flying a plane while building it.” Approval for additional housing units should consider the infrastructure required to support it and it is contended that City Administration should look for areas where density can be supported with existing infrastructure and then plan for density to be located appropriately.

There are multiple locations where density can already be supported throughout the City and certainly there are areas which require additional housing units in order to refresh and rejuvenate the existing community. Moreover, there are locations throughout the City which should be redeveloped to support the existing infrastructure such as schools which are underutilized while other areas have schools which are over capacity and have waiting lists.

This report attempts to look at the requirements for each type of infrastructure and makes recommendations as to how the City could review its existing systems and make an informed decision as to where density can be located to take advantage of infrastructure capacity that may exist within the system and then look to promote growth in those locations.

1. Deep Utilities

1.1. Sanitary Sewer Storm Sewers and Water Distribution

The sanitary sewer collection system is well-known by the City engineers and bottlenecks exist through the system. A case in point was noted several years ago when development in the City's Northwest was curtailed while the system was upgraded. It is expensive to lay down new pipes under existing roads, as the working area is confined, worker safety issues become more apparent when the trench for the sewer must be supported, and the road rebuilt after the sewer is placed. Early identification of existing capacity issues should be done to identify any capital expenditure required before they become an issue and development is halted.

Similar issues exist for storm sewers. Increases in lot coverage under the new Land Use rules indicated that lot coverage will increase from a maximum of 45% to 60%, which would be an increase of 33% of the impervious area on a lot. City engineers should look for areas which can handle the increase in storm flow. Additionally, water quality issues will become apparent as many parts of the established areas of the City directly discharge into the river without the use of a storm pond to reduce both the peak flow and to remove the contaminants from stormwater.

The potable water distribution system may also have constraints. Fire flow capacity may be challenged with additional housing units and an increase in density over the original design parameters. Once again, we should look to areas which have capacity rather than applying density without forethought.

2. Transportation Network

2.1. Roads

Overall, the City's road system in established areas has not been designed for significant increases in density. Traffic Impact Analyses should be done to identify where capacity exists in the system to support additional density. Retrofitting road infrastructure to support additional density is an expensive process that sometimes requires the removal of housing to widen the road network, contrary to the objectives of the Strategy. Presently, there are areas where housing could be more concentrated to take advantage of existing capacity in the road network.

With the implementation of blanket rezoning, the taxpayer will likely have to pay for road infrastructure improvement if growth is not planned in a manner that will limit the capital costs required for new infrastructure to support growth in established areas. Selective densification to take advantage of existing capacity will limit the cost to the taxpayer and will also mean that expenses can be targeted directly to those areas that will benefit from the infrastructure upgrades.

2.2. Transit Network

Increasing density surrounding LRT and BRT stations is already part of the City's strategy and capacity exists for supporting this sort of density. Providing density along bus routes should be a priority for R-CG and H-GO and even higher density forms of housing. Many areas along bus routes have housing that is in need of a refresh. This is not a new idea as this form of density along bus routes has been supported by the City for some time. Provided the capacity is available, rezoning lots along bus routes would appear to be a sensible idea and has been supported in existing Local Area Plans.

3. Emergency Services

3.1. Fire

Some areas of the City have benefitted from reconstructed fire halls in the established area. Other areas will require improvements to the existing facilities to make sure that there is capacity in the system to support

Calgarians in emergencies. It should be relatively simple to identify areas where capital improvements and increases in operating costs will have to be made to support increased density.

As there is no levy fee or charge in place in the established areas, any increase in fire infrastructure will have to be taxpayer-supported.

3.2. Police

It is also likely a simple matter to identify areas where capacity exists in police infrastructure to support increased densities. The Calgary Police Service (CPS) have metrics that can determine whether there is capacity available in the system or if additional capital and operating costs are required.

Similar to Fire facilities, increases in the requirements for CPS infrastructure will have to be taxpayer supported.

3.3. EMS

While EMS is not a City responsibility, it is incumbent on the City to properly coordinate planning for EMS with the Province to determine if there any further units needed to support an increase in housing in any particular part of the City.

4. Community Infrastructure

4.1. Libraries

Libraries are an increasingly important part of the lives of many Calgarians. New libraries require land and expanded libraries require capital expenditure. Increases in density should consider the requirements of libraries and capital should be allocated where expansion makes sense to support increases in density.

If new libraries are constructed or existing facilities are expanded, the costs will have to be taxpayer-supported as there is no levy in place for this infrastructure.

4.2. Recreational Facilities

Recreational facilities are not in abundance in the established areas of the City as many, such as the YMCA and YWCA, have experienced a loss of participants and have had to close in recent years. The addition of increased housing units will place a strain on those facilities that are still in existence or will require participants to travel long distances to take part in recreational activities. New recreational facilities will require land for the development of these facilities, and it should be possible to determine where recreational opportunities exist in the established areas.

If new recreation facilities are constructed or existing facilities expanded, the costs will have to be taxpayer-supported as there is no development levy, charge or fee in place for this infrastructure.

5. Shallow Utility Systems

5.1. Electric Distribution Systems

With the advent of electric vehicles plus a desire to electrify our home heating ventilating and air-conditioning (HVAC) systems, there is concern that the electrical distribution network is not robust enough to handle the additional strains that will be placed upon it. An increased number of residential units will require an increased number of transformers to supply electrical power. Each transformer in a new community provides services for about 12 individual single-family lots. Transformers in existing communities were generally based on 100 Amp household requirements. The increased loads that are now being requested for EV charging stations, air conditioners, heat pumps, etc. require 200 Amp servicing. In other words, Enmax may have to increase both the number of transformers and the amperage supplied by each transformer, to accommodate

the sort of growth/density that is being contemplated. This will require an increase in utility rates to support the increased infrastructure required.

