



## Public Submission

CC 968 (R2026-03)

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First name [required]

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Last name [required]

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How do you wish to attend?

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

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

Council



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide rezoning Change

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

In favour

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 favor of the proposed rezoning change. Everyone likes something different. We know what different neighborhoods are like and people put in a lot of money, time and effort choosing where they want to live. The blanket rezoning has been unfair to so many people who have made these choices and are now facing having these neighborhoods changing. It is not the same when all of a sudden you have an 8-plex being built next door, shading your house and your yard, cutting down old growth trees, overcrowding parking on the street, stressing old infrastructure because when the older neighborhoods were built they were certainly not built to support a neighborhood of 8-plexes. Cutting down old growth trees in older established neighborhoods when this is already an issue. Counsel already spoke of having more of a tree cover in the city, how are we helping this situation if we are cutting down big old growth trees. Trees do not grow back overnight. There will be no space on a lot which previously held one house and a few trees if a 6 or 8 plex fills the entire lot. Once again changing the look and feel of an entire neighborhood. Infrastructure such as plumbing, water mains, electricity. In older neighborhoods the infrastructure is not built to support or handle this, to say nothing about the potential damage to existing houses next to these new builds. The strain on the pipes for water and plumbing when all of a sudden there are eight different units on a space that used to have one. And Parking. Need I say more? Lack of privacy for those who used to have a neighbor with one house on a lot and now find themselves next to a 4, 6 or 8 units. Now dealing with windows looking down into their backyards with units being built right up to the property line. Now not being able to

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enjoy their own backyards, maybe not being able to have a garden now because of shading. The bottom line is that people save up, choose, research, decide on neighborhoods for different reasons. There are many new communities being built in Calgary with much higher density than the old neighborhoods. Many new areas that have condos, townhomes and apartment buildings. People make their choices on what they desire and what they can afford. Some like newer, some like older, some higher density, some lower density. The blanket rezoning implemented by previous counsel was not well thought out and betrayed many Calgarians, leaving many wondering who the counsel was in fact representing. Thank you.



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First name [required] Brooklyn

Last name [required] Janzen

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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 proposed land redevelopment that prioritizes mixed-use and higher-density housing because it helps create more inclusive, livable communities. Thoughtful density allows more people to access housing, services, and public spaces while making better use of existing infrastructure. Mixed-use neighbourhoods strengthen local economies, reduce transportation barriers, and support more connected communities.

As Calgary continues to grow, redevelopment that balances housing availability with vibrant community spaces is an important step toward a more sustainable and equitable city. City leadership should focus on what benefits the broader community, not only the loudest or most well-resourced voices who often have the greatest capacity to oppose change.

I am disappointed to see time and resources spent revisiting a direction that previous public processes have already supported. I encourage council to show leadership and move forward with policies that serve all Calgarians, including those who are struggling to find housing in our city.



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First name [required] Richard

Last name [required] Dales

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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 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.



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First name [required]

Paul

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

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I firmly believe we need to reset the discussion on citywide blanket rezoning. Do the right thing and start again



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First name [required] **Humaira**

Last name [required] **Palibroda**

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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

Repeal Blanket Upzoning March 2026.docx

ATTACHMENT\_02\_FILENAME

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

Please review attachment

March 15, 2026

Dear Mayor Farkas and Members of City Council:

Re: Full Repeal of Blanket Upzoning Bylaw

My name is Humaira Palibroda, I live in Crescent Heights.

I am writing to express my strong objection to the blanket upzoning policy and to urge Council to fully repeal this approach because it abdicates land-use planning.

The housing landscape in our city has already been significantly altered by the previous Council's policies. Their legacy is increasingly visible in many inner-city communities where the streetscape has become incongruous; characterized by developments projecting vertically and horizontally in massive proportions, with minimal landscaping and designs that encroach upon the privacy of neighbouring homes. A brief drive through many established communities in our 0.5 vehicles makes this reality readily apparent.

It is important to note that the City's 2020 Municipal Development Plan, as well as the materials distributed in November 2023, did not advocate for blanket upzoning. Instead, they emphasized a structured framework that directs land-use change through carefully planned nodes and corridors, focusing growth in strategic areas capable of supporting neighbourhood vitality and economic development. Blanket rezoning departs from that planning framework.

Rather than improving affordability, blanket upzoning has had the opposite effect in many established neighbourhoods. It has dramatically increased land prices because these areas are uniquely attractive to developers, often putting homes further out of reach for first-time buyers. The grid system of these planned communities, combined with large rectangular lots and rear lanes makes them particularly appealing for redevelopment. As a result, single-family homes in established areas are increasingly targeted and removed from the housing stock.

Density alone does not translate into affordability. In fact, increasing allowable density often inflates land values, which can erode the very affordability such policies claim to create.

Some Councillors continue to promote blanket zoning on the premise that it will push redevelopment toward outer communities and mitigate what has been described as a "donut of decline." However, with respect, Councillors are not developers. Building is about balance sheets it is a business proposition it is not focused on creating communities. Developers prioritize predictable profitability; they are not urban planners tasked with shaping communities.

Established neighbourhoods with aging infrastructure will almost always attract the most redevelopment because they contain the easy landscape; large rectangular lots and back lanes best suited to the homogeneous 8-16 unit row housing projects or stacked multi-residential buildings that developers frequently replicate. These standardized forms offer anticipated returns and are easier to approve. It is far less attractive for developers to work with irregular lots, pie-shaped parcels, or properties without back lanes that reduce profitability. As a result, developers

are willing to pay a premium for land in established communities where they can construct projects that fit a known and supported development formula.

Market data also raises serious concerns about the pace and scale of development. The condominium market has weakened and continues on a downward trajectory. According to statistics from the Calgary Real Estate Board, these homes currently have the largest supply, with inventory continuing to grow. Sales are down approximately 27 percent from last year, contributing to a 9 percent drop in benchmark prices to roughly \$298,600 largely driven by the surge of building activity under previous municipal leadership.

These figures fail to account for the so-called “shadow inventory” (properties expected to come to market but not yet listed). This additional supply will likely place further downward pressure on prices, suggesting the potential for overbuilding in an already saturated segment of the market.

The rental market has also shifted. Calgary’s rental environment, once extremely tight and expensive, has begun to ease as of early 2026. Vacancy rates have risen to approximately 5 to 6%, largely due to the large number of purpose-built rental units recently completed. This increased supply is giving renters more choice and putting sustained downward pressure on rents.

Conversely, the detached and semi-detached housing market is beginning to tighten. Detached homes now represent the most constrained segment of the market, with only about 2.6 months of supply available. This indicates continued strong demand for this form of housing. These statistics demonstrate that demand for single-family homes has not disappeared. Efforts to eliminate or marginalize this housing form ignore what the market is clearly signaling.

Addressing housing affordability is critically important. However, a targeted, thoughtful approach to zoning (rather than blanket rezoning) is the more prudent path forward. Growth should be directed through careful planning that aligns with infrastructure capacity, neighbourhood character, and long-term community sustainability.

We must strive to balance housing needs with responsible planning and environmental stewardship by prioritizing well-planned development rather than broad, one-size-fits-all zoning changes.

Thank you for your consideration.

Sincerely,

Humaira Palibroda



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First name [required]                      **Rose**

Last name [required]                      **Price**

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**

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[required] - max 75 characters

Proposed City Wide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I am in support of the city wide rezoning change. Any applications for redevelopment should be on hold until a decision is made. Applications should not be allowed to flood the current process which may defeat the purpose of changing rezoning. More attention needs to be paid to land that has been given up for multi-family housing - ie. the park on Bowness Road for a 50 unit complex.

My opposition to the current city wide rezoning is for the following reasons:

1. Lack of consideration for the long time residents of Bowness and how the community has been established.
2. Choice if single family homes has been ignored. Families bought in Bowness for the large lots and mostly bungalow homes.
3. Structures dominate and intrude on the privacy of neighbours. Builds are not affordable.
4. The new multi-family structures are placed randomly and do not meet the advertised strategy that homes these structures would fit into the existing area.
5. Lack of parking spaces for the multi-family builds. People are parking in alley ways

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

characters)

behind their homes when street parking in front of their home or near their home is full.

6. New builds don't seem to have to provide enough parking for the number of units. The number of cars per unit would also exceed what is currently allowable depending on how many people live in a unit.

7. Major concerns regarding many multi-family build hooking up to old infrastructure - especially considering the water infrastructure woes we face.

8. Storage of waste bins and encroachment into alley ways. Sometimes have to dodge bins.

9. According to our former police chief - increased density leads to increased crime.

10. Lack of external finishes fitting into the neighbourhood.

11. Concern that units will be purchased for purpose of converting to AirBnB.

12. If units are for rent who will ensure outdoor maintenance.



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First name [required] Heather

Last name [required] Sherman

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Sherman - Request to Repeal Blanket Rezoning Bylaw.pdf

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

To: City of Calgary, Clerk's Office  
Re: Support for Repeal of Blanket Rezoning Bylaw 21P2024 (the Bylaw)  
From: Justin and Heather Sherman  
Address: Ward 8

Dear Mayor Farkas and Members of Council:

We are professionals residing in an inner city community in Ward 8. We are opposed to blanket rezoning which allows for up to 12 units on a 50 by 120 foot lot in our community. We write in support of repealing the Bylaw for the reasons set out below.

Prior to moving to our current community, we lived in Marda Loop. In the span of approximately five years, the block we lived on underwent a significant transformation. Bungalows that had stood for decades were demolished. Many large trees were cut down. There came a time when Marda Loop was no longer suitable for our growing family. Among other things, we desired a larger yard, more privacy and a quieter street. In 2022 we chose to move to our current community in part because of its park-like, historic nature. We made the decision to purchase our almost 100 year old home with some certainty regarding community character, based in part on how the community was zoned at that time.

We believe that blanket rezoning significantly reduces certainty for individuals and families who have chosen, or are looking, to enter Calgary's housing market. This is in part due to the disproportionate impact that blanket rezoning has on historic, established neighbourhoods. The policy neither recognizes, nor protects, the unique nature of these neighbourhoods. For example, in newer master plan communities, we understand that houses are often grouped by type which creates certainty for people who live in, or choose to move to, these areas. In contrast, allowing 12 unit complexes to be constructed mid-block in established communities, with limited if any input from neighbours, has the potential to create significant uncertainty and place undue strain on utilities and schools.

Further, it is our understanding that blanket rezoning has not effectively addressed Calgary's housing affordability challenges. We have seen modest, relatively affordable homes and rentals demolished and replaced by higher-priced developments. We understand that blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing. By proceeding with blanket rezoning, the City abdicated its rightful control over planning decisions to developers who may be motivated by short-term financial gain as opposed to long-term community interests. We are not opposed to densification; however, it must be pursued strategically and thoughtfully, with stakeholder input.

The Calgarians that participated in the historic 2024 public hearing on Rezoning for Housing overwhelmingly opposed blanket rezoning. That opposition was reiterated in the 2025 municipal election by electing a Council majority that campaigned on repealing blanket rezoning. We respectfully request full repeal of the Bylaw and a return to thoughtful, community-based planning.

Sincerely,  
Justin and Heather Sherman



## Public Submission

CC 968 (R2026-03)

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First name [required] Heather

Last name [required] Shaw

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

Letter to City Calgary Re Repealing BUZ - Mar 16-26.pdf

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

City of Calgary

Attention: City Clerk's Office

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

We live on Roxboro Road SW in Calgary, Alberta.

We respectfully request that Council fully repeal the blanket upzoning bylaw, reinstate the Land Use Bylaw as it existed immediately prior to the blanket upzoning, and restart the planning and densification process. This should be done by re-engaging Calgarians through an expedited, transparent, and inclusive Local Area Plan and corridor planning process.

We support repealing the blanket upzoning bylaw because Calgarians have already expressed strong opposition, both at the public hearing and at the ballot box. Approximately 70% of submissions at the 2024 public hearing opposed the bylaw, and a majority of the 2025 Council was elected on a commitment to repeal it. The bylaw has undermined public trust in planning decisions.

We also believe that increased density does not, on its own, equate to affordability. The blanket upzoning bylaw permits costly redevelopment without requiring the provision of affordable housing. As a result, older, modest, and relatively affordable homes are being replaced with higher-priced redevelopment. The Calgary Real Estate Board has noted that zoning changes alone do not guarantee housing affordability.

In our experience, the blanket upzoning bylaw has effectively turned existing homes into redevelopment assets, leading to higher land prices, more teardowns, and increasingly expensive replacement housing with outcomes that do not align with the stated goal of creating affordable housing.

For these reasons, we respectfully request full repeal of the blanket upzoning bylaw and a return to community-based planning.

Please feel free to contact us should you have any questions or require further information.

Sincerely,

Heather Shaw  
Jim Carter



## Public Submission

CC 968 (R2026-03)

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First name [required] Sebastian

Last name [required] Chlebek

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 am a resident of St. Andrews Heights, writing on my own behalf and on behalf of a number of concerned neighbours in support of full repeal of blanket rezoning and restoration of the prior RC1 and RC2 zoning designations.

I chose to live in St. Andrews Heights in part because of the RC1 character this neighbourhood offered. Blanket rezoning has removed that choice, not just here, but across Calgary. There is now effectively no neighbourhood in the city where single-family character is protected as a matter of policy.

We are already seeing the effects in our community. St. Andrews Heights has historically been entirely RC1, with no side-by-side development, yet we are already facing proposals for two 10-plex projects. Our community successfully challenged one of these through a provincial appeal, in part because the City failed to properly account for how housing units were being counted. The fact that residents have to turn to a provincial process in order to be meaningfully heard on a municipal planning decision points to a clear failure in this policy approach.

The democratic signal on this issue is also difficult to ignore. The previous Council advanced blanket rezoning without adequately listening to Calgarians. In the last election, the incumbent mayor finished third behind two candidates who both campaigned on repeal. That result should be understood as a clear expression of public dissatisfac-

tion with both the policy and the process behind it.

Our position is measured and reasonable. We are not opposed to density. We support thoughtful, well-planned development. But we do oppose a blanket approach that removes choice and gives Calgarians no meaningful say in the kind of community they want to live in.

We respectfully ask Council to fully repeal blanket rezoning, restore the prior RC1 and RC2 zoning designations, and commit to a community-by-community planning process grounded in meaningful resident engagement.

Calgary needs housing policy that is thoughtful, balanced, and responsive to the people who live here, not policy that erases neighbourhood character by default.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



## Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Newton J Submission RE Public Hearing Meeting of Council Mar 23 2026.docx

ATTACHMENT\_02\_FILENAME

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

Name: Jessie Newton (35) and Milan Kandic (38) (and two children age 1 and 5)  
Address: 4116 Grosvenor Place SW Calgary, AB T3E 4A9  
Title number: 961 256 792  
Years lived in Glendale: Since January 8, 2021 (5+ years)

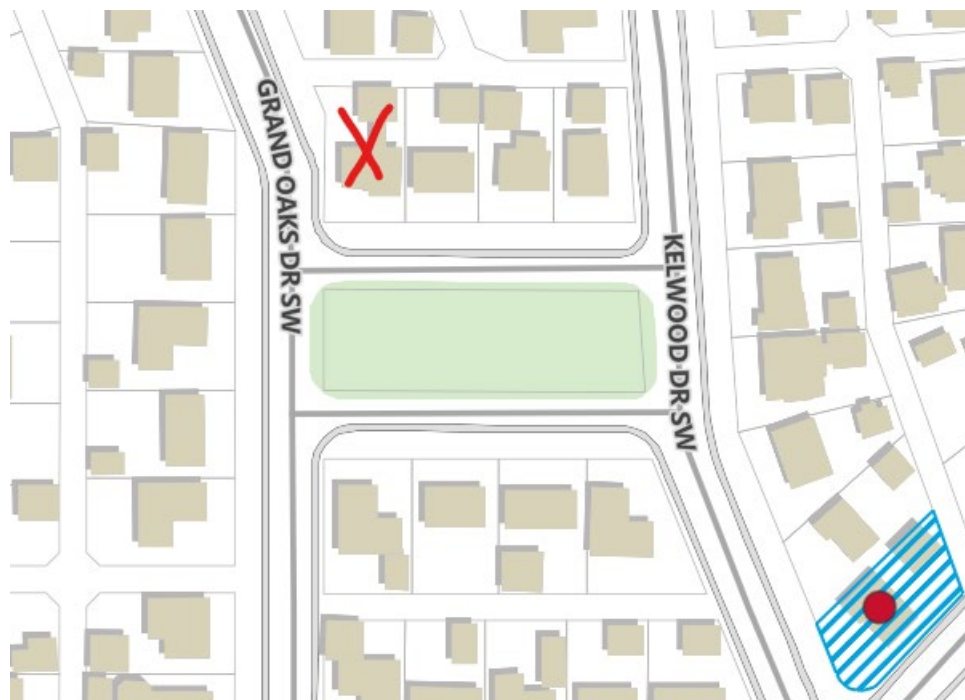
We believe that the city needs to restore a stable baseline with a full repeal of the blanket upzoning bylaw and to reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning. Alongside the repeal, a restart of work is required toward strategic intensification (consultation and targeted redesignations) through re-engagement with Local Area Plans corridor planning with proper notice and hearing and re-engagement with Calgarians.

The issues that matter most to us:

- We are advocates for affordable housing and believe everyone has a right to a roof over their head. Unfortunately, BUZ has no affordability requirement and in our neighbourhood of Glendale, older and less costly homes are being replaced or proposed to be replaced with higher-priced redevelopment. CREB has noted that zoning changes alone do not guarantee affordability.
  - BUZ can also lead to families being forced to compete with speculative buyers due to the density-linked, low-cost financing and forgivable loans developers have access to. This aspect of BUZ does not facilitate affordability for the average family, making them at a financial disadvantage in these competitions instead of making home ownership more accessible. The homes that have been subject to these bids in Glendale sit vacant, sometimes for well over a year or more, instead of housing families, seniors, and others who would benefit from home ownership.
- Especially in an old, historical, and close-knit community such as Glendale, BUZ's one-size-fits-all zoning ignores neighbourhood differences emphasizing the importance of in-depth planning and local context considerations. BUZ overrides these local area plans. Glendale lots vary greatly in size. The community is home to a community hall, large parks and playgrounds, and a school. This greatly impacts our specific community's infrastructure capacity and design character. Context-sensitive planning requires local analysis in order to protect the safety of the community and its children in particular on their school commutes. The current proposed developments do not provide sufficient parking for the number of suited units, and the resulting level of street parking severely increases the risk associated with street crossings and increase in vehicle traffic.

- Examples related to development permits DP2025-01270 & DP2025-07156: An 8-unit development is far too dense for the lot size, and the height is extremely restricting to neighbouring privacy and sunlight. In addition the extreme density of this proposal is destructive to pedestrian safety and the look and feel of Glendale as it's deep in the neighbourhood and not along the busy streets of 17th Ave or 37 St. This type of development would set a devastating precedent for other developers. Request to redesign this development to be much smaller and fitting to neighbourhood.
  - These development proposals also highlighted the negative impact of BUZ and it's bypassing of considerations for tree canopy and environment impact as well as stormwater absorption. There are mature trees on both of these properties for which any replacement canopy would take decades to recover.

Our property location and one of the development proposals:



- Specifically, to Glendale, it is obvious that BUZ does not encourage development fairly across communities. Market-driven infill remains clustered in the inner-city. In this case, intentional corridor and LAP planning allows fairer distribution.

To be clear, this is a request to repeal for a full repeal of blanket upzoning and return to planned, community-based growth. We do not believe that bypassing local conditions and

context is the path to successful growth. We do not believe that a full repeal of BUZ stops housing growth and addressing the related affordability crisis. For example, Home is Here: the Calgary Housing Strategy (CHS) sets out a broad suite of housing initiatives, some 98 recommendations; the overwhelming majority of which can proceed unchanged following repeal of BUZ. According to the CHS Annual Progress Update 2025, a full repeal of BUZ leaves almost the entire housing toolkit intact and does not jeopardize federal Housing Accelerator Fund (“HAF”).

The core issue with BUZ is process, not technical fixes. A patchwork approach by amendment will not address the issues I’ve listed above. We believe in the need to repeal, reinstate and reset. Repeal BUZ and reinstate the last version of the Land Use Bylaw preceding BUZ.

We believe that the city needs to restore a stable baseline first through a full repeal, followed by work toward strategic intensification (consultation and targeted redesignations) through re-engagement with Local Area Plans corridor planning with proper notice and hearing.



## Public Submission

CC 968 (R2026-03)

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

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

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

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

March 16, 2026.pdf

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

Mayor Jeremy Farkas  
Councillors  
City of Calgary

My position is for the Mayor and Council to totally repeal Blanket Re-Zoning, By-Law 2P2024. As a taxpaying citizen of Calgary, I am not interested in any amendments or alterations.

Many of you Campaigned in the 2025 Municipal Election, stating, once elected you would work to Repeal "City Wide" Blanket Re-Zoning. Hopefully, you are "truly" public representatives of your words.

The previous Public Hearing commenced April 22, 2024 and concluded on May 14, 2024.

It was evident during the previous Public Hearing, between April 22, 2024 and May 14, 2024, Calgarians indicated they did NOT want "City Wide" Blanket Re-Zoning. Although, 5,500 Calgarians wrote letters and over 700 citizens presented in person, our voices were unheard.

On May 14, 2024, Calgary City Council voted 9 - 6 to pass the "City Wide" Blanket Rezoning Bylaw. The 9 votes in favour, consisted of Mayor Gondek and Councillors Wyness, Mian, Dhaliwal, Pootmans, Walcott, Carra, Penner and Spencer. Voting against were Councillors Sharp, Chu, Wong, Chabot, McLean and Demong.

Following the submission of an Action Plan to Federal Housing, Infrastructure and Communities Minister Sean Fraser, the Housing Accelerator Fund (HAF) deal was announced on November 14, 2023. The deal provided Calgary with \$228,500 million in federal funding to speed up housing construction.

As of July, 2025, the City reported it exceeded its HAF targets ahead of schedule, with a total of 44,276 units incentivized.

Following high performance, Calgary was awarded an additional \$22.8 million in top up funding in March of 2025.

The above three paragraphs indicate, the City and the citizens of Calgary, HAVE met and EXCEEDED the HAF targets ahead of schedule and have been handily rewarded for their efforts.

The previous Mayor, Council and current Administration, took the HAF money, strictly for monetary reasons, without any consideration for Calgary Citizens - Taxpayers or Renters, as their previously, "low income" housing was bulldozed to make way for "unaffordable" multi-family housing.

When this Public Hearing commences on March 23rd, hopefully, this new Council will actively listen without bias or foregone conclusions and be "open to persuasion". May this Council respect the voices of Calgarians and honour their wishes.

Per the following, extracted from the City of Calgary Site, the City's proposed changes to R-CG Zoning are unequivocally unacceptable. R-CG Zoning remains on the three corner lots of each street. So, if a street has six lots, the entire street would be zoned R-CG. If a street has seven lots, the three corner lots on each end would be zoned R-CG, with one lone lot in the middle, squeezed between three R-CG lots on one corner and three R-CG lots on the opposite corner. This ALSO means backing onto the same, directly across the alley. Three corner lots directly behind, zoned R-CG on one corner and another three lots on the opposite corner, zoned R-CG. In essence, the City is proposing ENTIRE City Blocks to be zoned R-CG. If there are six lots on each side of the rectangular block, that means, there would be twelve lots zoned R-CG. Same applies for a street with seven lots. Within the rectangular City Block, on the North side of the Block, there would be six lots, zoned R-CG, with one lot squeezed in between three lots to the East and three lots to the West. Plus, a mirror image on the South side of the Block, there would be six lots, zoned R-CG, with with one lot squeezed in between three lots to the East and three lots to the West. Actually, this second scenario is far worse, as the two middle lots will eventually be squeezed out by the six adjoining lots. In this situation, this City Block would eventually have seven times two lots, on the North side and seven times two lots on the South side of the Block, equaling fourteen lots, zoned R-CG, on this entire City Block.

In reality, this proposal is far worse than the existing R-CG Zoning.

Your Inner City Developers, must be salivating at the above prospects.

Any other decision, other than completely "repealing" the Blanket Re-Zoning Bylaw is disingenuous.

City Clerks, please ensure my Email is included in the Mayor and Councillors' package for the March 23rd, 2026 Public Hearing.

Sincerely,  
Gianna Cassell  
18 Arbour Estates View NW  
Calgary, AB T3G 4E2



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Jeff

Last name [required]                      Binks

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Calgary's housing affordability has been one of our city's main competitive advantages for years. Council must do everything in its power to maintain this advantage. Repealing blanket rezoning would be a major step backwards and set our city on a similar path to places like Toronto and Vancouver that are now known for sky high rents and housing prices.

For the last 2 decades, Council has held a goal to achieve a 50/50 balance in development between infill and greenfield. This goal was set to achieve billions of dollars in infrastructure savings versus the cost of a sprawling city. These savings could then be used towards much needed investments in transit and replacing crumbling water infrastructure. In the year since blanket rezoning has been in place, the City of Calgary has finally seen a measurable and encouraging movement away from the 5 year average towards a 50/50 balance in infill/greenfield development. Repealing will move us backwards which means higher costs for Calgarians and fewer important infrastructure projects built.

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

This Council likes to claim it is pro transit however good transit needs a certain population density to be viable. Calgary's established communities have seen a population drop since their peak. Blanket rezoning was starting to reverse that trend and offered a pathway to delivering transit improvements to communities that want better service.

## Public Submission

CC 968 (R2026-03)



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Last but not least, Calgary has a list of significant transit infrastructure that can only be built with the support of other funding partners. It is quite clear that both the current federal government and the official opposition will link future federal infrastructure funding to local policies such as rezoning that allows a minimum of 4 units by right. Repealing blanket rezoning endangers this desperately needed funding and Council doesn't appear to have a plan to make up the funding gap.

Repealing blanket rezoning might be good politics but it is bad policy. It will set our city back in affordability, infrastructure and housing choice. I hope Council will oppose the repeal.



## Public Submission

CC 968 (R2026-03)

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First name [required] Brooklyn

Last name [required] Janzen

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 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 last comment was noted as "in favour" please note that I am opposed to this action. Here was my previous comment

I support proposed land redevelopment that prioritizes mixed-use and higher-density housing because it helps create more inclusive, livable communities. Thoughtful density allows more people to access housing, services, and public spaces while making better use of existing infrastructure. Mixed-use neighbourhoods strengthen local economies, reduce transportation barriers, and support more connected communities.

As Calgary continues to grow, redevelopment that balances housing availability with vibrant community spaces is an important step toward a more sustainable and equitable city. City leadership should focus on what benefits the broader community, not only the loudest or most well-resourced voices who often have the greatest capacity to oppose change.

I am disappointed to see time and resources spent revisiting a direction that previous public processes have already supported. I encourage council to show leadership and move forward with policies that serve all Calgarians, including those who are struggling to find housing in our city.



**Public Submission**

CC 968 (R2026-03)

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## Public Submission

CC 968 (R2026-03)

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First name [required]

Jim

Last name [required]

Pilling

How do you wish to attend?

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Calgary

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

proposed city wide rezoning change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I live in Charleswood. I think the development proposals need to be scaled back to 2 infills per property. Also please look to Edmonton and what problems have surfaced with the lack of parameters. They are getting 8 plexes with up to 21 rooms (flop houses ). The units have separate entrance doors with electronic locks and can be rented on Kijji and face book market place as well as Airbnb.This does not promote safe communities or good neighborhoods. Please consider the mental health of the areas affected when making decisions.



## Public Submission

CC 968 (R2026-03)

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First name [required] Cheryl

Last name [required] McKay

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of Full Repeal of blanket rezoning and to return to planned Community Based Housing Approvals, The ease in which developers are permitted to build for profit housing in any neighbourhood is very concerning. Rental vacancy rates are soaring and new housing has increased 36% year over year since 2025. Multi plex housing is popping up everywhere creating a homogeneous landscape throughout the city. We are losing the individual character of far too many neighbourhoods and those of us who live in them are being forced to defend what should be considered basic tenants of good city planning - the respect for local communities, their history and maintaining character. Development of older communities do not provide affordable housing or even mid range housing. Approving multi family structures clearly only benefit the developers who hope to profit and have no regard for the surrounding residents.



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First name [required]

Gunter

Last name [required]

Sammet

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

Submission2026-03-16.pdf

ATTACHMENT\_02\_FILENAME

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

To the Mayor and Councillors, regarding the repeal of blanket rezoning and revision of R-CG:

No matter if the citywide zoning repeal is adapted or not, please approve the proposed R-CG district rules. In addition to the proposed district rules I suggest the following:

- Increase the parking requirements from 0.5 to 1 where applicable (count secondary suites and backyard suites as units). Alternatively give the option to reduce to 0.5 by charging a “public transit and/or mobility improvement” levy of either a set amount or a percentage of the selling price.
- Promote and allow “multi base” parking systems to count for parking requirements.
- Reintroduce Car2Go or similar to give transportation alternatives. Current available car sharing programs are not flexible enough and public transit is not always an option.
- Charge an “Infrastructure Improvement” levy. It's not fair that future developments will have to bear these costs once the infrastructure reaches capacity.
- Rethink garbage collection for row houses.
- Limit number of units in an area per year or multiyear period.
- Require more green space (green roofs and walls as alternatives).

Sincerely, Gunter Sammet (Resident in Ward 7)



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

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



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

I wish to see a bylaw that will bring back the low density residential zones that existed prior to May 2024. First of all I believe that the infrastructure in most neighbourhoods where not designed to take on large numbers of additional properties and residents. ie water and sewer systems, gas and electricity. Parking, and privacy are also negatively impacted.

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

My husband and I love this City. We have been paying property taxes taxes since purchasing a new starter home in 1981. We worked full time and saved until we could buy a forever home in a R1 neighbourhood. We moved to an area with pride of ownership, and quite streets. This did come at a cost. With above average homes comes higher price tags and taxes, which have been based on market value since 1999. Now we are looking at a possibility of a 3 story mulit-plex being built on any given lot. It is unjust to suddenly allow anyone to build anything anywhere in the City. We have an example in my area of a 4 plex that failed ( 99 ave SE) It cannot sell,as is is too expensive, and only one unit has rented. Reason - poor construction, and greed of the developer. Thank you



## Public Submission

CC 968 (R2026-03)

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First name [required] Allan

Last name [required] Fowler

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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 believe that the citywide rezoning:  
1) Failed to respect the special character of Calgary's many attractive inner city neighborhoods. Through Calgary's history, it has generally done a very poor job overall of protecting its rich architectural history;  
2) Really did not lead to creation of lower-priced housing options within established inner city neighborhoods. Land cost in those neighborhoods simply are not conducive to lower-cost development;  
3) Potentially resulted in terrible visuals in established neighborhoods, caused by radical new set-back criteria, height restrictions, lack of architectural guidelines and lot coverage;  
4) Did not properly solve problems that would be brought on by high density development including but not limited to utility services, roads, parking, safety. Witness Marda Loop area as an extreme example, which has turned into a totally congested unattractive mess that is quickly and entirely losing its original attractive character.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      charles

Last name [required]                      c

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

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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)

parking issues Vienna Drive with no parking on north side due to fire vehicle access, removal of mature trees, water,sewer, power issues, extra traffic on exit road 48 str nw, possible additional 16 cars on 8 units when 2 cars per house existing in calgary and all on one detached plot ???  
i suggest a full repeal of blanket rezoning to restore the wording of land use 1P2007 prior to August 6 2024



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First name [required]

Cori

Last name [required]

Caughlin

How do you wish to attend?

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

Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

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

I chose to live in St. Andrews Heights because of the character and stability that RC1 zoning helped preserve. That was a legitimate choice, and one that mattered. Blanket rezoning has taken that choice away, not only from our community, but from Calgarians across the city. There is now no community left where single-family character is protected in any meaningful way.

The consequences are no longer theoretical. St. Andrews Heights has historically been entirely RC1, with no side-by-side development, yet we are already facing proposals for two 10-plex developments. One of these had to be challenged through a provincial appeal, in part because the City failed to properly account for the number of housing units involved. Residents should not have to go outside their own municipal government to be heard on matters that will directly and permanently change their neighbourhoods.

This is also a democratic issue. The previous Council moved ahead with blanket rezoning without meaningful public support or proper regard for the concerns raised by residents across Calgary. The last election sent a clear message. The incumbent

## Public Submission

CC 968 (R2026-03)

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mayor finished third behind two candidates who both ran on repeal. Council should not ignore that signal.

Our position is not anti-development, and it is not anti-density. We support thoughtful, appropriate intensification where it makes sense and where communities are meaningfully consulted. What we oppose is a one-size-fits-all policy that removes local context, removes choice, and treats established neighbourhoods as if their character has no value.

We respectfully ask Council to repeal blanket rezoning, restore the prior RC1 and RC2 designations, and return to a more careful community-by-community approach that includes real resident engagement.

Calgary needs housing policy that adds supply without erasing neighbourhood identity. Good planning should balance growth with stability, and citywide policy should not come at the cost of communities that have been built carefully over time.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Cathy

Last name [required] Gale

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

Rezoning Repeal letter.pdf

ATTACHMENT\_02\_FILENAME

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

Please note that I am submitting this comment and attached letter at 10:54 am on March 16 2026.

Office of the City Clerk,  
The City of Calgary,  
700 Macleod Trail SE  
Calgary AB T2P 2M5

March 15, 2026

Re: Public Submission on Rezoning Repeal

To Whom it May Concern,

Please note that we're writing in support of the proposal to repeal zoning changes that took effect on August 6, 2025.

As residents of Varsity, our property was zoned as R-CG when these new rezoning bylaws came into effect. If a repeal is approved, our property would return to its previous designation of R-C1, which we strongly support.

With the new R-CG zoning, the entire community of Varsity is open to redevelopment in multiple different styles of housing. This has been a planning goal of the Rezoning for Housing actions for the whole of the city of Calgary. However, unlike many communities developed in the 1960s, Varsity was originally planned and built as a community with a wide variety of dwelling types. According to The City of Calgary Community Profile (2021, p. 20/32), 55% of Varsity dwellings are Semi-detached; Row housing or Apartments and 45% are Single Detached. Varsity is already a community with a wide variety of housing availability and has been since it was developed.

Within the R-CG designation townhomes, rowhouses, semi-detached and single detached are all deemed acceptable projects for redevelopment of a property. Along with pockets of higher density dwellings within Varsity, there's a mix of cul-de-sac and quiet residential streets with single-detached housing accessible off busy main streets such as Varsity Drive and 53<sup>rd</sup> St. NW.

If increasing density through more varied dwelling types in Varsity remains a desirable planning goal, it is best advised that redevelopment be focused on these busier feeder streets and commuter routes, rather than in cul-de-sacs and in quiet residential streets where single-detached housing is the norm. Feeder routes are better equipped to handle the traffic, density, and noise with less disruption to the existing neighbourhood environment.

If allowed to stay in place, the current zoning of R-CG would have significant implications for the Varsity community as a whole, especially if higher density dwellings are built on Varsity's cul-de-sacs and residential streets through redevelopment. Among these implications, it has the potential to increase:

- residential density per household;
- demand on already strained water capacity in our city and community;
- parking volume and density;
- traffic volume and frequency;
- noise with demolition and construction.

In addition, current streetscapes will be completely changed, given that redevelopment will likely enable construction of row housing, townhomes or a duplex, which will use a much bigger lot footprint than currently in place. This also means that there will likely be significant destruction of the existing urban tree canopy. Most redevelopment that occurs happens after existing trees are removed from the lot in entirety. The property on which we reside has three City trees, two of which are valued at almost \$15,000 total according to the City of Calgary Urban Forestry Map. We have several other trees besides these ones, some just as old whose value is not indicated on the map. These valuable environmental assets would be lost if our property was redeveloped as anything other than a single-family dwelling. Currently a property subdivision application (SB2026-0027) on a Varsity cul-de-sac has four City trees on it, with a total estimated value of \$56,693.

If not repealed, the potential for redevelopment will impact an already well-planned, multiple-use dwelling community, in a most negative way. In the lead up to the October municipal elections, at a well-attended community forum, all Ward 1 Council candidates including our new Councillor Kim Tyers, spoke in favour of repealing, and the community spoke clearly of its desire for it. We believe that the direction is clear. This Rezoning for Housing decision needs to be reversed, and previous land-use designations restored as R-C1.

Respectfully,

Cathy & Len Gale,  
2 Vardell Place NW  
Calgary



## Public Submission

CC 968 (R2026-03)

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First name [required]	Scott
Last name [required]	Laird
How do you wish to attend?	
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	Not required
What meeting do you wish to comment on? (If you are provid-	Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing as a resident of Rideau Park. I have opposed blanket rezoning at the original public hearing. I participated as a funder in the legal case against the City's right to pass the legislation. The judge denied the claim but he suggested in was an election issue and I voted accordingly in the fall. I am encouraged that the new Mayor and Council have brought this forward again for consideration and I urge Council to repeal the blanket rezoning.