5.2. Telecommunication Systems

With an increasing number of people now working from home, the requirement for higher-speed internet systems is becoming a necessity. If infrastructure is not available, roads, lanes and front lawns will have to be torn up to replace outdated telecommunication services for new homes in existing communities. This will also necessitate an increase in user rates if density is not provided in a thoughtful manner.

5.3. Gas

Upgrades to the gas distribution system will likely not be required as home heating can be provided by more sustainable forms of home heating, based on the provision of additional electrical power.

6. Schools

Schools in Calgary appear to be either over capacity or under-utilized. Only a few are at optimum loads. Planning for additional density should take place where schools are currently being under-utilized to avoid closure of schools and to allow students to attend schools in their own community. This is very important for families who do not wish their children to have to ride on the bus for hours each day to attend a school that is out of their area. Additionally, siblings will also have the ability to attend the same school together.

7. Healthcare Facilities

Two hospitals in the inner city have been removed and only one emergency services site has been constructed in the established area in the interim. Planning for increased density in the established areas must be done in conjunction with the Province to assure Calgarians that health care will be provided to accommodate a new influx of population. Additional facilities or expansion of existing sites will have to take place to accommodate this growth. Densification should take place in a thoughtful manner to support any improvements in the health care delivery system that may be contemplated.

Business Case for Densification

Similar to new communities, it is proposed that areas for growth should be identified and that a business case should be developed to support this increase in density. This could be done on a Local Area Plan (LAP) basis, whereby the infrastructure would be identified, and any capital and operating costs required could be determined. The investments required to support the increases in density would be offset by the revenues determined from increased tax revenues, levies, utility rates and user fees. Provided a business case indicated that cash flow from the new infrastructure was positive, then the investment required could be supported and an area for densification could be identified within the LAP. This process would be used to support a Land Use Change which could be brought forward for Council's approval at the same Public Hearing as the LAP for which the area in question had been identified.

Conclusion

The rezoning which took place in May of 2024 should be repealed in accordance with the Notice of Motion. Once the repeal has been accomplished, Administration should review the Local Area Plans to determine where capacity exists within those Plans to support growth. This process can also take a deeper look into the facilities required to support growth and capital costs for investments in growth can be determined. A business case can then be put forward to Council to determine whether it is prudent to budget for the infrastructure required based on both the costs of the infrastructure and the revenue that will be derived from the increased densification.

References

- ⁱ Calgary Planning Commission March 7, 2024 Agenda Item 7.2.4 [Calgary Planning Commission - March 07, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com)
- ⁱⁱ Calgary Housing Strategy (Objectives 1.C.1, 1.C.5, 1.C.13, etc); (Home is Here - The City of Calgary's Housing Strategy 2024–2030 Approved by Council 2023 September 16) <https://www.calgary.ca/communities/housing-in-calgary/housing-strategy.html>;

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Lee

Last name [required]

Pettigrew

How do you wish to attend?

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

No

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

Council



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CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Simply put, this "blanket rezoning" is an abdication of one of the city's largest responsibilities. Proper planning results in neighbourhoods of different make-up, character etc. I fail to see how allowing basically anything and everything to go anywhere is fulfilling this important responsibility. I live in Rideau Park - Rideau Roxboro and I chose the community for many reasons: population density, vehicular traffic, schools, etc. To change all that with a stroke of a pen is the antithesis of planning. If we aren't planning, what's next? Strip joints and pot stores beside elementary schools? The only benefit I can see is savings to the City. If we aren't doing any planning, we don't need planners and other related bureaucrats, so Twitter-type layoffs are very possible and should be done. I see no logic in the proposal besides the cost savings. Responsible planning - which can involve changes, could still be done. In my neighbourhood, locals have expressed support for changing 4Th st/Mission into a blvd with nice row townhouses. Would increase density without destroying the neighbourhood and provide a sound barrier to the neighbourhood. Most other changes make no sense because many lots can't have alleys, parking is already an issue with the status quo. But planning before rezoning is key. I'm happy to discuss these issues further at your convenience.



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First name [required]

Jed

Last name [required]

Kaplan

How do you wish to attend?

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

N/A

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support citywide rezoning because I believe that property owners should have the freedom to decide what happens to their land. As a taxpayer, I appreciate how citywide rezoning can increase the city's tax base without needing to build and maintain additional infrastructure. I am also in favor of providing more housing choices across the city, including more affordable housing options.

I urge Council to hold off repealing citywide rezoning until a new policy can be presented to the public and put in its place.



Public Submission

CC 968 (R2026-03)

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First name [required] Glen

Last name [required] Purdy

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

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 wish to register my opposition to the 'current' blanket rezoning, and support for recalling / cancelling that blanket rezoning. in our neighbourhood it has created parking nightmares, and reduced property values for all except the high-priced multi-tenant buildings that have popped up everywhere. The new residences that have been created are NOT affordable, and have simply put more money in the hands of the developers who do not have to live with the parking mess that they have created. As I am sure you realize based upon the results of the last election, the councilors that imposed the initial blanket rezoning on us no longer have a spot on council ;-)



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First name [required] Jennifer

Last name [required] Phaneuf

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)

The council needs to respect the past zoning rules and regulations and abolish any kind of "blanket" re-zoning. It is ridiculous that the city of calgary has allowed builders to build whatever they want, with no consideration to neighbours or parking requirements. People bought houses in areas with specific zoning requirements for a reason and now some areas are suffering with this inexcusable policy. There are places that are appropriate for higher density but any time you "Blanket" anything, there will be problems. I am so horribly disappointed in the City of Calgary for the lack of consideration that was given to homeowners, who pay dearly to live in these inner city areas (that were once so appealing). You have allowed areas such as Banff Trail to be forever changed (in a negative way, in case you are wondering). Please re-instate zoning rules and regulations as they once were. This is in the best interest of our inner city communities. The other thing that the "Blanket" re-zoning did was divide neighbours. Neighbourhoods reached out to lawyers to add restrictive covenants on properties. Those neighbours who did not wish to add such a covenant were chastised. Long term relationships were lost. Thank you to the Counsellors who have the common sense to amend this blanket re-zoning.



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First name [required]

Kathie

Last name [required]

Blakeman

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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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 areas should have blanket zoning, I don't think single family homes should be torn down and a multi unit be put in. Too many green bins, no parking, water issue's, changes the dynamics' of the neighborhood, the developers buy up the older homes so the young families can not and the new developments are not affordable for the young people. I do not think 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] Heather

Last name [required] McBrien

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)

Several high density units are being built in my neighbourhood. The infrastructure in my neighbourhood was not built for such a drastic increase in density. For example some streets are more congested with increased traffic and there will be more cars parked along these already congested streets once the units are full. I have to avoid driving on these streets at certain times now. Local planning is needed to ensure infrastructure can cope (roads, water, sewers, electrical). Also existing trees on properties are usually cut down when building the high density units. Trees are an important part of my neighbourhood for shade and character.



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First name [required] Kathleen

Last name [required] Nielsen

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a born and raised Calgarian, who has seen the development of this city over many years, the blanket rezoning was by far the least thought out and most destructive policy I have witnessed. It not only went against the majority of voters, but has continued to cause issues for communities and has not supported housing in the way it was promised. My issues with the blanket rezoning are as follows:

- 1) There were Local Area Plans for a reason, put together thoughtfully, and over an extended period of research, cost & community involvement - use those instead.
- 2) Neighbourhoods are being altered, property values are being decimated if you happen to be next to an 8 plex on a single lot, those who have worked hard through many recessions are being punished
- 3) Parking & Bin placement is a real issue, and if someone doesn't believe it is, it's only because they don't live near one of these developments. Exiting my alley is a hazard every day.
- 4) No regulations followed on builder or inspector ethics. Multiple properties have not been built to design submitted, not built up to code, but get approved anyways. The incentives to make a quick dollar are too high for C- builders to make something that will not stand the test of time, these properties will be problematic for years to come
- 5) These properties are not creating family homes, the liveable space is so small and poorly designed that families are still forced to the outskirts of Calgary, leaving schools vastly out of balance. Families want a yard, bedrooms, space - if those types of properties were created on pre existing lots, and condos were focused in more appropriate



Public Submission

CC 968 (R2026-03)

locations, the demographics would be substantially better off.



Public Submission

CC 968 (R2026-03)

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First name [required]

[REDACTED]

Last name [required]

scott

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 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 reconsider keeping low density zoning to exclude well built, simple, and small units in residential areas. HIGHER density with careful consideration of parking, access to public transportation should be required. 3000 UNITS ARE NEEDED PER YEAR to accommodate the many people who need housing in CALGARY.. The housing crisis is not caused by immigrants. Only 11% of the causes are influx of ppl. the other 89% causes are costs and access of materials and supplies. Most of us are good people in Calgary and want to welcome new people, teach their children adequately, and use their employable skills to keep our quality of life as high as possible. Please don't jeopardize our present zoning laws to accommodate fear, NIMBY, or overzealous developers.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] Resubmission of March 23 hearing agenda
Date: Monday, March 16, 2026 10:24:41 AM

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[Report Suspicious](#)

1.

Dear Austin, city council office, asking for my permission to include my comments in the written March 23 public hearing agenda.

I thought I had submitted everything appropriately, including my name, email address, etc. But if I didn't, then disregard that submission and include the better written one below.

My name is Sue M. Scott, University of Alberta retired professor,

Email is [REDACTED] I hope you don't publish my email address.

HERE IS THE APPROPRIATE SUBMISSION BELOW:

1. No Repeal without Replacement: If the city repeals the current zoning bylaw, please replace it with a bylaw that is equally as effective in enabling market-based solutions to affordable housing.

Preserve the Housing Accelerator funding.

2.

Land for Affordable Housing: Address the barriers that have prevented the city from reaching its goal of building 3000 non-market affordable housing units per year.

Specifically, please increase the provision of City-owned land for affordable housing, and

appropriately zone that land for affordable housing prior to its release.

3.

Rental Supports: Implement a rental support strategy that coordinates and increases the resources available for rental support.

Please advocate for the expansion of rental supports provided by the provincial and federal governments.

THANK YOU FOR ASKING FOR CLARIFICATION OF MY PREVIOUS SUBMISSION. I know this is a tireless job of getting these submissions in order. I'm sorry I've caused you more worry.

Sincerely,

Sue M. Scott



Public Submission

CC 968 (R2026-03)

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First name [required] Chantale

Last name [required] Campbell

How do you wish to attend? In-person

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

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



Public Submission

CC 968 (R2026-03)

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Mar 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 support the repeal of Calgary's citywide rezoning policy because it weakens the role of public voice in decisions that shape our neighborhoods. Zoning changes and resultant rampant development have significantly affected traffic, parking availability, infrastructure capacity, neighborhood character, property values, and the quality of life for long-time residents. Decisions with impacts at that scale require meaningful consultation with the residents who live there, and elected officials have a responsibility to demonstrate that they are listening and responding to the people they represent. When public input is collected but there is little evidence it influenced the outcome, it reflects an elitist approach to governance and a failure of the City and its planning departments to fulfill their responsibility to constituents.