## Public Submission

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First name [required] Dylan

Last name [required] Procter

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing in opposition to the proposed zoning changes. I am particularly angry that you would move forward with this proposal despite the lack of an alternative plan. At a time when Calgary's infrastructure debt is high and transit is stretched thin, council could make the prudent choice to do more with less, allowing new homes to be created in existing neighborhoods along existing infrastructure. This change will, instead, push most new housing toward greenfield development, creating more roads and pipes that Calgarians will need to pay to maintain in perpetuity and resulting in a more sprawling city that will be harder and more expensive to serve with transit and other services. I've heard a lot from this council about taking infrastructure and public transportation seriously, yet these changes are proposed without any credible plan to address the long-term impact they will have on both. I find the entire exercise shortsighted and cynical. I hope you will prove me wrong and vote against this proposal in favour of a plan that considers Calgary's long-term need for fiscal sustainability and the necessary process of infill development.



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First name [required] Nancy R

Last name [required] Hong

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 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I am writing to provide comments in Favour of Reversing the citywide Rezoning for Housing approved by Council in May 2024 and to change the zoning of residential properties back to what existed before the May 2024 decision.

I live in the inner city neighbourhood of West Hillhurst in a newer duplex, and I believe that the previous land use designations were thoughtfully planned (back in the day) allowing space for families to grow, space for trees, height restrictions to allow for light in the yards and parking for guests and teenage/young adults when needed. Since the 2024 bylaw change, there has been a flurry of development in my neighbourhood, many 8 units (4-plex with basement suites) built on previously single bungalows, removal of many trees and insufficient parking.

These new homes are not affordable to first time homeowners. I have adult children who would like to buy a home and they cannot compete in buying an older home because builders are bidding up the price of those old bungalows and the new builds are also not affordable with their higher end finishes and insufficient parking.

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

Another issue I find with the increase in cars parked on the street, is the safety of children and dogs playing in the neighbourhood. You cannot see them behind the densely parked cars and then you see them chasing a rogue ball or a dog on the street and it becomes a safety issue.

characters)

I am also concerned about the capacity of the infrastructure in my older neighbourhood. In the dozen years I have lived here, the water has been shut off (and the road dug up) for sewer work two times and that is before the upcoming. Is there sufficient capacity for water, sewer and electrical to meet the significant increase in households with the current Upzoning?

City planners need to consider each individual neighbourhood and the characteristics of the neighbourhood before rezoning a property - a one-size fits all zoning is a formula for chaotic, ugly and soulless neighbourhood streets. Some of the streets in West Hillhurst have beautifully restored older homes including century homes and then the character of the street is destroyed by tall, square box, hastily built duplexes with no greenery and older trees removed.

Calgary is a beautiful city and I have lived here since 1978. I would hate to see all the lovely neighbourhoods lose their charm.

In conclusion, please preserve the character of our beautiful city and REVERSE the existing Rezoning for Housing.



## 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-

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Mayor and Members of Council,  
I am writing to express my strong support for Citywide Rezoning as a long time resident of Southwood who cares deeply about the future of this community. Southwood has been my home for many years. My husband's parent bought it brand new and we took it over when we were first married. It is where I have built my life, gotten to know my neighbours, and found a sense of belonging that comes from living in the same place through many seasons of change. Today, it is also where my grandchildren are growing up. They attend schools in the Southwood because this is the catchment area for their home community in the deep south, have made deep friendships with children on our streets and feel connected to this neighbourhood in a way that only comes from truly living in it. Like many families, we are thinking about the future. My grandchildren have already talked about the possibility of living in my basement suite one day so they can stay close to their schools, friends, and family. For me, that possibility matters greatly. It will help them have independence even as housing becomes more expensive. While having family nearby would allow me to remain in my home as I age (I am currently in my 70s), maintaining my independence while knowing support is close at hand. When we were much younger, several of my neighbours and myself tried to build garage suites or basement suites to help us manage the downturn in the 80s but we couldn't because of the restrictive zoning rules. We watched as friends and neighbours who couldn't afford their homes, left their keys on the counter and walked away. City-

## Public Submission

CC 968 (R2026-03)



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wide Rezoning gave people more options for what they can do with their homes. The change while uncomfortable, will ensure that established communities like Southwood remain accessible to people at different stages of life.

Southwood has always been a community where people look out for one another. Allowing gentle, thoughtful changes to housing supports that spirit by keeping families together, enabling aging in place, and welcoming new neighbours without erasing the character of the area. Neighbourhoods should be allowed to evolve alongside the people who live in them.

I urge Council to vote against Repealing Rezoning and to consider the many families in communities like Southwood who simply want the opportunity to grow older here, raise children here and pass on a sense of belonging to the next generation.

Thank you for your time, Bonnie Graham



## Public Submission

CC 968 (R2026-03)

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First name [required]

Brandy

Last name [required]

MacInnis

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are in support of the proposed repeal of the citywide blanket rezoning. Rezoning and densification of areas should be done in a strategic, planned and thoughtful manner to ensure infrastructure and services are available for the areas undergoing intensification. The blanket rezoning has left established communities and residents with uncertainty regarding what may occur in their community and their adjacent parcels. The City underwent the Local Area Planning process, with years of community engagement, only to throw this planning out the window. The City needs to go back to local area planning and strategic intensification. Further, the H-GO district should be reviewed for context in communities and the notice posting requirements in the Land Use Bylaw should be reviewed to allow adjacent residents and community associations to be a part of the decision making process. The current process does not allow public comment and there is NO notification process for H-GO development permit applications. This needs to be changed. Kingsland has seen many of these H-GO development permits, some that will bring on 14 units where one once stood, with no opportunity to comment. Repeal the blanket rezoning and return to strategic and planned growth in the established areas.



## Public Submission

CC 968 (R2026-03)

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First name [required] Alan

Last name [required] Murray

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed CityWide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Blanket Rezoning.docx

ATTACHMENT\_02\_FILENAME

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

3515 Utah Drive NW  
Calgary  
T2N4A5

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE Calgary  
T2P 2M5

March 14<sup>th</sup> 2026

Dear Sir,

Re Public Hearing on Planning Matters (Rezoning for Housing)

I am supportive of the Council's decision to consider Rezoning. *I am in favour of eliminating "blanket Rezoning" and a return to the zoning process that was in place prior to May 2024.*

My rationale is as follows. I spent the latter part of my career in Public Service, as Chief Engineer of the National Energy Board, where we were involved in decision taking that always included consideration of **the broad public interest**. Our governing philosophy was **Enabling** (business /commerce) while at the same time **Protecting**, (public safety and the environment)- not always easy to achieve! While we considered individual projects we had to maintain a wider view of unintentional knock-on effects. In essence, a twostep process:

1. **Whether to.** (approve, usually **an economic test**) and if so, then:
2. **How to.** (ensure **meaningful consultation with those affected**, and require oversight of safe efficient, construction and ongoing operation).

A "One Size fits all" solution was **NEVER** applied nor does it apply in my view to the current Rezoning Issue. Specifically, I see no evidence of blanket rezoning resulting in improved housing affordability and lots of evidence of an increased strain on infrastructure. Remediation costs I note is very largely borne, NOT by the developer but the Rate payers.

It is common sense that development /redevelopment is an ever-present issue for the city. It can be done, it HAS BEEN done, albeit labour intensively with proper Discernment by a trained City of Calgary planning group. Thank you for the opportunity to comment

Yours Faithfully,

Dr Alan Murray P Eng FASME



## Public Submission

CC 968 (R2026-03)

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First name [required]

Nicola

Last name [required]

Reynolds

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 Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing in support of repealing blanket upzoning in Calgary. Rezoning should be context-sensitive, protect community character, and account for infrastructure limits. "Context" is not an abstract preference—it's the real on-the-ground conditions that determine whether redevelopment improves a neighbourhood or erodes livability (lot patterns, existing housing forms, streets/parking, transit access, sunlight, privacy, and tree canopy). A one-size-fits-all approach can produce development that feels disconnected from its surroundings and increases conflict for existing residents. Mature trees provide public benefits—cooling, stormwater interception, air quality, habitat, and neighbourhood character—that take decades to build and are not quickly replaced. The mature spruce in front of our home means we don't need air conditioning and our house stays comfortably cool in summer. Blanket upzoning increases redevelopment pressure on older lots where large trees are common, often leading to full-site clearance. Sunlight access and privacy are quality-of-life issues. In established neighbourhoods, increased massing without careful, context-specific controls can create shadowing and overlook conditions that permanently change how people use their homes and yards. Density is not inherently bad, but adding it too quickly and deep into established residential blocks can worsen parking and traffic congestion, reduce pedestrian safety, and create prolonged construction disruption. Living next to active construction is stressful; last year we could not use our garden because of persistent noise and dust from the site where five new homes were built behind us (49th Ave & 17th St SW).

## Public Submission

CC 968 (R2026-03)



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If Calgary wants to add housing supply efficiently, the City should prioritize large underutilized and brownfield sites—especially near rapid transit—where change is expected and can be planned comprehensively. Areas around stations like Westbrook LRT can support mixed-use mid-rise/high-rise housing and new amenities without the same tree-canopy loss and backyard-level shadowing conflicts created by pushing major redevelopment into established residential blocks.

Personal experience (Altadore, 49 Ave & 17 St SW): our home used to back onto three bungalows and more than 20 mature trees. In one year, the bungalows and trees were removed and replaced with five detached homes. The tree loss was significant, but at least the replacement homes form remained broadly consistent with neighbourhood.



## Public Submission

CC 968 (R2026-03)

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First name [required]	Mary
Last name [required]	denroche
How do you wish to attend?	Remotely

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	Calgary
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What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Infrastructure and Planning
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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 would prefer not having this motion passed as it would mean extra traffic also no parking being an older area the water @ sewer also electric would not be able to handle



## Public Submission

CC 968 (R2026-03)

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First name [required] Jennifer

Last name [required] Varzari

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

Letter in Support of Repeal to Blanket Upzoning, Jennifer Varzari, March 16, 2026.pdf

ATTACHMENT\_02\_FILENAME

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

Please see attached comments "Letter in Support of Repeal to Blanket Upzoning, Jennifer Varzari, March 16, 2026"

My name is Jennifer Varzari. I live in the Subdivision of Rosedale in Northwest 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 issues that matter most to me are:

1. **Public trust and democratic legitimacy:** Calgarians expressed strong opposition to Blanket Upzoning both at the previous public hearing and at the ballot box. At the 2024 public hearing the policy faced around 70% opposition from Calgarians and the majority of the 2025 City Council was elected on a repeal commitment. Simply put, the continuation of Blanket Upzoning lacks social license and undermines trust in City Council's planning decisions.
2. **Planning and local context:** Blanket Upzoning overrides Local Area Plans, which culminated from extensive study, expert input, and public engagement. Rosedale is part of the North Hill Communities Local Area Plan. Because of its history as an *exclusively* single detached home subdivision (every home in Rosedale is a single detached home and it has been like this since Rosedale's inception in the early 1900's), it is also part of a Single Detached Special Study Area (the only such Study Area in Calgary). Both the LAP and the Single Detached Study Area recognize and respect that Rosedale differs from other communities in Calgary in things like lot size (most lots are at least 50'x120'), infrastructure capacity (including old water and sewage infrastructure and a single already full school), and design character (single detached heritage homes). Blanket Upzoning ignores and overrides our Local Area Plan and the Special Study Area. For example, the community is presently fighting a developer seeking to build a mid-block multi-plex in Rosedale on a heritage street – both the Development Authority and the SDAB approved the developer's DP by dismissing the clear requirements of the LAP and the Single Detached Special Study Area in favor of the one size fits all approach of Blanket Upzoning.

Blanket Upzoning forgets that context-sensitive planning is fundamental to the creation of vibrant evolving cities. As cities navigate pressures related to population growth, housing affordability, and shifting demographics, context-sensitive planning provides a balanced approach to city-building. This method recognizes that different neighborhoods have unique physical, cultural, and social characteristics and ensures that growth responds appropriately to those variations. **Blanket Upzoning**

**dismisses the fact that, within this framework, single-family residential areas remain a legitimate and valuable part of a diverse urban system. Council's approach with Blanket Upzoning is to denigrate and devalue single-family residential areas. But they have value and they should be permitted to exist and to continue to exist.**

Why? Because they contribute meaningfully to the overall structure and functioning of a complete city. Key benefits include:

- Housing choice and diversity: Single-family homes meet the needs of households seeking space, privacy, and stability; these preferences remain important across many demographics.
- Neighborhood cohesion and predictability: Lower-density districts support long-term investment, social ties, and community character.
- Environmental contributions: Mature tree canopy, green space, and permeable surfaces in low-density areas support climate resilience and urban environmental health.

Not all change is good change. Not all communities need to look the same.

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



## Public Submission

CC 968 (R2026-03)

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

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First name [required] Catherine

Last name [required] Cooke

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

City of Calgary Blanket Rezoning.pdf

ATTACHMENT\_02\_FILENAME

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

See attached pdf file.

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

cc: Rob Ward, Ward 11 Councillor

March 16, 2026

Dear Mayor Farkas and Members of City Council,

We are writing in support of a full repeal of the blanket rezoning bylaw with restoration of Bylaw IP2007 as it was written prior to August 6, 2024.

Since the blanket rezoning changes were implemented, we have begun to see several of the negative impacts that were outlined in our letter dated April 12, 2024. In particular, homes located adjacent to newly proposed 8-plex developments have sold below market value. This appears to be driven by reduced buyer interest in properties immediately beside higher density developments, as many prospective buyers anticipate that proximity to these units may negatively affect their property value. Two recent examples that illustrate this trend include the home adjacent to 6627 Lakeview Drive SW and the home located across from 2612 66th Avenue SW.

The most significant concern with the blanket rezoning policy, however, has been the lack of meaningful engagement with community members. On multiple occasions, it has appeared that City policies and development approvals were being advanced with little consideration given to feedback provided by residents.

One example is the proposed subdivision at 2917 Lindstrom Drive SW. Public comments regarding the subdivision were due on December 11, 2024; however, permitted drawings were already circulating before the subdivision had been formally approved. The subdivision was approved the day after comments were due. This sequence of events created the clear impression that the public commenting period was largely procedural and that the project would proceed regardless of community concerns.

Community opposition to the project was significant. More than 900 residents signed a petition requesting that the proposed subdivision not proceed. Unfortunately, this level of public engagement appears to have had no influence on the final decision. The petition can be viewed here:

[https://www.change.org/p/halt-the-proposed-subdivision-at-2917-lindstrom-drive-sw?source\\_location=search](https://www.change.org/p/halt-the-proposed-subdivision-at-2917-lindstrom-drive-sw?source_location=search)

By repealing blanket rezoning, we hope that landowners will once again be able to influence developments around them. Residents who live in and invest in these neighbourhoods should have a stronger voice in shaping local development than outside developers who have no long-term stake in the community.

Lastly, as stated in our initial letter, R-CG zoning should be limited to areas that have approved Local Area Plans (LAPs). LAPs are developed over several years and include multiple stages of public consultation, providing residents with meaningful opportunities to participate in shaping the future of their communities. This planning process allows for thoughtful consideration of infrastructure, traffic, community character, and appropriate locations for increased density.

In addition, LAPs provide clarity and predictability for both existing residents and prospective homebuyers by identifying where higher-density development is expected to occur within a community. This transparency helps ensure that growth is planned in a coordinated and balanced way.

Restricting R-CG zoning to areas guided by approved LAPs would help prevent the kinds of mid-process changes that have occurred under blanket rezoning, such as the introduction of mid-block 8-plex developments in areas where residents did not reasonably expect that level of density. A planning-led approach through LAPs would support responsible growth while maintaining trust in the City's planning and engagement processes.

Respectfully,

Catherine & Ian Cooke

April 12, 2024

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

cc: Kourtney Penner, Ward 11 Councillor

To whom it may concern,  
I'm writing in regards to the notice we received regarding the redesignation of RC1 to Residential-Grade Oriented Infill (R-CG). We are **against** the proposed upzoning bylaw proceeding and are concerned about the proposed changes, specifically the rezoning to new base residential R-CG city wide, allowing both secondary and backyard suites on the same property as well as removing the parking requirements from backyard suites.

**Proceed with a planned approach, let market dictate.**

Blanket rezoning should not be approved given that it doesn't allow for strategic and measured planning, instead it supports a "wild west" mentality where anything goes. In a planned approach, it would make sense that increased density units would be approved along transit lines (LRT/bus routes) as well as major thoroughfares. In many cases, the market is already driving higher density housing along these areas. This is evident along Bow Trail, 37<sup>th</sup> Street SW, 17<sup>th</sup> Avenue SW, MacLeod Trail, 66<sup>th</sup> Avenue SW. Many corner lots are already being replaced with high density row houses and townhouses. This begs the question as to why the blanket rezoning bylaw should proceed. According to the Demographia International Housing Affordability document presented by the Urban Reform Institute and the Frontier Center for Public Policy (issued in 2023), Calgary is tied 21<sup>st</sup> most affordable place to live out of 94 large international markets. The affordability of housing in Calgary is one of the drivers for the recent population growth the city has experienced.

**Use LAP as a tool to determine location of R-CG zoning.**

When I attended the lunch and learn on rezoning in January, only 144 citizens attended. I'm not privy to the attendance in the other sessions but I would suggest that engagement was low. Many people are not following the rezoning issue closely as they are busy with life. They will not get engaged until directly impacted by a decision and by then it will be too late. The City drafts Local Area Plans periodically for neighbourhoods throughout the city. I would suggest that this would be the appropriate vehicle to determine which areas within a community would be contenders for R-CG redesignation. This would also provide community members ample time to review the proposal and to provide comments. Moreover, new home buyers would have full transparency as to which areas are ear marked for higher density ahead of purchasing a home instead of the streetscape changing a few years down the road.

### **Erosion of Communities**

As a resident in Lakeview, I often hear of new community members who moved from Marda Loop/Altadore. The increased densification in Marda Loop and lack of public transit has eroded the quality of life for residents as people are fighting for parking spots as well as daily traffic congestion. They highlight the same issues that Hong Wang raised on February 13, 2024, “(upzoning) poses a significant risk to communities, driving up the level of congestion in neighbourhoods and putting added strain on infrastructure and service quality.” A planned approach to development is required to help preserve the character of neighbourhoods, avoid overwhelming schools and to prevent failure of municipal management systems (storm water drainage, etc.).

### **Impact to Property Values**

Purchasing a home is the single largest investment people make. There is a lot of consideration in purchasing a property including the schools in the area, access to downtown, amenities and safety. Changing the rules midflight should not be allowed. If someone has chosen to live in a higher density location (closer to downtown), they are aware that other large multi-family buildings will coincide. Policy changes of this magnitude require thoughtful planning and should not be approached with a one size fits all attitude.