Democratic discourse is meaningful only when decision-makers show they have genuinely considered and responded to the concerns raised by citizens. Public engagement should not be treated as a procedural step but as an essential part of responsible governance.

While increasing housing supply is important, citywide rezoning is not the only way to achieve it. A blanket policy risks accelerating redevelopment in areas that may not yet have the infrastructure, transit access, or community services to support higher density.

I intend to speak to this comment in person at the March 23 council meeting as a concerned and directly impacted resident in Marda Loop.



Public Submission

CC 968 (R2026-03)



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First name [required]

Gina

Last name [required]

Cerantola

How do you wish to attend?

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

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

Repeal of Calgary rezoning.pdf

ATTACHMENT_02_FILENAME

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

March 16, 2026

Dear Calgary City Council,

I am writing as a resident to express my concern regarding the recently implemented city-wide rezoning policy approved in May 2024. I respectfully urge the City of Calgary to reconsider and repeal this measure to revert residential zoning to the pre-2024 designations for properties that are not already under construction.

While I understand the goal of addressing housing availability, many residents are concerned about the potential impacts of blanket zoning changes across established neighborhoods. City-wide rezoning removes the ability for communities to have meaningful input on how development occurs in their local areas. Decisions that significantly alter neighborhood character, infrastructure demand, and density should involve careful planning and direct community engagement rather than a one-size-fits-all approach.

Many Calgarians value the unique character, planning, and livability of their communities. A more balanced approach—one that targets areas appropriate for increased density while preserving community consultation—would better reflect the needs and perspectives of residents.

In addition, changes to the R-CG district should include:

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

I respectfully ask City Council to revisit this policy and consider repealing the city-wide rezoning change in favor of a more localized and collaborative planning process.

Thank you for your time and for your service to our city.

Sincerely,

[REDACTED]
Gina Cerántola
Community of Scarboro
Calgary, AB
[REDACTED]



Public Submission

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First name [required] Shannon

Last name [required] Low

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

IMG_1992.jpeg

ATTACHMENT_02_FILENAME

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

I am in favour of a partial repeal of the rezoning rules, according to the details outlined in the attached photo, in the last column under "proposed rezoning." A partial repeal will achieve federal funding, address the dual crises, and consider community feedback.

I live in a community that could be affected by these changes, and I agree that there should be some increased density in order to address the need for housing and in order to prevent continued urban sprawl.

Beyond the existing threat of climate change and the need to maintain carbon stores in soil and forests, urban sprawl decimates ecological systems and their biodiversity that are actually just as important for human thriving. Ecosystems provide "ecosystem services" to us, which I've never qualified in assessments for development, and which are sadly not understood or appreciated by most non-Indigenous people. Ecosystem services include the provision of clean air, fresh water, safe nutritious food, recycling of waste, and a stable climate system.

And beyond the science of ecosystems and climate, there is the ethical consideration for the other living species that we share this part of the planet with. Why do humans continually take precedent over the plants, microorganisms, insects, amphibians, birds and mammals that constitute intricate food webs and ecosystems, culminating in eco-



Public Submission

CC 968 (R2026-03)

system services that humans require to survive! The sooner we all understand the collective nature of our ability to live on this planet, the better it will be for all involved.

Please do not lift the growth management overlay. Developers cannot be the ones to guide these decisions, for their interests are not in the biosphere or human wellness. Please implement the partial rezoning suggestions and let Calgary be a global leader in how to live sustainably in a world that is entering the sixth mass extinction.

The table below outlines three paths forward for City Council after the March 23 public hearing:

1. **Full Repeal** of Current (R-CG) Rezoning
2. **No Repeal** of Current (R-CG) Rezoning
3. **Partial Repeal** of Rezoning



Comparison between existing and proposed zones

District	Full Repeal		Current Rezoning	Partial Repeal
	R-C1 district rules	R-C2 district rules	Current R-CG district rules	Proposed R-CG district rules
Allowed uses	<ul style="list-style-type: none"> Single detached dwelling Secondary or backyard suite 	<ul style="list-style-type: none"> Single detached dwelling Semi-detached dwelling Duplex Secondary or backyard suite 	<ul style="list-style-type: none"> Single detached dwelling Semi-detached dwelling Duplex Rowhouse building Townhouse Secondary and backyard suite 	Row and townhouses would only be allowed on the three lots at the end of each block. Secondary or backyard suite, not both. Other uses unchanged.
Maximum height	8.6–10 metres + 1 metre to account for grade difference	8.6–10 metres + 1 metre to account for grade difference	11 metres from grade	10 metres from grade
Max coverage	45%	45%	60%	55%
Minimum front setback	Contextual average minus 1.5m, or 3.0m	Contextual average minus 1.5m, or 3.0m	3.0m	Contextual average minus 1.5m, to max of 4.5m
Unit max*	1 unit + 1 suite	2 units** + 2 suites	4 units** + 4 suites	3 units** + 3 suites
Parking	1 stall	1 stall per unit & suite	0.5 or 1 stall per unit or suite	No change proposed
Landscaping	2–3 trees	2 trees	5 trees**	No change proposed
Waste & recycling	N/A	N/A	Screened, storage location on site. Bin amount varies.	Screened, storage location on site. Bin amount varies.