Respectfully,

Catherine and Ian Cooke



## Public Submission

CC 968 (R2026-03)

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First name [required]	Stuart
Last name [required]	Craig
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)	Stuart Salisbury Craig
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

Stuart Salisbury Craig

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

In favour

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ATTACHMENT\_01\_FILENAME

In Support for Repeal of Blanket Rezoning Bylaw.docx

ATTACHMENT\_02\_FILENAME

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

Stuart Salisbury Craig

15 March 2026

Dear Mayor Farkas and Council,

RE: Repeal of Blanket Rezoning

I am writing in full support of the motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to vote for a lawful, efficient repeal process.

Congratulations on your appointments – with these come great hope for restoration of the public's trust that Mayor and Council will re-establish a credible path of public collaboration and pragmatic/fact-based decision making. The previous four years of Mayor and majority of Council, and the four years preceding that, proved an abhorrent failure by most every metric. Perhaps more inexcusable was near dereliction of duty by many within Administration – particularly the Planning and Development Department.

Without delving too deeply into what is painfully obvious, I would nevertheless like to set some general perspective. It must be appreciated that the sweeping sentiment, across the city's quadrants – expressed by the majority of taxpaying property owners over the three previous rezoning hearings – has been utter dismay at City Hall's willful and disrespectful dismissal of their valid concerns. Much of this stems from the fact that, despite repeated requests for documented policy and procedures pertinent to the planning and development lifecycle, no requests for same have ever been met with appropriate documentation.

As one of those angered taxpaying citizens, the Guidebook for Great Communities, which first met the public eye in February 2021, proved to be nothing more than a 131-page dumpster fire of drivel. It seemed immediately apparent that each page was set to undo each and every one of the 132 years of history and strength of community this once proud city was built upon. Each iteration of this abomination, and the so-called ENGAGE sessions, produced by Administration and approved within the Horseshoe was a deeper descent into darker and more perilous waters. It has proven to be such a disgrace that no evidence of any one of the document's iterations can be found on on-line records. Surely, this alone is a breach of document retention requirements. This is the tip of the iceberg and one of many possible breaches of ethics.

I want to focus on one specific example of project that appears to have been approved with near stealth – one that most people are likely not aware of. Perhaps this has been hidden from you as Council by Administration and likely and dismissively underplayed by previous Ward 8 Councillor, Courtney Walcott. This concerns a 12-storey complex called “The Daisy”. My wife and I live in Mount Royal, and as possibly affected neighbours, we received a post-card in our mailbox a scant 2-days before a so-called open house on this Bankview proposal – 14 July 2025. There are a number of elements to the less than transparent process project that make eyes water in the way that peeling away layers of an onion does:

- To begin with, there is absolutely no sensitivity to local context or fit. O2 Planning and Design Inc. is the firm that is designing the project but particularly interesting to note that they also sit on the Calgary Planning Commission and Urban Design Review Panel (as quoted on their website). This seems like a conflict on interest to me and somewhat dubious.
- A response to a question of why the structure was being built to 12 storeys instead of the initially considered 6, the project contractor (perhaps unintentionally) revealed a chilling claim. Paraphrasing the contractor’s conveyance of the statement they received from the Planning and Development department: ‘if they waited three months, they (Planning and Development) would be passing the West Elbow LAP to allow for construction of up to 12 storeys’.

I will leave this with you for your investigation and perhaps process audit of Planning and Development. I am confident that similar instances exist in other LAPs exercises. In my estimation, a process re-engineering and re-calibration of mindsets is required across Planning and Development; necessarily a 180 departure from the misguided, disingenuous, less than transparent, deceitful and neglectful practices endemic across the years of late 2021 to late 2025.

You as our new Mayor and new Council bring great hope that your pragmatism, candor, critical thinking and open mindedness will re-establish the ethos that is needed by Calgary. Most importantly, we expect Administration (and particularly Planning and Development) to make themselves accountable for each and every decision and expended dollar they make. With that in mind, please fully repeal the blanket rezoning bylaw which was formulated on flawed and false premises and never truly engaged concerned/affected taxpaying citizens.

Sincerely,

Stuart Craig



## Public Submission

CC 968 (R2026-03)

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First name [required] Richard

Last name [required] Press

How do you wish to attend?

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

I am in support of repealing Blanket Rezoning.

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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



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First name [required] Frank

Last name [required] Frey

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Zoning Change

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

In opposition

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

. The current citywide zoning provides a reasonable compromise to allow for housing options for the residents of Calgary.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Fiona

Last name [required]                      Stewart

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

I support repealing rezoning law. Needs better infrastructure planning.

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)

-protect existing community designs, and develop with intention  
-prioritize infrastructure and services first (roads, parking, water supply, school sizes, transport routes).  
-protect green spaces and ensure trees and shade are maintained. In addition to the cosmetic benefits of green spaces and trees on public and private properties, this longterm planning is paramount to our city's future challenges as we experience more fluctuations with times of drought and floods/run off.  
-while I support densification and minimizing urban sprawl, it needs to proceed with oversight, community input and longterm planning. Consider duplexes instead of 8-12 units.



## Public Submission

CC 968 (R2026-03)

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First name [required] Bob

Last name [required] Benson

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

Letter to Mayor Farkas - Mar 16, 2026.pdf

ATTACHMENT\_02\_FILENAME

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

Please see attached letter.

Bob and Lorraine Benson  
16 Varmoor Place N.W.  
Calgary, AB T3A 0A1

March 16, 2026

Mayor Jeromy Farkas & Members of City Council  
City of Calgary  
Calgary, Alberta

Dear Mayor Farkas and Members of Council:

**Re: March 23, 2026 Public Hearing – Repeal of Citywide Residential Rezoning**

We support the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024 without amendment. In addition, in our view it is critical that contextual rules be restored.

We believe a clear and early implementation date is crucial, and that only development permits approved prior to first reading should be grandfathered.

It is clear to us that blanket rezoning as well as other changes that were adopted at the same time were not in the best interests of ourselves or our neighbours. The negative impact of rowhouse development on adjacent properties and neighbourhoods can be significant due to excessive lot coverage and height, loss of mature trees, reduced soft landscaping, overshadowing, overlooking, off-site parking congestion, excessive garbage and recycling needs, and an increase in intensity of use resulting in an increase in activity levels and noise. For homeowners adjacent to corner lot rowhouses, four elevated back decks and four to eight air conditioners can face their homes and back yards at a close distance. Very few people want to live next door to a rowhouse that overwhelms their house and yard. Rowhouses diminish quality of life and property values for nearby properties.

Thank you for your consideration of this submission.

Yours truly,

  
Bob and Lorraine Benson



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First name [required]

Last name [required]

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am a senior living in Calgary, and I am strongly opposition to the proposed citywide rezoning. I have several concerns regarding it and the negative impact it will have on my community and others. I worry about the traffic flow, traffic patterns, congestion, noise, impact on pedestrian safety and parking. I already struggle to find parking in my community and am on a fixed income, I cannot afford to pay for reserved parking. This will make it even harder for me on an already congested street. I also worry about my safety when crossing roads and at intersections if it gets more congested. I think that doing a citywide rezoning is short cited and will result in more problems than it will resolve. I hope that you reconsider this proposal and recognize that Calgary communities, just like its residents are unique. Each has different requirements that should be considered when planning. It differences should be taken into consideration to plan and develop efficient, and vibrant communities where people feel safe.

Thank you,  
Barbara Nichols



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First name [required]

Flora

Last name [required]

Gillespie

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

Repeal of Citywide Rezoning

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

Neither

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Mayor and council

It is imperative that you regain the trust of Calgarians and strive for transparency which has been woefully absent on the repeal file.

1. FORGET SUPPLY SUPPLY SUPPLY

It's time to recognize the failure of governments' market-driven, investor-fuelled, supply, supply, supply policy of the past 30 years. Administrations' fixation on drastic upzoning for more dwellings has not proved a solution. It has mostly inflated the profits of landowners.

2. DONT BAIL OUT DEVELOPERS

Administration is constantly creating more ways to make it easier, cheaper and faster for anxious developers to densify neighbourhoods. Politicians are allowing developers to provide fewer amenities, while increasingly expecting taxpayers to shoulder costs for the extra infrastructure.

Public funds should not be allocated to protect private developers who have made poor market decisions. Companies should harvest what they have sown.

Comments - please refrain from

3. BUILD LIVABLE HOUSING

## Public Submission

CC 968 (R2026-03)

Calgary



providing personal information in  
this field (maximum 2500  
characters)

"RCG & HGO are awful designs that have already been proven difficult to rent or sell. Dog crates (small units) aren't particularly affordable or livable, especially for families. Don't demolish existing rentals  
Top priority should be to preserve existing affordable units  
Consult with the public again AND again  
Top-down planning by city halls is unacceptable. For example both new land zones, RCG & HGO were developed only with input from industry. In-person public hearings have been eroded by eliminating panels of choice. This has eroded democratic engagement.

4 STOP M ignoring infrastructure requirements  
#pipes2026 has now become a sad reality with 600M\$ taxpayers funding required to deal with immediate water infrastructure pressure exacerbated by over densification. Calgarians want real plans not hashtags.

VOTE FOR:  
the REPEAL of blanket rezoning & RESTORATION of original zoning

VOTE AGAINST:  
The proposed soft repeal

Flora Gillespie



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Marian

Last name [required]                      Quinn

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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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I feel the current citywide rezoning was rolled too out quickly and looks like anything goes anywhere without consideration for the individual communities needs or planning. Driving or walking within and through my neighbourhood and surrounding neighbourhoods the explosion of new building of minimum 4 Units with the possible 4 'lower level' suites is astounding. Builders must have had an inside fast track getting permits etc to have had this amount of building in just over a year. Yes the city may consider IT is achieving the housing need (BUT certainly not low income housing need) it has not changed the car issue, parking issues and public transportation issues. The city has also NOT added or addressed greens space/parks in these older neighbourhoods and in some cases actually taken away green space so dense living with no close by green space to walk. In one instance at a city open house meeting it was stated the designated park was North Glenmore Park for a community 5km away ... so get in your car and drive there?? Plus the trees removed by lots being cleared ... what about the canopy!?? These older neighbourhoods are different from the newer neighbourhoods that were planned with walkability in mind with pathways and green spaces and shopping areas. Mahogany comes to mind as an example of this type of planning. Much of this I have already written when rezoning was considered but now I see the results it saddens me and makes my angry that the city is changing and not for the better. I think well planned out communities, even older ones can benefit from higher density with proper planning but not the 'helter skelter' approach currently happening. I do think the city,



## Public Submission

CC 968 (R2026-03)

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the planning department, elected official need to take responsibility for this not positive change in what I always considered a great city to live. If the current rezoning is not revoked, which I believe it should, the very minimum the city needs to slow it down and approach it with a long view of what the good old neighbourhoods could look like with REAL PLANNING in a new way. I am hopeful the city listens to the communities and homeowners and that our city can move forward in a positive way. AND I do hope that this response is read.



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First name [required]

Lori

Last name [required]

Armstrong

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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

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 several neighbours who are concerned about the impacts of blanket rezoning. We support fully repealing the blanket rezoning policy and restoring the previous RC1 and RC2 zoning designations.

One of the reasons I chose to live in St. Andrews Heights was because of the RC1 character of the neighbourhood. With blanket rezoning now in place, that choice has essentially disappeared for Calgarians. There is no longer any neighbourhood in the city where single-family character is protected.

We are already seeing the effects in our community. St. Andrews Heights has historically been entirely RC1 and does not have side-by-side developments, yet there are already two proposed 10-plex projects. Our community successfully challenged one of these through a provincial appeal, partly because the City did not properly account for how housing units were counted. The fact that residents have to go through a provincial appeal process in order to be heard on a municipal decision highlights a significant

Comments - please refrain from



## Public Submission

CC 968 (R2026-03)

providing personal information in this field (maximum 2500 characters)

problem with this policy.

The public mandate on this issue is also clear. The previous Council moved forward with blanket rezoning without listening to many Calgarians who had concerns. In the last election, the incumbent mayor finished third, behind two candidates who both ran on repealing the policy.

Our position is not that we oppose density or development. We support thoughtful and appropriate growth. What we oppose is a blanket approach that removes the ability for Calgarians to choose the type of community they want to live in.

We respectfully ask Council to:

1. Repeal the blanket rezoning policy and restore the previous RC1 and RC2 zoning designations.
2. Commit to a community-by-community planning process that includes meaningful engagement with residents.

Calgary needs housing policies that balance growth with the character and identity of our neighbourhoods. We ask Council to restore that balance.

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



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First name [required] **Maureen**

Last name [required] **Bezenar**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The City MUST remove the "blanket rezoning" that is currently in affect. I was directly negatively impacted by blanket rezoning. our family had lived in Lakeview for almost 30 years and planning to retire in the neighborhood. A DP for an 8 unit townhouse directly next door to us was approved - even after we and the community spent 1 year working to have rejected. Over 850 letters of opposition were written against this Development - however the city did not listen or consider the majority voice of the residents. We were forced to move - LOST SEVERAL HUNDREDS OF THOUSANDS of dollars on the sale price of our house. CONSISTENTLY - our realtor feedback was that purchasing client did NOT want to live next to an 8 unit townhouse. The destruction of: quality of life, the neighbourhood, the tree canopy, green space, privacy, light, peacefulness, etc is the result. Increase in: parking issues, traffic congestion, safety, noise, pollution, etc was and is the result.



## 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] Claudia

Last name [required] Bosch

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am opposed to removing the blanket zoning bylaw. Maintaining rezoning will remove one of many expensive and time-consuming steps, yet will still keep in place sufficient checks and balances, e.g. development permits will still be required, which will ensure among other things, that new construction will fit in with the existing neighbourhood. This will simplify the process, lower costs and provide more affordable housing.

**Public Submission**

CC 968 (R2026-03)

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First name [required]                      Jeremy

Last name [required]                      Mclvor

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

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)

Citywide rezoning was a fundamentally flawed idea. It has been so controversial because most homebuyers in Calgary made the largest investment of their life, by purchasing a home in a community that has a character that aligns with their personal aesthetic. In passing blanket rezoning, city council moved the goal posts on how the character of our communities is shaped. It is for this reason that many Calgarians viewed, and continue to view it, as a betrayal.

I followed the initial council meetings on blanket rezoning and most of what I heard was not in favour of this drastic proposed change. But council went ahead and bulldozed it into existence. Personally I am not in favour of a developer having the right to buy my neighbour's corner lot and have an 8 -plex rubber stamped for development.

I understand that Calgary has to grow. If we need to reduce red tape to enable growth let's reduce red tape. We need to increase affordable housing so let's do that. I believe blanket rezoning was a deeply flawed proposal but it was only one possible path forward to achieve Calgary's varied housing needs. Creating a free-for-all to let developers determine what goes where was never something Calgarians asked for.

If council proposed to blanket zone new communities Calgarians could probably get behind such a proposal. The terms are on the table for homebuyers to weigh into their decision to buy into that community aesthetic under those terms.

## Public Submission

CC 968 (R2026-03)

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I am in favour of changing back to calgary's system of zoning and seeing what sort of solutions council can come up with to address our housing issues.

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**Public Submission**

CC 968 (R2026-03)

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First name [required] Jennifer

Last name [required] Curley

How do you wish to attend?

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

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

Public Submission

CC 968 (R2026-03)



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favor of a full repeal of blanket upzoning and a return to planned, community based growth. I grew up in Calgary and lived in some of her "older" neighborhoods throughout my early years. As an adult with a family I returned to this charming city and have lived in several of her "newer" neighborhoods. As a calgarian I was very frustrated to watch blanket upzoning be brought into our beautiful city. It was a terrible and telling thing for city council to have done especially in the face of 70% opposition by calgarians how cared enough to show up at the 2024 city council public hearing. Our beautiful city and its neighborhoods deserve much more than a generic, one size fits all approach. Our Calgary neighborhoods are more than just houses, or duplexes or apartment buildings, they are places we see out our windows everyday, many times a day. They are places we walk and talk together, shovel snow in and take our children to school. We walk their paths and sidewalks, we drive their roads, we play at their parks and frequent and support their shops and businesses. Our neighborhoods are extensions of our own homes within them. They each are different, special and offer unique qualities and so of course unique challenges. Let's give our Calgary neighborhoods the unique approach they need. The local, community based planning they deserve. Blanket upzoning is only one tool within the tool box of housing strategy. Let's reach back into that toolbox and find a better tool, a more unique tool, a more Calgary tool. I have every confidence this new council can do that. Let's repeal blanket upzoning, let's reinstate the land use bylaw that preceded it for stability and restart with a unique, neighborhood centered plan as we grow forward and



## Public Submission

CC 968 (R2026-03)

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reinforce the uniqueness that makes Calgary such a wonderful place to call home.  
Thank you.



## Public Submission

CC 968 (R2026-03)

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First name [required] Pat

Last name [required] Bezenar

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

How Blanket Rezoning Cost us a 6-Figure Loss and Negatively Impacted Our Lives.pdf

ATTACHMENT\_02\_FILENAME

Blanket Rezoning Cost us a 6-Figure Financial Loss and Negatively Impacted Our Lives Forever:

- We were residents of Lakeview in the SW from 1994 to October of 2025
- From 2014 to 2025 we spent over \$300,000 renovating our home to age in place, and retire.
- On August 15 of 2024 a DP Application notification sign was placed on the lot next door to us for a 4 unit townhouse complex, each with a secondary suite. An 8 plex, right next door to us!
- Over the subsequent weeks & months, we sent hundreds of emails making other stakeholders aware of the development proposal.
- The City received ~ 850 written expressions of opposition to this 8 plex as compared to about 35 in support.
- Despite the overwhelming opposition, on March 24th of 2025 I was advised that the City had approved it anyway.
- We filed an appeal, and the work, stress, and expense of time and money started all over again - again at the expense of focussing on and running our business.
- To make matters worse, while this was all happening, just 4 months after starting our fight, I was diagnosed with cancer.
- Instead of being able to deal with my cancer in the quiet, restful and stress free environment recommended by my Oncologist, I was forced to fight to save my home, while

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

## Public Submission

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simultaneously fighting to save my life.

- Our appeal was heard by the SDAB. In that hearing, based on our professional knowledge & expertise as builder/renovators, we highlighted several errors and omissions made by the City in granting the DP.
- The Board ignored our factual statements, and instead took the words and opinions of the Developer and the Development Authority.
- We therefore felt we had no alternative than to sell our family home construction began in order to minimize our financial losses.
- We listed our home for sale, but despite overwhelming interest, had several viewings and even offers back out once they earned of the impending development next door.
- Therefore, our home sold for ~ \$100,000 less than what it SHOULD have sold for had there not been an 8-plex going in next door. Combined with realtor fees, moving costs, and being forced to buy a new home on short notice in a seller's market, we took a net estimated financial loss of \$150,000 to \$200,000.
- This bylaw needs to be REVERSED, and the City needs to be held accountable to property owners who experienced similar negative outcomes for the poorly thought out Blanket Rezoning bylaw that was passed unilaterally without plebiscite.

## How Blanket Rezoning Cost us a 6-Figure Financial Loss and Negatively Impacted Our Lives Forever

My wife and I were residents of Lakeview in the SW from 1994 to October of 2025. In 1994, buying a home in Lakeview was a stretch for us to be able to afford, but we chose to save up and pay more for our first home because Lakeview was zoned RC-1. Unlike surrounding communities like Altadore and South Calgary, the understanding was Lakeview would always remain a predominantly RC-1 focussed community. We purchased a modest 1040 square foot bungalow priced at the low end of the market for Lakeview as it was at the top end of what we could afford. Our daughter was subsequently born and raised in Lakeview, and was educated in the schools in the community.

Fast forward 20-something years, and as professional custom home builders & renovators, we've lived in several houses in the community, from bungalows to 2 storey homes. In 2014, our daughter was getting closer to finishing high school and leaving home to go to university. So we decided to downsize back to a bungalow in Lakeview to prepare for being empty nesters, and to age in place. **We subsequently spent approximately \$300,000 in renovations on our home to make it comfortable for our family while our daughter was still home, as well as for my wife and I to age in place, and eventually retire.** We are now very close to retirement from the home renovation business we run from home, ages 61, and 59.

**On August 15 of 2024 we came home to find a DP Application notification sign in front the lot next door to us, proposing the development of a multi-family 4 unit townhouse complex, each with a secondary suite. An 8 plex, right next door to us!** We were literally sick to our stomachs at the thought of the inevitable loss of privacy and quiet enjoyment of our future retirement home. As one of the first few homes in the entire city to face such a drastic change to our lives due to the unfairly and undemocratically imposed blanket rezoning bylaw, (it came into effect only 9 days earlier), we decided we would try to fight it.

Due to the urgent nature of opposing the development (only 21 days from the date the sign is posted), we had to take immediate action. The first thing we did was to contact **the Lakeview Community Association, who supported our position that the proposed development was a grossly overreaching and insensitive design that failed to consider the impacts on neighbouring properties, nor was it harmonious with the overall theme, character, and aging infrastructure challenges of the neighbourhood as a whole.** Over the course of the next 2 weeks, we had to almost completely ignore our duties of running our business as we spent countless days running an awareness campaign within the community, letting residents know what was happening, where to get more information, and where to submit their comments. **Over the course of the subsequent weeks and months, we wrote letter upon letter, and**

**sent and replied to hundreds of emails. We donated financially to and signed on as co-applicants of a legal challenge against the rezoning bylaw in court, and we made others aware of the campaign and encouraged them to do the same.**

Through our tireless efforts, we were successful enough with our awareness campaign that the **Development and Building office at City Hall received approximately 850 written expressions of opposition to this 8 plex development from within the community (as compared to about 30 in support)**. This resounding clear majority of opposition within the community (about 97%) resulted in delaying the approval of the project for about 3 months.

**Despite the clearly stated voice of opposition from affected residents and stakeholders, to our absolute shock and disbelief, on March 24th of 2025 I was advised that the City had approved it anyway.** So in the days following, we filed an appeal, and the work (and associated stress) started all over again - again at the expense of focussing on and running our business.

**To make matters worse for my family and I, while this was all happening, in January of 2025 (just 4 months after starting our fight) I was diagnosed with cancer.** Within about a week or so of my diagnoses, I was started on an intense schedule of medical testing that had me visiting various hospitals, clinics, doctors offices and the Arthur Childs Cancer Centre multiple times a week most weeks. In April, only a few weeks after filing our appeal, I underwent a double cancer surgery. About 3 weeks after that surgery was our initial appeal hearing date at which the merit hearing date would be set. In order to provide myself enough time to heal from my surgery and prepare our appeal case, and due to the uncertainty of my pending medical schedule, we pushed our appeal hearing date back to the absolute latest timeline the appeal board would allow (without divulging my health reasons for doing so). The hearing date ended up being set for July 8th. As an active cancer patient, I was undergoing regular monthly bloodwork and immunotherapy treatments, which come with a number of potentially very serious and sometimes permanent side effects. I was to be under treatment for at least the next year, and am undergoing other regular testing such as PET scans, MRI's etc., to monitor my health and my progress - similar to any patient that might be undergoing chemotherapy. As I write this, I am preparing for another PET scan 2 days from now at the Arthur Childs Cancer Centre.

**So instead of being able to deal with my cancer in the quiet, restful and stress free environment recommended by my Oncologist, I've been forced to fight to save my family home, while simultaneously fighting to save my life.**

I'm quite certain the stress of all this has had an impact on my recovery from cancer, and my future chances of recurrence. For anyone reading this, I'm sure you can imagine that there have been dozens and dozens of sleepless nights for my wife and I over the past year and a half since this development was proposed. The stress has at times been almost unbearable, which is definitely taking its toll on our mental well-being.

In any event, we struggled through it all. We spent countless hours soliciting letters of support for our appeal from within the community, pouring through documents, drawings, and files associated with the development approval, meetings with our agent, writing our appeal submission, etc.

On July 8th, our appeal was heard by the SDAB (The Subdivision and Development Appeal Board). In that hearing, **based on our professional knowledge and expertise as developers and renovators ourselves, we highlighted several errors and omissions made by the Development Authority** in assessing the documentation of the discretionary development application next door, as well as the overall insensitivity of the proposed development on neighbouring properties - especially ours. With the participation of the Community Association President, we also articulated how **the developer ignored all the feedback** received from affected stakeholders and the Community Association with the plan revisions they'd submitted, and outlined how this precedent setting development would have a negative impact on the long-term evolution of the neighbourhood. But ultimately, **the Board took the words and opinions of the Developer and the Development Authority employees over ours** and those of our agent, previously a career Development Officer from the City of Calgary. **Despite the errors and omissions of the Development Authority in rendering their initial decision, our appeal was denied.**

Since our appeal was rejected in late July, **we felt we had no alternative than to spend the next few weeks hastily getting our home freshened up and cleaned to get ready to list on market before construction begins next door.** This meant vacating on short notice for realtor showings (regardless of how I might be feeling that day), not to mention dealing with the time and stress of finding an alternative and suitable home to live in within our budget on short notice with an impending deadline to try to beat the construction start next door. **All while struggling with the fatigue and other side effects associated with immunotherapy drugs - all thanks to this incredibly insensitive bylaw that was thrust upon Calgary property owners.**

**We listed our home for sale on Tuesday, August 12th. Within 20 minutes of the listing going live, we already had our first showing.** There was an initial urgent flurry of viewing activity, as there is a shortage of renovated homes in our neighbourhood, and as professional designers and renovators, our home is very desirable. We had 15 showings within the first 24 hours of the listing going live. Upon the advice of our very experienced and respected realtor, we had listed the home for a very reasonable price to encourage a quick sale. Our realtor even felt we may get multiple offers at that price as we've professionally designed and renovated the entire home, and it is essentially the nicest home on the street, and one of the nicest original homes in the community. The day after we listed, **a home up the street was listed and sold within a few hours at almost \$30,000 above list price - to a buyer that had already viewed our home just a few hours earlier. It sold for only 2% less than our list price, but was 10% smaller,** had only a single car garage vs our home

with a double garage, plus a heated single garage, and had generally inferior renovations with lower end finishings.

**The feedback to our realtor for the reasons his client bought the other property was, "After further due diligence it looks like that may be an 8-plex coming in next door. My clients are going to pass on this one. I'm sure this thing will move regardless. Beautiful home."**

Later that afternoon, another realtor showing which had been booked for the following morning sent a note within an hour of booking the viewing to cancel it. On the booking app, **the buyers' agent submitted the following comment: "Viewing cancelled - buyer does not want to live next door to the multi-family project being built next door."**

I started thinking, and did a quick DMAP search on the City's newly introduced DMAP website (introduced in July 2024, just a few weeks before the new zoning bylaw came into effect). It took me literally 15 seconds to see the information regarding the 8-plex going in next door - something any realtor (or even buyer) would be able to do in mere seconds.

**Within a few hours, the viewing requests essentially dropped off a cliff. We went from the initial hurried frenzy of having 13 showings in the first roughly 24 hours to having zero showings booked the third day, to only 2 or 3 showings in total for the entire balance of the week.**

Our realtor advised us that there is was real shortage of good quality, updated homes in the community. There was currently only one other similar listing in the community, which is why our realtor had advised that we get on market when we did. **Every other similarly sized, renovated bungalow that had sold in the community in the previous month or so with a similar location has sold within just a few days, at or above list price. But despite being fully professionally designed and renovated to a high standard of finishing, our home sat on the market, with very little interest, unable to sell for a fair price.** So not only is the City imposing these projects on property owners with little option but to accept them next door, but they've actually created a very quick and simple way (via DMAP) to virtually guarantee that property owners adjacent to developments falling under the blanket zoning bylaw will lose their property value if they try to sell.

In other words, knowing what we know now having been through this process, **we realize that once a DP Application is submitted for an adjacent property, essentially your property value drops immediately, because anyone can see by simply going to a website hosted and promoted by the City of Calgary and entering your address that there is a development on the table for the adjacent property. And even if that development is not successfully approved, it quickly becomes common knowledge that some sort of multi-family development will be**

**going in there. This creates an absolute no-win situation for adjacent property owners like ourselves**

ONCE A DEVELOPMENT HAS BEEN APPROVED, YOU HAVE ALMOST ZERO CHANCE OF STOPPING IT (almost none of the appellants have been successful thus far because the City continues to move the goalposts to suit its agenda), BUT YOU ALSO CAN'T SELL YOUR HOUSE FOR WHAT IT'S WORTH. AND WORSE, YOU HAVE NO NOTICE - ONCE THE DP PROPOSAL SIGN GOES UP, YOUR PROPERTY VALUE GOES DOWN.

**We stated our concern about inevitable financial losses due to reduced property value to the Development Authority several times** in our opposition letters and communications with them prior to the DP application approval. **We also brought it up in our appeal hearing as a major concern, only to be told that any anticipated financial losses were “purely conjecture” and that there was “no evidence” to support such a claim**, as though somehow 2+2 no longer equals 4.

Essentially, all options for affected property owners have been removed, and we are forced to take the financial, emotional, and life changing fallout of the ripple effect caused by the blanket rezoning developments with no other options. Even our daughter, who no longer lives with us in Calgary, is devastated at the fact we've had to sell our family home and all its memories that she looks forward to coming home to visit.

**We now know the end result. We sold our home at an estimated price of nearly \$100,000 less than what it SHOULD have sold for had there not been an 8-plex going in next door. Combined with realtor fees and moving costs, and being forced to buy a new home on short notice in a seller's market, we took a net estimated financial loss of \$150,000 to \$200,000.**

We can also say with certainty that our mental, emotional, and physical well-being has been negatively affected tremendously over the past year. **My wife and I are STILL both having difficulty sleeping almost every night to the point we have been sleeping in separate rooms for the past 8 months.**

We believe the City of Calgary needs to be held accountable for compensating the families who've suffered tremendously negative, life-changing consequences on their lives as a direct result of the City's half-baked, insensitive, and Draconian blanket rezoning bylaw.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Renee**

Last name [required] **Hunt**

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 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)

Although my attachment is only 5.8 MB, it will not let me attach. I am emailing submissions at approx 11:15am. File name is RHuntRezoning.



# Home is Here

## The City of Calgary's Housing Strategy

2024–2030

Approved by Council 2023 September 16



# Housing and Housing Affordability is a City of Calgary Priority

*Home is Here – The City of Calgary’s Housing Strategy aligns with The City’s broader strategic plans and priorities:*

Strategy or direction	Guiding principles or goals that align to the Housing Strategy
<b>imagineCALGARY</b>	Calgarians have a choice of housing options that are affordable, accessible and eco-efficient and that support a variety of lifestyles. Housing reflects local environmental conditions and resources and is adaptable over time to reflect changes in technology, climate and demographics. <i>Built environment and infrastructure system 100-year goals</i>
<b>Municipal Development Plan</b>	Ensure a choice of housing forms, tenures and affordability to accommodate the needs of current and future Calgarians and create sustainable local communities. <i>Creating Great Communities</i>
<b>Climate Strategy</b> →	Calgary is expected to grow to a population of two million people over the next 50-60 years. It is crucial that a variety of low carbon climate-resilient housing types and transportation options in a variety of communities are available to Calgarians to support net-zero goals. <i>Zero Carbon Neighbourhoods</i>
<b>Council’s Strategic Direction 2023-2026</b>	Diversifying the range of housing options by increasing transitional and affordable housing and simplifying the pathways to permanent housing can result in addressing the top four result areas of Social Equity, Modernizing Government, Climate, and Public Safety. <i>Council Priority: Resilient Calgary</i>
<b>The Ways Forward: Affordable Housing for Indigenous Calgarians Through a Holistic Plan</b>	Indigenous people continue to suffer from the impacts of colonization, specifically related to the provision of adequate and culturally responsive affordable housing options. This report presents three Council-approved pathways with 25 multifaceted recommended actions, designed to address the affordable housing challenges facing urban Indigenous people living in Calgary.



# Calgary Climate Strategy

## Pathways to 2050

June 2022

# Calgary Net Zero City By 2050

“The City of Calgary will accelerate the pace and scale of climate action needed to achieve our goal of net zero emissions by 2050.” pg 1

“Calgary is a city that recognizes the climate emergency and does its part to limit global warming to 1.5 degrees” pg. 3

# City Wide Emissions Breakdown

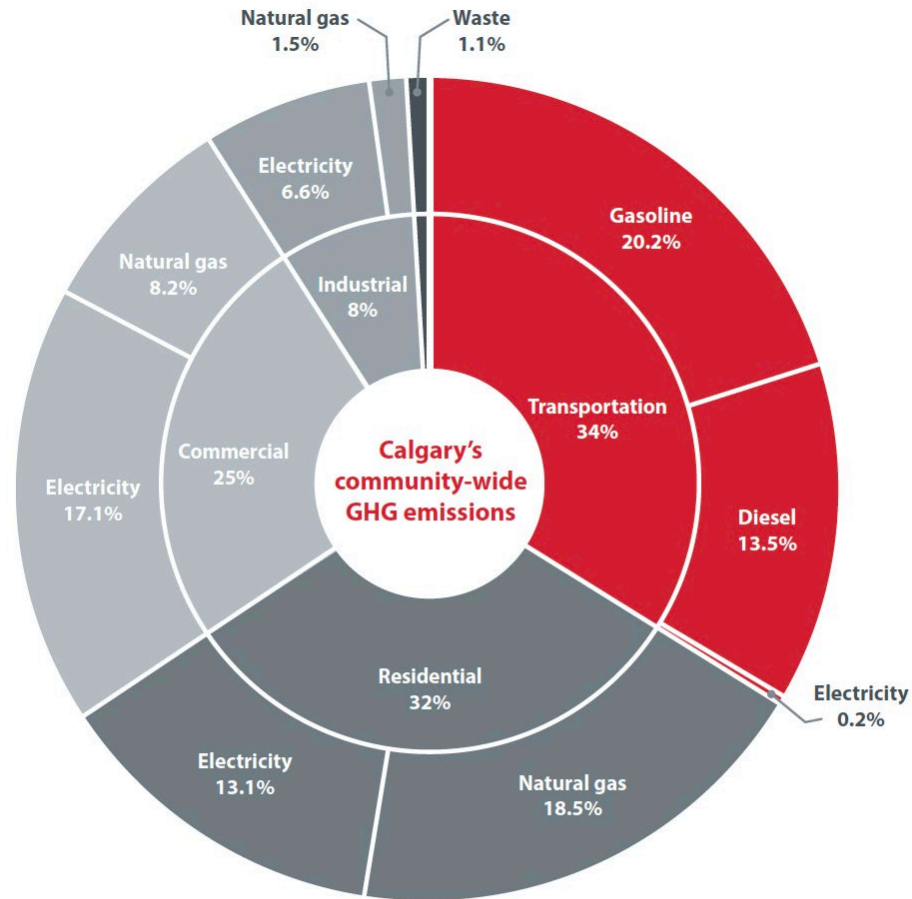


Figure 6: Breakdown of Calgary community-wide GHG emissions by percentage

Residential Housing - 32%

Commercial - 25%

Transportation – 34%

## Theme: Zero carbon neighbourhoods

Where people live, work, and access amenities impacts how they choose to get around Calgary. Currently, transporting people and goods account for one-third of Calgary's emissions. How we design our neighbourhoods and city have a significant impact on the amount of fuel needed to travel around the city.

A net zero emissions neighbourhood is a community that has greatly reduced energy needs through energy efficiency and relies on zero emissions electricity, heating and transportation fuels. If there are emissions remaining, high-quality offsets can be purchased to reduce community emissions to zero. The buildings and renewable energy aspects have been addressed in this plan in previous themes. **The zero carbon neighbourhoods theme focuses on the land use planning and transportation aspects of net zero emissions neighbourhoods.**

Emissions from the transportation sector come from the use of two main transportation fuels: diesel and gasoline. To reduce these emissions there are three broad approaches: **use land more efficiently to transition to a denser, more compact city to minimize travel distances, switch vehicle fuels to a cleaner, low carbon fuel, and switch to transportation modes that use less energy.** Residents who can meet many of their daily needs by walking, bicycling, or riding transit also benefit from improved health, thriving local business districts, and increased opportunities for diverse housing and jobs. Providing diverse and high-quality transportation options for all residents is an important way that climate action and equity considerations intersect.