*Maximum units depends on parcel size **Assuming a standard 50'x120' parcel width and depth.

\$1-Billion Federal Funding for Housing and Infrastructure				
Addresses Infrastructure Crisis				
Addresses Housing Crisis				
Addresses Community Feedback on Rezoning (R-CG)				



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First name [required] JackueLINE

Last name [required] Eden

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

For many reasons I am in agreement with changing the citywide blanket rezoning implemented by the previous mayor and council. One critical issue is that the rezoning has not provided the affordable housing which is very necessary not only in our city but across the country. There are other issues of course that relate to parking, infrastructure, waste removal, schools, etc. that would plague the inner city neighbourhoods. Also, an important point is the destruction of mature vegetation which provide not only the privacy and shade from the elements, but the severe environmental impact.



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First name [required] Jennifer

Last name [required] Grossman

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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)

THANK YOU for correcting the incredibly idiotic decision that our prior mayor made. I look forward to my neighbourhood returning to its former zoning designation. Unfortunately some damage has already been done that will significantly affect some residents' property values.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Sandy

Last name [required] O'Connor

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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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Proposed City Wide Rezoning Change March 23 2026 submission by Sandy OConnor.pdf

ATTACHMENT_02_FILENAME

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

Submission in regard to Proposed Citywide Rezoning Change, to be considered at the March 23, 2026 Public Hearing of Council

Name: Sandy O'Connor

Address: 1319 Windsor St. NW, Calgary, AB

Email: [REDACTED]

I am making this submission because I feel it is important to share what's it's been like to live in an inner city neighborhood since blanket rezoning came into effect

I am a born and raised Calgarian. I grew up in NW Calgary and that is where I live today. My neighborhood was built and beautifully planned in the 1950s. Today it is a mix of affordable older bungalows as well as new single-family homes. Because they are affordable, our older bungalows are home to many of our beloved seniors, as well as wonderful new Calgarians. It's a vibrant and diverse community full of people that care about and support each other.

Let me tell you what's been going on since blanket rezoning came into effect:

- Developers are buying up the older bungalows with plans to tear them down.
- Multiple applications have come forward from developers for 10 units on a single lot.
- Based on the designs we've seen, the 10 plexes will be high-priced. I would estimate they will sell in the \$800,000s or above.
- Now what happens when someone who owns one of those older bungalows puts up a For Sale sign? On my street, the neighbor that put their house up for sale was terrified that it would be developed into a multi-unit development. She was upset and worried, feeling that her long-time neighbors would hate her if that happened. The neighbors gathered in the street each night trying to figure out if it had sold yet, and to whom – it was a mid-block house, and we were all scared to death it would end up as a multi-unit development. The uncertainty was horrible for everyone – the person selling, and the neighbors.
- We are also a neighborhood with some Restrictive Covenants. The covenants can be enforced only when neighbors choose to enforce the covenant against another neighbor, who may or may not support the covenant. It has the potential to be very divisive.
- And finally, we've organized to hire lawyers, pay legal fees and go to court and keep fighting every multi-unit development application we can.

- So what's the result? The affordable homes are being knocked down for much more expensive housing, neighbors are living in fear and uncertainty of what may go next to them, and we're pitting neighbors against each other in legal battles. The result is the exact opposite of community building.

To be crystal clear, I am not opposed to densification. I recognize and support that our community will need to be densified. What I do oppose is ripping apart a beautifully planned older community because it is too hard to plan densification with input from, and consideration for, our unique communities.

What's the answer? A full repeal of blanket upzoning and a return to planned community-based growth. Rule-tweaks to the existing blanket zoning bylaw isn't the answer, because they will still not address the community context. The answer is to repeal, restore a stable baseline and ensure we understand the capacity of the aging infrastructure in these older communities. Then, in consultation with our communities, design proper community-based redesignations.

Let me close with some final thoughts. I am a very proud Calgarian. I love this city and I believe in it. I believe:

- That I live in a city that not only looks forward, but also preserves what is good about our older communities. That we're a city that builds and strengthens communities, not tears them apart
- That I live in a city that isn't afraid of hard work. No one said planning for densification would be easy, but just because it's hard doesn't mean we should take the easy way out and paint everything with the same blanket brush.
- That I live in a city that is still entrepreneurial and finds new ways to accomplish great things. A City that says to the Federal Government "we **are** getting more housing built, and we are going to keep doing it in a way that works best for **our** city and **our** communities".
- That I live in a city that believes in the democratic process and listens to its citizens. That people's voices matter.

Calgary is an amazing city that has never been afraid to take on a challenge. It's time to seize the moment and be bold - we can densify and still do it while preserving the character of our great city and communities.

Thank you for your time

Sandy O'Connor



Public Submission

CC 968 (R2026-03)

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First name [required] David

Last name [required] Kampel

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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)

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

IN FAVOUR of REPEAL of blanket rezoning bylaw.pdf

ATTACHMENT_02_FILENAME

I support for repealing the Rezoning for Housing ("blanket rezoning") bylaw passed by Council in May 2024 and reinstating the previous zoning that was in place prior to blanket rezoning coming into effect.

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

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

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

Public Submission

CC 968 (R2026-03)

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

Finally, blanket rezoning has not produced the affordable housing its proponents promised. Instead, families seeking entry level single-family homes have been forced to compete against commercial buyers. When the commercial buyers win, they routinely replace the entry-level single-family homes with high-priced luxury townhouses. This has driven up the cost of entry housing and benefited developers rather than home buyers.

It is time to repeal blanket rezoning, reset to the previous zoning bylaw, and start over with local planning that designates the best sites for density while maintaining the character of Calgary neighbourhoods.

David Kampel
40 Gissing Drive SW
Calgary, AB T3E 4V7

March 14, 2026

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

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

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

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

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

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Finally, blanket rezoning has not produced the affordable housing its proponents promised. Instead, families seeking entry level single-family homes have been forced to compete against commercial buyers. When the commercial buyers win, they routinely replace the entry-level single-family homes with high-priced luxury townhouses. This has driven up the cost of entry housing and benefited developers rather than home buyers.

Blanket rezoning has negatively impacted countless Calgary homeowners, but failed to achieve its stated objective of increasing the affordable housing supply. It is time to repeal blanket rezoning, reset to the previous zoning bylaw, and start over with local planning that designates the best sites for density while maintaining the character of Calgary neighbourhoods.

Thank you,

David Kampel



Public Submission

CC 968 (R2026-03)

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First name [required] Curtis

Last name [required] Sherman

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

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



Public Submission

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 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 SUPPORT the Calgary city of council to bring back the low density residential zones BACK to what existed in the land use bylaw prior to the citywide Rezoning for housing that was approved by Council in May 2024 that came into effect on August 6 2024.I support the City of Calgary in the process to reverse Rezoning for housing.



Public Submission

CC 968 (R2026-03)

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First name [required] Ida

Last name [required] Heron

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



Public Submission

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support the repeal of the blanket upzoning bylaw of 2024 (BUZ), in whole.



Public Submission

CC 968 (R2026-03)

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First name [required] Michelle

Last name [required] Dudar

How do you wish to attend?

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Wish to reappear the blanket zoning

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Repeal blanket zoning

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The blanket zoning should be repealed



Public Submission

CC 968 (R2026-03)

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First name [required] Lisa

Last name [required] Poole

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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

Joint Letter_59 Signatories_15Mar26.pdf

ATTACHMENT_02_FILENAME

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

Please find attached a joint letter with 59 signatories calling for a FULL repeal of blanket rezoning.

City Council
City of Calgary
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Monday, March 16, 2026

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

Dear Mayor Farkas and Members of City Council,

We, the undersigned, write in support of a full repeal of the blanket rezoning bylaw to be implemented by June 1, 2026. A full repeal requires the restoration of the exact wording of Bylaw 1P2007 prior to August 6, 2024.

This will reset Calgary's Planning approach in a way that restores public confidence and pursues growth that is balanced, transparent and locally responsive.

Calgarians across all perspectives share a common objective: ensuring that Calgary remains affordable, resilient, and livable as it evolves. The current debate is therefore not about whether growth should occur, but how growth can be guided in a manner that balances housing needs, infrastructure capacity, neighbourhood character, democratic legitimacy and public trust.

Since the introduction of R-CG and H-GO land-use districts, the impacts of densification on Established Communities have been significant and deeply felt. Communities have witnessed the loss of mature urban canopy, the demolition of older and naturally occurring affordable housing, and rapid land-use change occurring without meaningful Planning grounded in local context. In numerous cases, adjacent residents report an erosion in quality of life. For many Calgarians, these changes have eroded trust in the Planning process and created uncertainty within their neighbourhoods.

The scale of public interest surrounding this issue has been unprecedented. During the 2024 Public Hearing, hundreds of residents participated through written submissions and in-person presentations, and 6101 letters were received, 88% in opposition. The outcome of the recent municipal election further demonstrated that concerns about blanket upzoning remain significant for many Calgarians. Regardless of individual viewpoints, these signals highlight the importance of reinforcing civic legitimacy through honest and responsive decision-making.

We respectfully urge Council to vote for a full repeal of blanket rezoning. We further ask Council to refrain from introducing last-minute amendments that have not been transparently shared with or meaningfully reviewed by the public. Instead, Council should restore the previous bylaw 1P2007, in its entirety, to ensure the zoning framework (ie R-C1, R-C2,) and key provisions such as contextual front setbacks and 45% lot coverage are reinstated to provide clarity, predictability, and stability for communities across Calgary.

The Local Area Plan process also requires reconsideration. There is deep dissatisfaction among residents regarding both the process and resulting outcomes. We request a comprehensive review of R-CG and H-GO rules to ensure that they are genuinely contextual and responsive to neighbourhood conditions. Key issues requiring stronger consideration include lot coverage, heights, setbacks, shadowing, privacy, tree canopy protection, infrastructure capacity and load, waste management, and parking. Additionally, Administration should be clearly directed that relaxations are intended for exceptional circumstances — not as routine tools to override reasonable, well-founded community concerns.

A full repeal should not be viewed as a rejection of growth. We recognize the need for housing solutions and thoughtful densification. Rather, repeal provides an opportunity to move forward with a more balanced and collaborative approach, one grounded in authentic engagement, transparent decision-making and co-design with Calgarians to develop a made-in-Calgary planning framework that reflects local realities and priorities.

Calgarians deserve Planning policies that respect existing communities, align with infrastructure capacity and build trust through genuine participation.