### This theme is organized into three Program Pathways:

- **Zero emissions vehicles: accelerate the transition to zero emissions vehicles**
- **Mode shift: shift mode-share to low or zero emissions modes**
- **Zero emissions city design: transform land use planning to prioritize zero emissions city design**

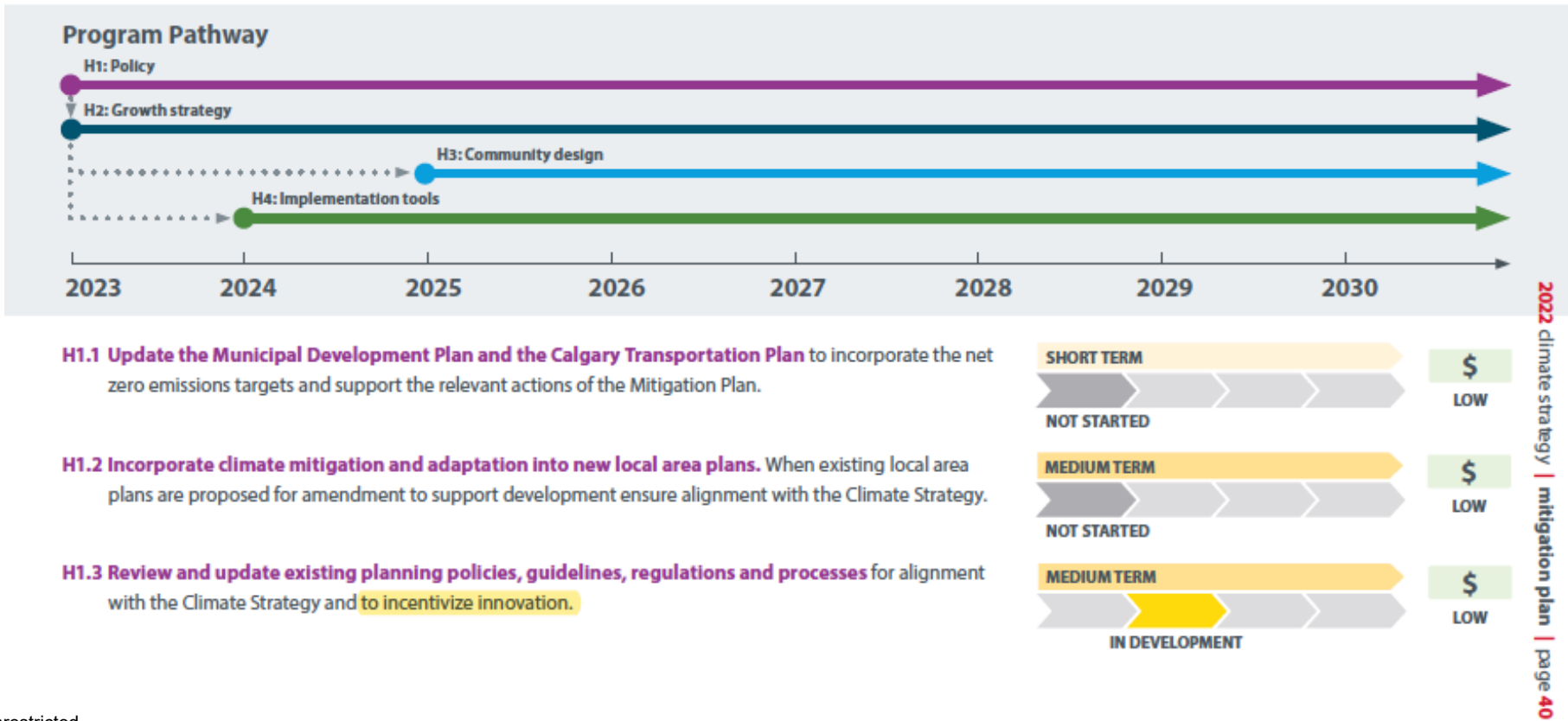


2022 climate strategy | mitigation plan | page 35

“:use land more efficiently to transition to a denser, more compact city to minimize travel distances, switch vehicle fuels to a cleaner, low carbon fuel and switch to transportation modes that use less energy.”

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

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



## Program Pathway H: Focus Land Use Planning to Prioritize *Zero Emissions City Design*

“Our communities will transition to compact, mixed-use neighborhoods with abundant natural infrastructure and where transit and active modes of transportation (eg. walking, cycling) are the preferred mobility choice.” pg40

H4.2 “Through the land use bylaw update, enable increase housing types  
and  
Support uses in residential areas to facilitate **complete communities** and  
reduce  
Dependency on private vehicles.” pg42

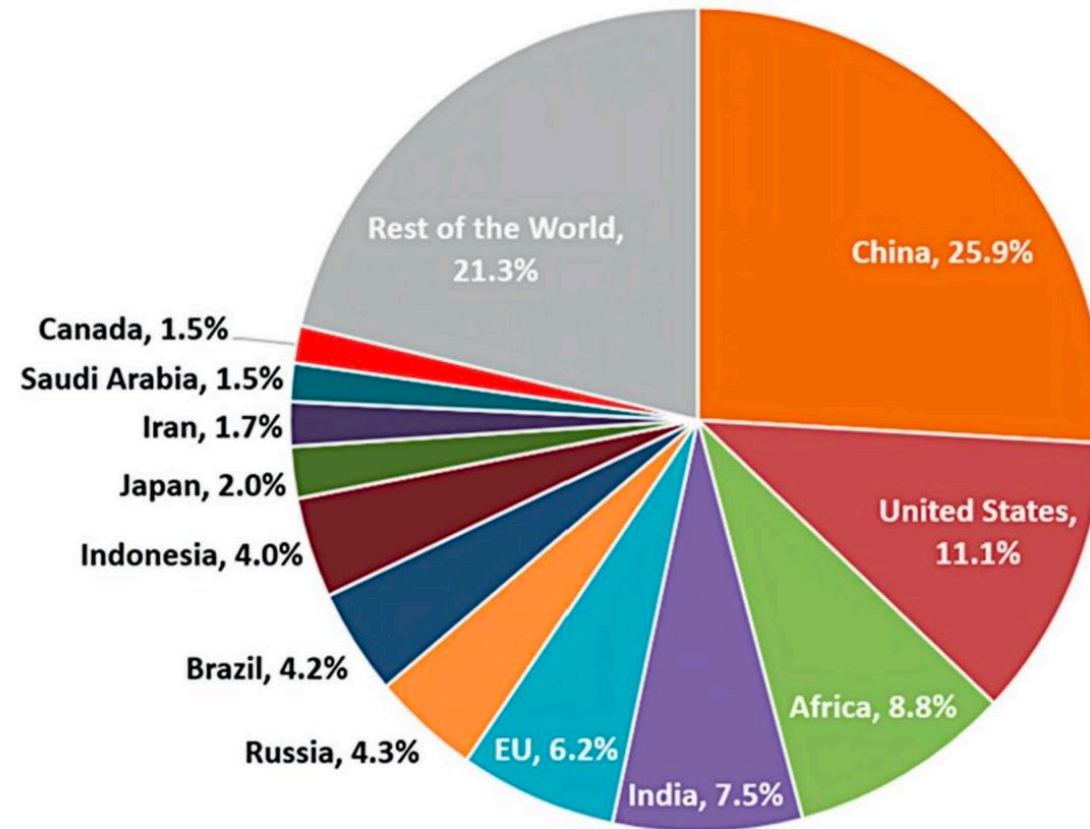
**Figure 2.1. GHG Emissions by Nation 2022**

Figure 2.1: Canada produces only 1.5% of the world's greenhouse gas emissions.  
Source: Ron Davison, Friends of Science Society, based on data from Our World in Data,  
<https://ourworldindata.org/>

***Canada's Share - 1.51% of the Global CO<sub>2</sub>e Emissions (2021 - 0.80 Gt)***

**Temperature Rise Reduction - 2050**

0.00106 °C      Based on CO<sub>2</sub>'s Warming Capacity

0.00423 °C      Based on the IPCC's "science"

\$3,920,000,000,000      Canada's Climate Expenditures (2022 Federal Budget)

**\$9.3      Trillion for every 1/100<sup>th</sup> of a °C averted**

Link - <https://www.budget.canada.ca/2022/home-accueil-en.html>      (Table 3.1)

**Calgary's Share - 1.04% of Canada's 1.51% (2021 - 0.0083 Gt)**

**Temperature Rise Reduction - 2050**

0.000011 °C      Based on CO<sub>2</sub>'s Warming Capacity

0.000044 °C      Based on the IPCC's "science"

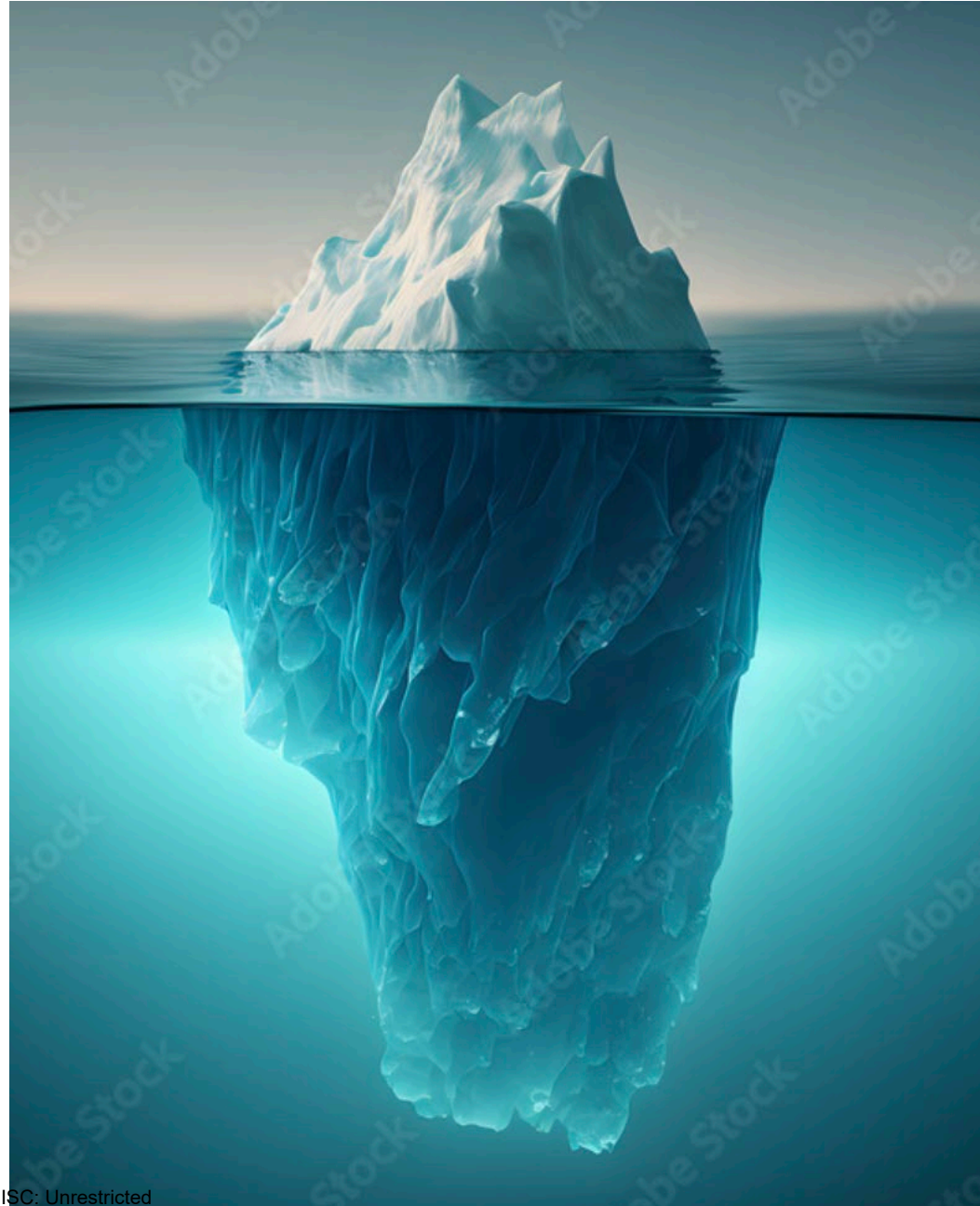
\$87,000,000,000      Calgary's Climate Plan Expenditures

**\$19.8      Trillion for every 1/100<sup>th</sup> of a °C averted**

Data compiled by Mr. Ron Davison

In Conclusion:

Calgary's Blanket Rezoning  
is the tip of the iceberg for  
achieving net zero  
emissions by 2050.



The most recent upzoning bylaw should be repealed because:

- it is built upon a faulty premise of the need for emissions reduction
- Calgary emits only 1.04% of Canada's 1.5% of world emissions
- Billions spent would reduce temp by a miniscule amount
- The Zero Carbon Neighborhoods theme prioritizes emissions reduction over real world impacts
- The Zero Carbon Neighborhoods theme is punitive and ignores the sovereignty of Calgarians while prioritizing ideologies of unelected entities.



Join us

CITY DASHBOARD

# CALGARY



REGION



COUNTRY

**CANADA**

ANNUAL GHG EMISSIONS (MTCO<sub>2</sub>e)

**15,620,704**

POPULATION

**1,323,400**

MAYOR

**JYOTI GONDEK**

ISC: Unrestricted

## BADGES

Phases: 7 completed out of 9

Badge	Inventory	Target	Plan
<b>MITIGATION</b>	Progress bar	Progress bar	Progress bar
<b>ADAPTATION</b>	Progress bar	Progress bar	Progress bar
<b>ENERGY ACCESS &amp; POVERTY</b>	Progress bar	Progress bar	Progress bar

Resources for Cities

## EMISSIONS INVENTORY



## ADAPTATION

NO	HAZARD	PROBABILITY	TIME SCALE
01	Hail	High	Immediately



## Public Submission

CC 968 (R2026-03)

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First name [required]

Alex

Last name [required]

Williams

How do you wish to attend?

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

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

Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We need housing. I'd rather not have my property taxes go to having councillors sit around the horseshoe debating townhomes, all while the cost of living keeps skyrocketing. We have bigger fish to fry here.



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First name [required] Jane

Last name [required] Burns

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

City of Calgary letter.docx

ATTACHMENT\_02\_FILENAME

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

I support the proposed citywide rezoning change. Established neighbourhoods were designed for single-family homes, and blanket rezoning places added pressure on parking, infrastructure, and services while changing the character of these communities. I am also concerned it has not improved affordability, as developers often purchase older homes and replace them with multiplex developments that are not affordable for young people or first-time buyers. Housing solutions should be thoughtful and targeted rather than applied through a blanket approach.

March 16, 2026

Mayor and Members of Council  
City of Calgary

Subject: Support for Proposed Citywide Rezoning Change

Dear Mayor and Members of Council,

I am writing to express my support for the repeal of the blanket zoning bylaw that allows single-family homes in established neighbourhoods to be replaced with multiplex dwellings.

Many older neighbourhoods were designed as single-family communities, and blanket rezoning does not adequately consider the character, infrastructure, and parking capacity of these areas. Increased density in these locations often creates added pressure on water and sewer systems, reduces available street parking, and alters the overall dynamic of long-established neighbourhoods.

I am also concerned that this approach has not meaningfully improved housing affordability. In many cases, developers purchase older homes, which reduces opportunities for young people and first-time homebuyers to enter the market. The new multiplex developments that replace them are frequently priced beyond the reach of those same buyers.

Addressing housing needs is important, but it should be done through thoughtful and targeted planning rather than a blanket approach that affects every neighbourhood the same way.

For these reasons, I support repealing the blanket zoning bylaw and encourage Council to pursue more balanced solutions that address housing needs while respecting existing communities.

Thank you for your time and consideration.

Sincerely,

Jane Burns

4920 Norquay Drive NW



## Public Submission

CC 968 (R2026-03)

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First name [required] Joanne

Last name [required] Manning

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

City of Calgary Rezoning JManning.docx

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

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City of Calgary

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Addressing housing needs is important, but it should be done through thoughtful and targeted planning rather than a blanket approach that affects every neighbourhood the same way.

For these reasons, I support repealing the blanket zoning bylaw and encourage Council to pursue more balanced solutions that address housing needs while respecting existing communities.

Thank you for your time and consideration.

Sincerely,

Joanne M. Manning

104 Cedarpark Green SW

**Public Submission**

CC 968 (R2026-03)

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First name [required] **Crista**

Last name [required] **Freiter**

How do you wish to attend?

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



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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

Good afternoon Council,

My name is Crista Freiter, and I am a resident of St. Andrews Heights speaking on behalf of myself and several concerned neighbours in support of repealing blanket rezoning and restoring RC1 and RC2 zoning.

I chose to live in St. Andrews Heights because of the single-family character the RC1 designation provided. Blanket rezoning has effectively removed that choice. Today, there is no neighbourhood in Calgary where single-family character is protected.

We are already seeing the impact. St. Andrews Heights has historically had no side-by-side development and has long been entirely RC1, yet we are now facing proposals for two separate 10-plex developments. One of these was successfully challenged through a provincial appeal because the City failed to properly account for how housing units were counted. The fact that residents must go to a provincial tribunal to be heard by their own municipal government highlights a serious problem with this policy.

We are not opposed to density. We support thoughtful development and responsible growth. What we oppose is a blanket policy that removes choice and ignores the unique character of Calgary's neighbourhoods.

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



## Public Submission

CC 968 (R2026-03)

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The last election also made one thing clear — Calgarians want this policy reconsidered.

We respectfully ask Council to repeal blanket rezoning, restore RC1 and RC2 zoning, and commit to a community-by-community planning process that includes meaningful resident engagement.

Calgary needs housing policy that balances growth with the preservation of neighbourhood identity.

Thank you for your time.



## Public Submission

CC 968 (R2026-03)

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First name [required] Valeen

Last name [required] Chow

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Rezoning back to residential density is essential for the following reasons:  
- Rezoning did not make housing more affordable for those wishing to buy homes. Commercial buyers increased density in inner city communities where I live with unsightly and ugly row housing. City planners failed to help build liveable Calgary communities!  
- City communities make the city liveable and vibrant! City planners did not consider families living in city communities and their satisfaction and enjoyment of their neighbourhood. Existing neighbourhoods were not built for increased density and the strain on roads, sewers, electrical. As taxpayers contributing to our community, city planners and managers like Mr Duckworth ignored the needs and wants of members living in areas that contributed over long periods the health and well-being of many sections of the city.  
- Blanket zoning does not recognize or consider the diverse and variable population that live in different areas of the city. Families and members of the communities contribute to their parts of the city. City planners were negligent in considering people and how they live in the city. Someone was lazy and did not consider people and how they enjoy living in the city! There appears to be city planners that weren't willing to help the city plan for liveable communities.  
- If the city planners wish to help communities that make of the city use city planning and work with communities. Previous organization worked with communities that exist but it was too easy to blanket zone. More local planning took longer but communities

## Public Submission

CC 968 (R2026-03)

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had input. City management ignored the people in the communities. Again, Mr Duckworth can shoulder the blame!

Repeal blanket rezoning.

Homeowner from Mount Pleasant community that lives amongst the ugly row housing. Remember, high density leads to decimation of communities!!

Valeen Chow



## Public Submission

CC 968 (R2026-03)

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First name [required] Heather

Last name [required] Hansen

How do you wish to attend?

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No, I don't need a translator.

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am opposed to City Council repealing the rezoning bylaw. If they do, I would like to see a new zoning system that would encourage higher density spread fairly evenly around the city. I envision this as a mix of allowing more basement and laneway suites, duplexes to quadplexes and small apartment buildings/row houses/townhouses that allow for more parking and yard space than is currently allowed. This would also need to be supported with improved transit and cycling systems. Best of luck.