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

Sincerely,

[59 Signatories as of Mar 15, 2026]

Abbeydale Community Association
Albert Park Radisson Heights Community Association
Altadore Neighbours
Bonavista Downs Community Association
Brentwood Community Association

Bridgeland Riverside Community Association
Cambrian Heights Community Association
Canyon Meadows Community Association
Chaparral Community Association
Crescent Heights Community Association

Deer Run Community Association
Elbow Park Residents Association
Elboya Britannia Community Association
Forest Heights Community Association
Forest Lawn Community Association

Fairview Citizens for Thoughtful Planning
Glendale/Glendale Meadows Community Association

Haysboro Community Association
Hounsfeld Heights - Briar Hill Community Association
Kingsland Community Association

Lake Bonavista Homeowners Association
Lakeview Community Association
Marlborough Community Association
Marlborough Park Community Association
Mayfair Bel-Aire Community Association

Meadowlark Park Community Association
McKenzie Lake Community Association
Millican Ogden Community Association
Montgomery Community Association
Mount Pleasant Community Association

Mount Royal Community Association
North Glenmore Park Community Association
Palliser/Bayview/Pump Hill Community Association
Parkhill Community Association
Parkdale Community Association

Penbrooke Meadows Community Association
Richmond Knob Hill Community Association
Rideau Roxboro Community Association
Rosedale Community Association
Rundle Community Association

Rutland Park Community Association
Scarboro Community Association
Scenic Acres Community Association
Shawnee Evergreen Community Association
Silverado Community Association

Southview Community Association
St. Andrews Heights Community Association
Temple Community Association
Thorncliffe Greenview Community Association
Tuscany Community Association

Tuscany Residents Association
University Heights Community Association
Valley Ridge Community Association
Varsity Community Association
West Hillhurst Community Association

Willow Ridge Community Association
Winston Heights-Mountview Community Association
Wood Creek Community Association
Windsor Park Community Association



Public Submission

CC 968 (R2026-03)

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First name [required]

Katrina

Last name [required]

Olsen-Heise

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

repeal blanket upzoning Mar 16 KOH.pdf

ATTACHMENT_02_FILENAME

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

Hello Mr. Mayor and Councillors:
I am Katrina Olsen-Heise. I live in Ward 11. I am in support of the proposed Citywide Rezoning Change being addressed at the Public Hearing, commencing March 23, 2026.
This bylaw will change the zoning of residential properties back to what existed before the citywide rezoning approved in May 2024, except for properties already rezoned or with applications in the system.
I moved to Calgary over 40 years ago and have lived in several different areas of the city. Each had its own character and provided a home base that matched my stage in life, going from university student/emerging adult to established professional to family person to (hopefully) valued elder. Blanket upzoning that the previous Council passed last May ignores the intrinsic value community character has to citizens and to the city as a whole.
Variety is the spice of life, and a city that embraces its neighbourhoods having their own attributes and ethos is a vibrant, resilient city. Blanket rezoning results in homogenising the city, rather the opposite of respecting diversity. Repealing blanket up zoning will benefit the city's spirit, which is so necessary in these uncertain times.



Public Submission

CC 968 (R2026-03)

Additionally every neighbourhood in Calgary differs in infrastructure capacity, transit access, and local features. One citywide rule cannot remotely account for those differences. Blanket upzoning overrides local context and Local Area Plans. Repealing blanket upzoning will allow planning to occur thoughtfully, based on neighbourhood conditions.

Blanket up zoning results in homes becoming redevelopment assets. When density is granted across the entire city, land value immediately reflects its redevelopment potential.

Properties are viewed as revenue-generating assets rather than places to live. This encourages teardowns and higher land bids, which can price out seniors and families. Repeal would reduce this blanket incentive and return zoning decisions to a more deliberate planning process.

I support the full repeal of blanket upzoning of May 2025 and re-engaging with citizens through an expedited, transparent Local Area Plan and corridor planning process.

Hello Mr. Mayor and Councillors:

I am Katrina Olsen-Heise. I live in Ward 11. I am in support of the proposed Citywide Rezoning Change being addressed at the Public Hearing, commencing March 23, 2026. This bylaw will change the zoning of residential properties back to what existed before the citywide rezoning approved in May 2024, except for properties already rezoned or with applications in the system.

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Variety is the spice of life, and a city that embraces its neighbourhoods having their own attributes and ethos is a vibrant, resilient city. Blanket rezoning results in homogenising the city, rather the opposite of respecting diversity. Repealing blanket up zoning will benefit the city's spirit, which is so necessary in these uncertain times.

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Blanket up zoning results in homes becoming redevelopment assets. When density is granted across the entire city, land value immediately reflects its redevelopment potential. Properties are viewed as revenue-generating assets rather than places to live. This encourages teardowns and higher land bids, which can price out seniors and families. Repeal would reduce this blanket incentive and return zoning decisions to a more deliberate planning process.

I support the full repeal of blanket upzoning and the adoption of a Repeal, Reset, and Restart approach.

Repeal means full repeal of the blanket upzoning bylaw, including any amendments, rules and policies made after the May 2024 public hearing.

Reset means reinstate the Land Use Bylaw, and related amendments, rules and policies as they existed immediately prior to blanket upzoning.

Restart means re-engage with Calgarians through an expedited, transparent Local Area Plan and corridor planning process to determine where additional density will fit. This approach does not stop future densification — it ensures that growth is deliberate, context-sensitive and supported by community engagement, resulting in durable and legitimate zoning outcomes.

Thank you for your attention in this matter.

Sincerely, Katrina Olsen-Heise



Public Submission

CC 968 (R2026-03)

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First name [required]

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Last name [required]

McNaughton

How do you wish to attend?

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

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

Standing Policy Committee on Community Development



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a 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. Three years ago, I spent a significant amount of my hard-earned money to move from West Hillhurst to St. Andrews Heights specifically because of the RC1 character this neighbourhood offered. I chose this community because it was one of few inner city neighbourhoods with no infills/multi-unit homes. That stability was part of the value I believed I was buying into. It is deeply unfair that shortly after making that investment, the City fundamentally changed the rules through blanket rezoning and removed that choice—not just for me, but for all Calgarians. There is now no neighbourhood in Calgary where traditional single-family character is protected. The impact on our community has been immediate. St. Andrews Heights has historically been entirely RC1 and contains no side-by-side developments, yet we are already facing two proposed 10-plex projects. Residents might have accepted the occasional duplex or fourplex as gradual density. Instead, the first proposals are ten-unit developments with limited parking located at the primary entry and exit points to the neighbourhood. This raises real concerns about congestion, safety, and parking, as more vehicles inevitably spill onto surrounding streets. Our community was forced to challenge one of these proposals through a provincial



Public Submission

CC 968 (R2026-03)

appeal, which we successfully won in part because the City failed to properly account for how housing units were counted. The fact that residents must rely on a provincial process to be heard by their own municipal government reflects a serious flaw in this policy.

We are not opposed to density and support thoughtful development. What we oppose is a blanket policy that removes choice from Calgarians about the type of community they want to live in.

We respectfully ask Council to:

- Fully repeal blanket rezoning and restore RC1 and RC2 designations
- Commit to a community-by-community planning process with meaningful resident engagement

Calgary needs thoughtful housing policy—not the erasure of neighbourhood identity. We ask this Council to restore balance and trust in the planning process.



Public Submission

CC 968 (R2026-03)

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First name [required] sean

Last name [required] kollee

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 opposition

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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 oppose the repeal of the rcg zoning. The challenge with doing this is the city would lack a land use bylaw that is sufficient to meet the needs of a large infill area with a growing population. The former zoning bylaw is quite obsolete and highly restrictive. It does not allow a missing middle building form in its conception, it acted as a form of risk/time/cost subsidy to detached housing and would do so again if put back into practice. Detached housing and detached home buyers do not need support from society, those individuals are capable of making housing decisions subject to the market. I view that the market needs to play a greater role in deciding land use, not entrenched interests, particularly those that value parking, and low density forms in areas of strategic value and importance, such as the infill communities where population growth makes a lot of sense. In light of the difficulty and cost of dealing with suburban expansion, the city needs to have policy and bylaw in place that supports the middle type housing, not through subsidy, but through speed of permitting, and lack of risk to the applicant. The rcg zoning, while imperfect, was far better at supporting critically needed middle housing than the former 2007 land use bylaw, even with its iterations over time to allow some townhouse development. The local area plan method is far superior at deciding land use policy than workshopping complex rules at the council floor during a hearing. My suggestion is to allow industry and planning department to propose updated bylaw edits that support the realities of building middle housing while reforming procedures at city hall to de risk the process and encourage investment in



Public Submission

CC 968 (R2026-03)

more, higher quality middle forms. Sean



Public Submission

CC 968 (R2026-03)

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First name [required]

Mary

Last name [required]

Corbett

How do you wish to attend?

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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

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

I am a concerned property owner living in what was low density R1 zoning when we purchased the property. The bylaw change that came into effect in August 2024 should be reversed for the following reasons: there is not sufficient infrastructure to support the proposed densities that multiple units for a single lot will bring (water, sewage, emergency response services, electricity, natural gas and data lines); there are insufficient numbers of proposed parking spaces that will result in blocked roadways and increased safety concerns for motorists and pedestrians.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Laurie

Last name [required] Wien

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 Resoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Rezoning Comment.pdf

ATTACHMENT_02_FILENAME

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

To: Office of the City Clerk

Subject: Comment on Proposed Rezoning of Kincora

My name is Laurie Wien and I reside with my family at 87 Kinlea Link NW Calgary T3R-0C3.

My email address is [REDACTED]

I am writing to provide comments regarding the proposed repeal of the blanket rezoning by-law in Calgary. Our neighborhood was previously zoned for single family homes, which is one of the reasons we purchased this lot 16 years ago. The addition of several condominium building have recently been built in Kincora in the last several years and these have contributed to more traffic, congested streets with parked cars and parking control of nearby businesses. I am in favor of the by-law being repealed and most of my neighbors and I were not in favor of the blanket rezoning implementation.

My immediate concern is regarding the vacant property adjacent to my home at 65132 Symon's Valley Road NW.

While I understand that the City must accommodate growth and consider new housing options, I have several concerns about the potential for a dense condominium development on this site.

First, this property is immediately beside established homes on a quiet residential street. A high-density development would significantly alter the character of the neighborhood. Increased traffic and parking demand are concerns. Our street currently experiences limited traffic and on-street parking is already used by nearby residents and visitors. A multi-unit building could create overflow of parking and congestion that the street was not designed to handle.

Second, a larger building would affect existing views and the overall openness of the area. The surrounding properties currently benefit from the green space and natural setting, which contribute to the quality of life for residents.

Third, the nearby green space supports local wildlife that residents regularly observe. A dense development would likely increase noise, lighting, and human activity that could disrupt these habitats.

Finally, I would like to note that the property has been vacant for some time and has previously attracted vagrants and trespassing. While I would support responsible development that improves maintenance and safety of the site, I encourage city council to

carefully consider the scale and impact of any proposed project. Development that is more consistent with the existing neighborhood—such as lower-density housing—would be more appropriate.

Thank you for the opportunity to provide input on this matter. I hope that council will take these concerns into account when evaluating the proposed rezoning.

Sincerely,
Laurie Wien



Public Submission

CC 968 (R2026-03)

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First name [required] Charles

Last name [required] Whitaker

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)

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 negatively impacted. 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:

1. Fully repeal blanket rezoning and restore prior RC1/RC2 designations.
2. 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.