## Public Submission

CC 968 (R2026-03)

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First name [required] Michael

Last name [required] Freiter

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I am a resident of St. Andrews Heights, writing on behalf of myself and several concerned neighbours in support of repealing blanket rezoning and restoring the RC1 and RC2 zoning designations.

I chose to live in St. Andrews Heights because of the RC1 character that defined the neighbourhood. Blanket rezoning has effectively removed that choice — there is no longer a neighbourhood in Calgary where single-family character is protected.

The impact on our community is already being felt. St. Andrews Heights historically has no side-by-side development and has long been an entirely RC1 neighbourhood, yet we are already facing two proposed 10-plex developments. Our community successfully challenged one of these through a provincial appeal, in part because the City failed to properly account for how housing units were being counted. The fact that residents must turn to a provincial process in order to be heard by their own municipal government reflects a serious shortcoming in the current policy.

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

The democratic mandate is also clear. The previous Council moved forward with blanket rezoning without meaningfully listening to Calgarians. In the most recent election, voters delivered a clear signal: the incumbent mayor finished third behind two candidates who both campaigned on repealing the policy.



## Public Submission

CC 968 (R2026-03)

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Our position is reasonable. We are not opposed to density, and we support thoughtful development. However, we oppose a blanket policy that removes choice and does not allow Calgarians to decide what type of community they wish to live in.

We respectfully ask Council to:

Repeal blanket rezoning and restore the prior RC1 and RC2 designations.

Commit to a community-by-community planning process that includes meaningful resident engagement.

Calgary needs thoughtful housing policy — not the erosion of neighbourhood identity. We ask 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]

Dagny

Last name [required]

MacGregor

How do you wish to attend?

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

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

Standing Policy Committee on Community Development



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Repealing the Rezoning Change would be a step backwards for Calgary. At a time when our city is growing rapidly and we approach 2 million residents, we need more population density not less, especially in inner city neighbourhoods. We need to make it easier for people up live in inner city, instead of spreading farther outwards and building all new utilities and services for new neighbourhoods. We should focus on fixing what we have, maintaining the infrastructure which is currently failing, and giving people the option to live in inner city without paying millions of dollars.



## Public Submission

CC 968 (R2026-03)

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First name [required] Donald

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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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I oppose the proposed blanket upzoning bylaw of 2024(BUZ) in whole and support all efforts of my community to repeal BUZ.



## Public Submission

CC 968 (R2026-03)

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First name [required] Samantha

Last name [required] Hung

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in opposition to the proposed citywide rezoning bylaw to revert back to low-density residential zones. I understand the need for further consultation for potential amendments to the by-law, but consider a full repeal to be creating barriers for affordable housing. Additionally, I think the ever-growing Calgary sprawl is unsustainable on resources and more costly than building denser neighbourhoods.



## Public Submission

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First name [required]                      Doug

Last name [required]                      Johnston

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

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 repeal of the blanket rezoning bylaw. In my Glendale neighbourhood, the aging infrastructure can barely support existing population. The development without any kind of infrastructure planning in parallel is irresponsible. In addition, the ignoring of neighbour concerns about such a drastic recomposition of the neighbourhood is upsetting. Finally, the ad hoc and random nature of the development approvals in light of the rezoning changes have had a negative effect on the nature and character of the neighbourhood. While a small amount of densification in the block around the LRT may make some sense, again, without infrastructure planning is irresponsible, as is the seeming random approvals anywhere, without regard to the existing nature and character of the neighbourhood. It appears to be an abdication of urban planning by City administration to developers, whose attention is profit motivated, not the use and enjoyment by residents.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Susan

Last name [required]

MacCulloch

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

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



## Public Submission

CC 968 (R2026-03)

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



## Public Submission

CC 968 (R2026-03)

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First name [required] Catherine

Last name [required] Bereznicki

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 26, 2026

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

[required] - max 75 characters

In favour of repealing the 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] **Susan**

Last name [required] **de St Jorre**

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 opposed to repealing blanket rezoning with no viable alternative in place to assist our City in increasing density and affordability. Blanket rezoning has helped increase densification and without a viable alternative I am afraid we will continue to sprawl at taxpayer expense with developers benefiting from the sprawl.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Evan

Last name [required]                      McGlinchey

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Support of Blanket Zoning Repeal.pdf

ATTACHMENT\_02\_FILENAME

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

My household is in strong support of repealing blanket rezoning, and returning the City of Calgary to the zoning bylaws that were in place prior to 2024. I believe blanket rezoning has had a detrimental impact on our community that would continue to worsen if it is not repealed. Semi-detached houses, multi-unit dwellings, and town houses, are simply not in keeping with the single-family detached residential character of our neighborhood. We purchased our home and invested heavily in this neighbourhood due to its single family zoning, large lots, and mature trees and landscaping. The large single-family lots with setback space between dwellings offer a very scenic neighbourhood setting that my family and others in the neighbourhood enjoy immensely. It is important that zoning housing stock in the City of Calgary reflects a wide range of preferences, budgets, and expectations, including those residents who desire and expect to live in an R-C1 zoned single family neighbourhood. Increasing the density of this historical neighbourhood would erode the utility and enjoyment of Briar Hill residents and taxpayers, and degrade the investments they made to purchase homes and settle here. My household holds this view for other central urban neighbourhood that had single-family zoning prior to 2024.  
I am also deeply concerned about the existing infrastructure capacity including water and sewer facilities in older, mature neighbourhoods in central urban Calgary. My household is also extremely concerned with the loss of mature tree canopy that has occurred in parts of our neighbourhood and similar neighbourhoods nearby, as single family homes and other low-density housing has been replaced with higher density



## Public Submission

CC 968 (R2026-03)

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housing on interior streets in mature neighbourhoods. In short, we believe that leaving blanket rezoning in place would cause irreversible negative impact on the character of our neighbourhood, and it is the correct decision to repeal blanket rezoning.  
Evan McGlinchey,  
Briar Hill, Calgary

My household is in strong support of **repealing** blanket rezoning, and returning the City of Calgary to the zoning bylaws that were in place prior to 2024. I believe blanket rezoning has had a detrimental impact on our community that would continue to worsen if it is not repealed. Semi-detached houses, multi-unit dwellings, and town houses, are simply not in keeping with the single-family detached residential character of our neighborhood. We purchased our home and invested heavily in this neighbourhood due to its single family zoning, large lots, and mature trees and landscaping. The large single-family lots with setback space between dwellings offer a very scenic neighbourhood setting that my family and others in the neighbourhood enjoy immensely. It is important that zoning housing stock in the City of Calgary reflects a wide range of preferences, budgets, and expectations, including those residents who desire and expect to live in an **R-C1** zoned single family neighbourhood. Increasing the density of this historical neighbourhood would erode the utility and enjoyment of Briar Hill residents and taxpayers, and degrade the investments they made to purchase homes and settle here. My household holds this view for other central urban neighbourhood that had single-family zoning prior to 2024.

I am also deeply concerned about the existing infrastructure capacity including water and sewer facilities in older, mature neighbourhoods in central urban Calgary. My household is also extremely concerned with the loss of mature tree canopy that has occurred in parts of our neighbourhood and similar neighbourhoods nearby, as single family homes and other low-density housing has been replaced with higher density housing on interior streets in mature neighbourhoods. In short, we believe that leaving blanket rezoning in place would cause irreversible negative impact on the character of our neighbourhood, and it is the correct decision to **repeal** blanket rezoning.

Evan McGlinchey,

Briar Hill, Calgary



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Public hearing meeting of council re: 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 absolutely opposed to "blanket rezoning" or upzoning. This will not make housing more affordable, this will cause higher priced housing, existing neighbourhoods were not built for heavy increases in density and infrastructure can't sustain increase in density. Zoning should be reset to previous zoning bylaws with NO amendments. NO GENTRIFICATION!!!!



## Public Submission

CC 968 (R2026-03)

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First name [required] Isabelle

Last name [required] Jankovic

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]

Neither

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ATTACHMENT\_01\_FILENAME

letter - lj.pdf

ATTACHMENT\_02\_FILENAME

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

I am not in favour of full repeal. I am in favour of changes to the R-CG bylaw.

16 March 2026

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

Dear Mayor Farkas and Members of Calgary City Council,

**Re: Proposed Blanket Upzoning Repeal**

- I am not in favour of full repeal unless there is a timeline set for changes to the residential bylaw and clear direction is given to administration regarding changes required.
- I am in favour of the proposed changes to the to R-CG bylaw.
- I am in favour of allowing a backyard suite and a basement suite on the same lot.

The Blanket Upzoning has not worked as originally intended. It has dramatically increased redevelopment in communities that have a grid road system with back lanes and has done nothing to increase density in the car centric communities with pie shaped lots or lots with a wide frontage and narrow depth often with no back lanes. These communities were generally R-C1. Even a change to R-C2 could encourage redevelopment.

The one thing that is missing from the proposed bylaw changes is the inclusion of secondary suites as dwelling units. This approach seems to be unique to Calgary and defies the land use bylaw's definition of a "dwelling unit" (LUB 188). It also skews any density calculations. Even if the lot density is reduced to 60 dwelling units per hectare (du/h), it is actually 120 du/h. According to the UBC Residential Density Scale, this is still high density. This change needs to happen before the proposed civic census in 2027. Council and administration need to know where these units are located and how many people live in them, especially preschool children who about to enter the school system. In this economy, it is not unusual for a single parent with a child to be renting these suites.

Sincerely,

Isabelle Jankovic  
Crescent Heights



## Public Submission

CC 968 (R2026-03)

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

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

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

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

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 been trying for over 2 hrs to share a PowerPoint file I wish to use when addressing council. I hope you will be able to accept it via email as I cannot for some technical reason on my computer upload it to you. Thank you for your patience.

# **Public Hearing**

# **Calgary City Council**

**Terry Gibson**

March 23, 2026

# Who Am I?

- Resident in East Crescent Heights (condo) last 28 years (Calgary 42 years)
- Business degree
- Experienced in housing - 16 years (11 of those with CMHC)
- Public consultation specialist – contentious energy developments
- Active as an advocate for improved condo governance, since 2013: Co-founder of Condo Owners Forum

# I Am Here Because

- I have lived in 11 Canadian cities
- I believe we live in the best City in Canada, in the best country in the world
- I think we can do better!

# The Paradigm



# In My Experience

- People see their homes as their castle - their largest asset
- Potential for neighbourhood change is threatening
  - Unknowns/Uncertainty
  - Emotional
  - NIMBY
  - “Why is this needed in my neighbourhood? Can't you develop elsewhere?”

# Suggested Criteria

- Anticipate the future – DO NOT repeat the past
- The long-term interests of society must predominate

# Alternatives

- Maintain Blanket Rezoning, or
  - Repeal Blanket Rezoning
- 
- There is a better option for Calgary!
  - Somewhere in between...

# Historical Planning

- Encouraged sprawl
- Calgary has 1/3 the population density of Toronto, Vancouver, Montreal
- Q. Have any of you recently driven to the extremities of the City?

# Sprawl

Has led to inefficient use of

- Roads
- Transit
- Water systems
- Sewers
- Fire Protection
- Policing
- Schools

# Reducing Sprawl

- Saves citizen's personal time
- Saves money
  - Less capital costs
  - Less operating costs
  - Reduces taxes
- Allows smarter land use – more price points for households
- Reduces car dependence – reduces pollution

# Suggestions

- Learn more about the experience of other municipalities
- Resist options that discourage increasing density
- Consider granting the City planning group more discretionary powers
- NIMBY is very difficult to address. Most people focus on their own needs rather than on broader social needs
- Have the courage to make decisions which are best for the City in the long-run (and recognize they will not be popular)

”Nostalgia is NOT a Strategy”

Prime Minister Carney – Davos 2026

# Thank-you!

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Marisa

Last name [required]

Zarusky

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

I am very supportive of the Citywide Rezoning Change for reversal.

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

In favour

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ATTACHMENT\_01\_FILENAME

Letter to City Clerk - Densification.jpeg

ATTACHMENT\_02\_FILENAME

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

**March 16, 2026**

**Office of the City Clerk  
City of Calgary**

**Via E-mail: [Calgary.ca/public-submissions](mailto:Calgary.ca/public-submissions)**

**Dear City Clerk,**

**I live and own property in Mount Pleasant and have always been very much opposed to the densification that has occurred over the course of the past many years.**

**It is now a known fact that Mount Pleasant in Ward 7 has taken the BRUNT of the City's Rezoning for Housing that was put into effect by the Mayor and 6 City Councilors in May of 2024.**

**I have had to watch our roadways become a sea of vehicles, with all types of vehicles parked on both sides of the roads and drivers having to cautiously navigate narrow passage on these streets. Not to mention the disgusting display of City garbage, recycling and compost bins scattered on sidewalks, alleyways and where ever else the "new" residents can find in the non-existing space that they have moved into. Our small community neighborhood aura has been forever altered.**

**To add further insult, none of these new multi-housing units that have been built are nowhere near affordable and I believe that "Affordable Housing" was to have been one of the main priority mandates of the previous Mayor and City Council.**

**Unfortunately, my numerous letters, e-mails and telephone calls, were completely ignored by then Councilor, Druh Farrel, and now Mike Atkinson, who is a proponent of densification and just was elected by a narrow margin. What can Mount Pleasant homeowners expect? Nothing but more row housing and apartments. Terry Wong was the only Councilor who expressed concern over what was happening in our community and actually voted against the densification that was going to go in effect.**

**Needless to say, this will be my last and final letter to the City of Calgary as my voice means nothing at all. The City makes a fine show of "pretending to care" but quite obviously does not take the existing homeowners seriously.**

**Sincerely, Marisa Zarusky 927 25<sup>th</sup> Avenue NW T2M 2B5**



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First name [required] Jennifer

Last name [required] Inlow

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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

Public Submission, R-CG Repeal.pdf

ATTACHMENT\_02\_FILENAME

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

## OUR EXPERIENCE

# What we saw.

Poor quality applications confused the process and limited opportunities for factual comments from community members:

According to *the city of Calgary's R-CG: Residential Grade Oriented* handout: "The development permit process includes internal review. During internal review, statutory planning documents such as Local Area Plans are referenced. The Planning and Development Services department considers if proposed new homes remain compatible with the surrounding neighbourhood. Factors considered include parcel size, street layout and adjacent development. There is also an opportunity for public comments while the application is under review."

Documents shared for that public feedback are often missing entire required section, containing errors, and lacking critical information needed to understand the development plans. When the City of Calgary's own bylaw checks cannot be completed due to missing information, file managers are missing critical clarifying information and cannot answer the public's questions. Despite this, the timelines marched on and while neighbours were technically offered the opportunity to comment on the applications, without access to necessary information these comments were out of date and incorrect upon receipt.

## Schrödinger's Units™ created confusion:

Inconsistencies in the R-CG unit calculation were confusing:  
Additional dwelling units **were** used in calculations for motor vehicle parking stalls, bicycle parking stalls, landscape requirements, and amenity spaces.  
Additional dwelling units **were not** used in the density calculation, often leading to projects nearly doubling the maximum dwelling units per hectare since these units and their eventual occupants seemingly don't exist.

## Existing home prices increased:

Property values increased immediately after the rezoning. For example, a 22% increase in asking price on a nearby property after the property was rezoned (\$775k to \$949k) with no changes to the home or land.

## New build prices were high:

Bungalows (zoned for basement/laneway suites) could be purchased for the mid \$700ks in our neighbourhood prior to rezoning. After rezoning, 4 townhouses are now being offered on each of these lots for \$900k (containing one bedroom basement suites).

## Redevelopment exceeded advertised build forms:

See below the City of Calgary's imagined new streetscape from the *Residential – Grade-Oriented Infill( R-CG and R-CGex) District: Understand the changes to this district* handout as compared to actual development requests submitted after the rezoning:



## OUR THOUGHTS

# What we prefer to see.

### Incremental dwelling unit changes:

Previously R-C1 land upzoned to R-C2 would increase the permitted dwelling unit number by 50%.

### Incremental parcel coverage changes:

Previously R-C1 land upzoned to R-C2 would increase allowable parcel coverage by 13%.

### Equal rights for all occupants:

Our new neighbours deserve dedicated, private access to yard space immediately adjacent to their entrance in these new builds. Access to the parking spaces should be equitable. Requirements for garbage storage and collection should include the needs of occupants of all units. The creation of a second class of occupant is unacceptable.



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First name [required]

Laura

Last name [required]

McCambley

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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

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In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Blanketing the City of Calgary with RC-G Zoning is not going to accomplish the goal to increase the availability of affordable housing options. As seen in many inner-city developments, tearing down bungalows and inserting a large duplex or two infills is not helping the affordability issue as many of these homes (either 1/2 duplex or one infill) are selling for upwards of \$ 1,000,000.00 each.

The proposed removal of parking development requirements of one parking stall for each dwelling is going to cause increased problems as townhouse and rowhouse developments will create major parking and traffic issues.

This is a democratic society; residents should continue to be notified of what development is being proposed and should be able to provide our concerns and input. Blanketing takes away our voices. The City needs to look at different ways to expedite the process of approving new development without blanket re-zoning.

Infrastructure in inner city and other communities will not be able to cope with all this new development and increased population. Currently, with the inner city development in our area, there have been many issues which have already shown to impact the quality of life for existing residents.

Comments - please refrain from

- Damage to roads under the pressure and weight of construction vehicles



## Public Submission

CC 968 (R2026-03)

providing personal information in this field (maximum 2500 characters)

- Destruction of the landscape and trees
- Increased traffic and parking issues
- Noise pollution
- Waste management issues
- Lack of proper signage on construction sites, roads being blocked by trucks and construction vehicles and a lack of police presence to monitor these infractions

Early and mid-century character of this city is quickly being destroyed. I believe the way to increase affordable options is to eliminate the cost of building new houses by promoting the renovation and maintenance of bungalows with secondary suites so that more people can afford homes. It will also help with supply chain constraints, reduce the amount of "bungalows" in our landfills and stop the inevitable parking and traffic problems that rowhouses and townhouses will bring.

I'm all for looking for solutions to the housing crisis that has been created; however why should it be at the expense of long time residents in the inner-city communities and in outlying communities. Leave us the right to work with the City of Calgary on a case by case basis.



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First name [required] Christopher

Last name [required] LeGallais

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am a long time resident and home owner living in the Kelvin Grove neighbourhood in Calgary SW. I have actively followed this issue over the past several years, attending most of the Heritage LAP Open Houses and Public Hearings leading up the imposition of the Calgary wide blanket rezoning in May 2024. I fully recognize that a certain level of increased housing densification is required and desirable for Calgary, but I respectfully suggest that such development would be much more effective in meeting the key "affordability criteria" if located in select fit for purpose areas of which there are plenty of opportunities (re: such as contiguous to LRT stations, major commuter roadways, commercial corridors, etc.). During the process leading up to the blanket rezoning, I was particularly shocked and appalled to witness the former Calgary City Council's apparent political manipulation of the rezoning agenda, changing the selective rezoning proposed in the original Heritage LAP to wholesale citywide blanket rezoning. I strongly suggest and support your repeal of the Blanket Rezoning Policy.



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First name [required] Samantha

Last name [required] Prior

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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

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In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing in opposition to repealing citywide rezoning without a replacement policy in place.

Calgary is currently leading the country in gentle density housing starts, a result CMHC has directly attributed to the reduction in regulatory barriers that citywide rezoning created. Repealing this policy during an active housing crisis, before a replacement framework is ready, would stall that progress and place Calgary at the back of the planning queue at exactly the wrong time.

The concerns raised by repeal advocates (parking, alley traffic, and neighbourhood character) are legitimate and worth addressing. However, these are implementation problems, not structural ones. They point to a need for updated design standards and better coordination with Local Area Plans, not wholesale repeal.

Council should also weigh the risk to the \$129.5 million in outstanding federal Housing Accelerator funding, which was awarded specifically in response to this policy. Repeal without replacement puts that funding in jeopardy.

I would ask that council direct resources toward improving and refining the existing framework, rather than eliminating it. A flawed policy that is actively producing results



## Public Submission

CC 968 (R2026-03)

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is a stronger foundation than starting over with nothing in place.



## Public Submission

CC 968 (R2026-03)

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First name [required] Emma

Last name [required] Pham

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

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

Opposition to Rezoning Bylaw.docx

ATTACHMENT\_02\_FILENAME

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

Please see attached letter "Opposition to Rezoning Bylaw"

**EMMA PHAM**  
7603 24 STREET SE,  
CALGARY, AB, T2C 0Y9

15 MARCH 2026

**ATT: Office of the City Clerk**

The City of Calgary  
700 Macleod Trail SE,  
Calgary, AB, T2P 2M5

**RE: OPPOSITION TO PROPOSED CITYWIDE REZONING CHANGES**

Dear Mayor and Council Members:

Thank you very much for the opportunity to share my comments in the upcoming public hearing regarding the proposed bylaw that would repeal Rezoning for Housing.

I would like to share the following:

1. **REPEAL REZONING FOR HOUSING:** I support of **targeted amendments** to the Rezoning for Housing bylaw but do not want the policy to be totally repeal to the status quo.
2. **LAND USE REDESIGNATION:** I would like to suggest that communities like Lynnwood, Ogden, and others that are located within the Residential-Developed-Inner City area of the Municipal Development Plan retain their privileges under the current Rezoning for Housing bylaw and therefore, **not** be subjected to the Land Use Redesignation application process.
3. **R-CG DISTRICT AMENDMENTS:** I oppose the proposed tweaks to the current R-CG district rules. The communities that fall within the Residential-Developed-Inner City area should retain the current R-CG district rules, which is in keeping with the relevant policies of the Municipal Development Plan.

The rationale:

1. With targeted amendments to the Rezoning for Housing, Calgary would potentially meet its obligations under the Federal Housing Accelerator Fund (HAF) agreement in creating affordable housing units, transit-oriented multi-unit buildings, and the missing middle rowhouses or townhouses. A total repeal of current bylaw would reduce the supply of affordable homes, increase pressure on rents, and make it harder for Calgary to sustain population growth that brings in essential skill workers, young families, and newcomers. In addition, a total repeal would slow development and discourage investment at a time when we need more housing, not less. Gentle densification and housing diversity would meet affordability, accessibility, and lifestyle needs of different groups.
2. Returning to case-by-case public hearing process for every land use redesignation application for rowhouses or townhouses instead of the current four units as-of-right would re-introduce bureaucratic delays and costs that would potentially slow down housing starts.
3. Designated R-CG district rules would substantially shorten the housing supply timeline, complexity, costs and risks.

For these reasons, I would respectfully urge council to vote against a total repeal of the bylaw, but instead, take the middle path of targeted amendments to the Rezoning for Housing bylaw. A total reversal of this policy would be a significant step backward for the City of Calgary's housing affordability, accessibility, and diversity.

Thanks for your time in reviewing my submission.

Sincerely,

Emma Pham



## Public Submission

CC 968 (R2026-03)

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First name [required]

Shelby

Last name [required]

Dechant

How do you wish to attend?

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

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

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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed citywide rezoning change

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

In 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 little community is the last reason I have to stay in Calgary. If this rezoning goes through it will be the reason me and my partner leave the city. We are 30 year old working professionals - don't push us out we have value to add. Limit the population in our city and repurpose downtown buildings before you waste our money on this. There are other options - do the right thing. I know politicians only care about getting re-elected, so do the thing that will benefit you. Vote no to rezoning



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CC 968 (R2026-03)

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First name [required]

Greg

Last name [required]

Williams

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

BLANKET UPZONING.docx

ATTACHMENT\_02\_FILENAME

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

Blanket Upzoning was the last thing the City of Calgary required and fully 70 per cent of its residents were in opposition to the plan in 2024. We are in full favour of repealing this contentious bylaw. As now decades-old born and raised Calgarians, it's been upsetting to witness the rapid transformation and decimation of many inner-city neighbourhoods in the rush to build multiple dwellings on lots that seem hardly suited to the task and with little to no foresight for the overall picture. No one in this household is development adverse, but the wholesale clearcutting that is happening is not thoughtful nor respectful.

And it's not safe. In our community of Richmond, we've witnessed several new row housing developments on the North side of Richmond Road. Now, vehicles too large and too many clutter what has become a narrow and dangerous roadway.

These dwellings are being squeezed into an area that is facing tremendous growth, with the development of Richmond Green (why was it okay for the City to sell public park space, too, that one is very upsetting), Minto's Parkline (which will add the population of a small town in the centre of what is still, for the time being, mostly single-family and original homes), The Bennett and its recently completed neighbour building at 2560 Richmond Road. Traffic was already an issue prior to these projects, and it has increased tremendously just in the wake of the four and eight-plexes.

None of these homes are truly affordable, either, often leaving families who might wish to live in the inner city no option but to turn to the deep suburbs.

History is also being erased with wholesale development. There are areas of the city near LRT stations that are more appropriate for larger projects; develop those locations instead of wiping out neighbourhoods. How can a city know where it is going if it cannot look back and see from where it has come?

In summary, please return to LAP's that recognize existing communities and the residents within them. Fully repeal Blanket Upzoning. Development must be more thoughtfully done and not prioritize developers over residents.

Best regards,

Greg Williams and Linda Soby  
3203 25 St. S.W.



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CC 968 (R2026-03)

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First name [required] Deborah

Last name [required] Schaab

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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 Zoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

My husband and myself are in favour of a full repeal of the citywide blanket zoning for many many reasons but a huge issue is our concern about the previous council despite 70% opposition went ahead and voted to move forward which has clearly undermined democratic legitimacy! Affordable house did not result from this change of zoning and was quite the opposite. Infrastructure, environmental impact, logistical issues and many more issues with long term impact were ignored, nor dealt with in a thoughtful measured way and have ignored what the impact on future generations would be. A FULL REPEAL IS NEEDED SO WE CAN BEGIN AGAIN WITH A THOUGHTFUL MEASURED APPROACH TO MAINTAIN OUT CITY'S ENVIRONMENT NOT A DENSE JUNGLE OF 3 STORY WALL TO WALL SPACES THAT FEW WANT TO CALL THEIR HOME OVER THE LONG TERM. WE NEED TO HAVE FULL REPEAL TO PREVIOUSLY EXISTING ZONING AND START AGAIN WITH A SLOW THOUGHTFUL MEASURED APPROACH OF THE LONG TERM IMPACT WILL BE TO ALL ASPECTS OF ANY CHANGES ON OUR BEAUTIFUL CITY!



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First name [required]                      Nora

Last name [required]                      Bray

How do you wish to attend?

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I was vehemently opposed to the dismantling of the zoning requirements, and am glad that city council has decided to listen to the majority of the citizens of Calgary. I have seen the results of this unnecessary change already in the community (huge 4 plex overlooking low rise single family homes) and am disappointed. The developers have a vested interest in keeping this going, and I would urge city council to disregard their wishes over the people who live in Calgary communities. The city is also experiencing high vacancy rates, and these fill in projects are not necessary and do not fit in with the community. They cause problems with parking, privacy of neighboring homes, recycling bins etc., and are not affordable anyway. Other cities that have dropped zoning requirements have seen negative consequences. I urge this council to return the zoning laws to what they were before this divisive change.



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First name [required]

Guy

Last name [required]

McLaughlin

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am a resident of St. Andrews Heights, writing on behalf of myself and many neighbours in support of the full repeal of blanket rezoning and the restoration of RC1 and RC2 zoning designations.  
I live in this community because I value the RC1 character this neighbourhood offers. 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.  
The two 10-plex proposed buildings to be constructed on a single lot will tower over the adjacent homes, deprive neighbours of any privacy, are remarkably cheap looking and of no architectural interest, will likely have to accommodate up to 30 garbage/recycling bins littering the alley and inviting mischief, are tall and narrow and will likely require air conditioning units that will roar day and night for several months and disturb adjacent



## Public Submission

CC 968 (R2026-03)

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residents, do not have adequate parking for so many tenants and are proposed on streets that prohibit parking at any time year-round. Blanket rezoning will destroy the character of St. Andrews Heights.

Please repeal blanket rezoning.

Regards,

Guy McLaughlin



## Public Submission

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First name [required] Michelle

Last name [required] Simonelli

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing to strongly support the repeal of the blanket rezoning bylaw. I opposed the original blanket rezoning bylaw and vehemently opposed the manner in which the last council approached it without legitimate input from Calgarians in the form of either a plebiscite or a genuine, open minded and respectful dialogue that stood the chance of swaying what felt to be a predetermined outcome. I am by no means opposed to redevelopment in our city and to finding genuinely effective solutions to address our affordable housing crisis. However, blanket rezoning is a very blunt, ham-handed and frankly lazy approach for redevelopment decisions that have far reaching consequences to our communities, schools, roadways and all other forms of public infrastructure. It seems far more likely to benefit many developers whose business models by design or necessity focus on short term profits with no economic impetus to consider any longterm impact on the communities in which they build. I understand this- it is not the purview or expertise of most developers to consider the impacts on communities once their project is completed. And frankly it is not their job. That is the critically important job of City Council. City Council must ensure that the framework in which all developers function has been carefully considered to take into effect all of the immediate and long term effects of construction on the fabric of our city and our infrastructure. Blanket Rezoning effectively removed most reasonable and considered oversight and Calgarians will continue to pay the price of this indefinitely if blanket rezoning is not repealed.



## Public Submission

CC 968 (R2026-03)

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## Public Submission

CC 968 (R2026-03)

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First name [required]                      David

Last name [required]                      Lachapelle

How do you wish to attend?

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

N/A

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

Council



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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change / Repeal of 21P2024

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

In favour

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ATTACHMENT\_01\_FILENAME

March 16 Let to City Council re 9P2026 Repeal Bylaw.pdf

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

To: City Clerk's Office, City of Calgary

**Re: Support for / In Favour of Amending Bylaw 9P2026 to "restore the Land Use Districts in Bylaw 1P2007 to their original state prior to third reading of bylaw amendment 21P2024 Citywide Rezoning"**

Mayor Farkas and Members of Council,

I am writing to support the full repeal of Calgary's blanket rezoning Bylaw 21P2024 through the proposed Amending Bylaw 9P2026.

After the repeal has been accomplished, I would urge Council to begin a process, to put in place land use bylaw policies, guidelines and rules that not only permit densification of carefully selected portions of existing and proposed neighbourhoods, but at the same time, enhance the urban design quality of Calgary's residential environments.

Thank you



David Lachapelle, Architect, AAA, FRAIC  
1011 Dorchester Ave SW  
Calgary, Alberta  
T2T-1A9, Ward 8





**Public Submission**

CC 968 (R2026-03)

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First name [required] **Ehren**

Last name [required] **Rebmann**

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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

Public Hearing on repealing Blanket Rezoning

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

There have been a lot of cogent arguments brought forward against the blanket rezoning debacle, none of which carried water with the former mayor and council, despite over 80% of us being against the policy. Another of the 'climate emergency policies' pushed by Gondek and Duckworth. It may surprise you to notice that I am also against that, and all of the 'climate' based policies that our 'woke' pseudo government has passed in the past 20 odd years.  
A little bit about the roots of this terrible 'blanket upzoning'..  
In 1948, when Al Gore was born, there were 130,000 glaciers on earth. Today, just 75 years later, only 130,000 glaciers remain...oddly, the same number.  
In 1960 we were told "All the oil will be gone in ten years  
In 1970...It's another ice age in ten years  
In 1980...Acid rain will destroy all crops in ten years.  
In 1988...The ozone layer will be gone in ten years.  
1990...The ice caps will be gone in ten years, and all our coastal cities will be underwater.  
NONE of these fearmongering scenarios happened. However, ALL of them resulted in more taxes.  
And... Unprecedented climate change has caused the sea level at Sydney Harbor to rise approximately 0.0 cm. over the last 140 years.  
Everything, from climate change to SOGI, from overpopulation to Covid to Monkey Pox to, you name it...it has ALL been baseless fearmongering by various groups who keep



## Public Submission

CC 968 (R2026-03)

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trying to control all of humanity to the nth degree, for example the captured UN agencies like ICLEI, now called "Local Governments For Sustainability". And the FCM, And Agenda 2021 and Agenda 2030...the whole control mafia of the WEF and the WHO. That is why we have a war on cars now, an exponential increase in bike lanes and 'traffic calming' measures...AKA traffic frustrating measures, etc etc. EVERY ONE of these "emergencies" have done absolutely NOTHING but try and install a totalitarian and tyrannical control over every one of us and every aspect of our lives. Blanket Upzoning, Climate emergency are all a fraud and a farce; a way to herd the citizens into totally surveilled and controlled C40 or 15 minute cities so that we can be controlled like sheep and culled like cattle.

Why do you think that Nenshi and Duckwoth and Gondek have ignored basic maintenance for years in order to spend OUR MONEY on their far left (read Communazi) pet projects? This has not been done by mistake. They have consciously, on purpose, allowed our infrastructure to decay because it will cause us to fall into their pockets out of frustration

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Neil

Last name [required]

Mackenzie

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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

20260316 BylawLtr.pdf

ATTACHMENT\_02\_FILENAME

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

**Mackenzie  
2239 Uxbridge Drive NW  
Calgary, Alberta T2N 3Z5**

16 March 2026  
Submitted via CoC Portal

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

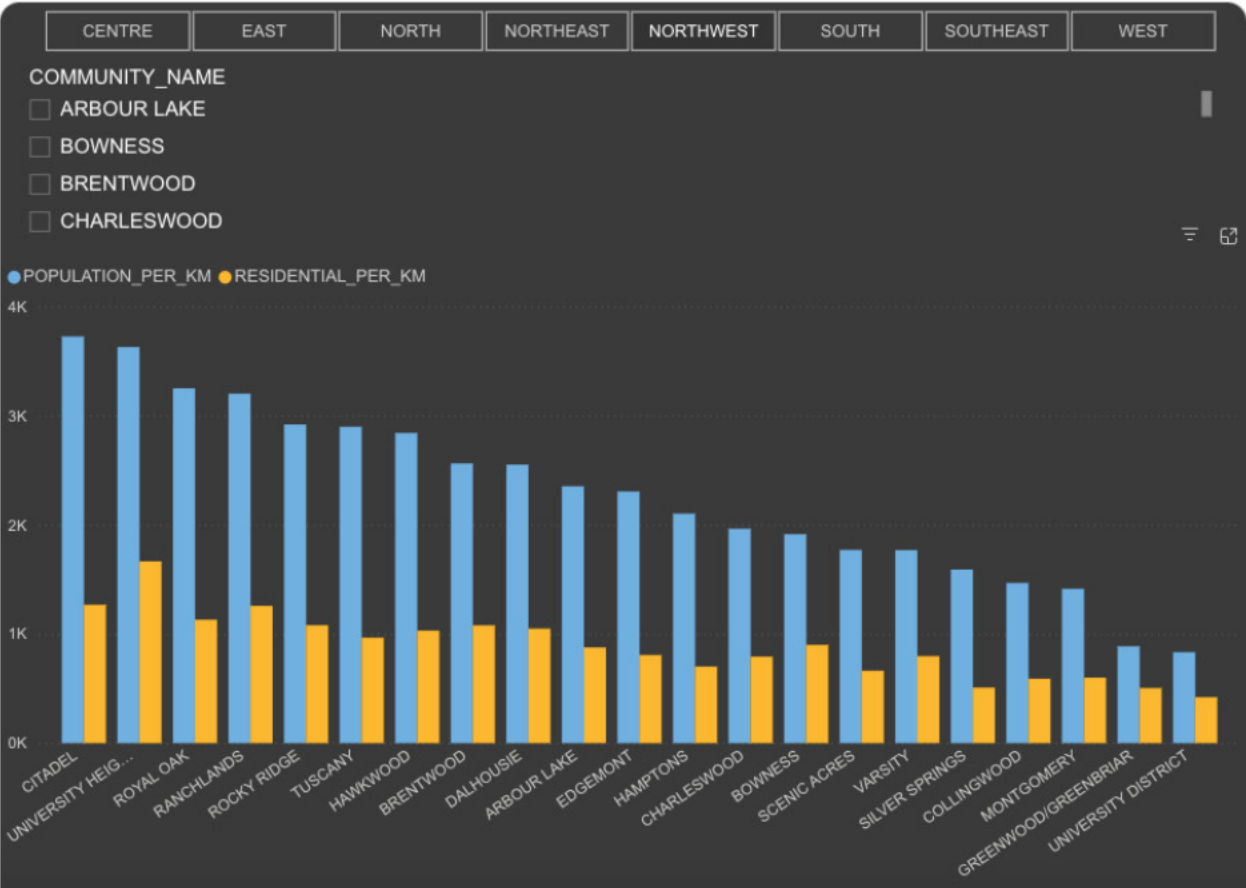
Dear Mayor Farkas and Councillors:

I am writing to support the repeal of the citywide Rezoning for the Housing bylaw (blanket rezoning) approved by previous council for the following reasons.

1. Process
  1. This public hearing will allow the City to re-visit and reverse its decision to support blanket rezoning, a policy that was clearly not supported by the majority of Calgary citizens. Public opinion was ignored in favour of administration's misguided and mis-informed appreciation of the benefits of a blanket rezoning approach, which has since been found in error.
2. Restrictive Covenant
  1. The new R-GC zoning tramples on the existing restrictive covenants extant in University Heights as well as other communities. University Heights development was a partnership between the City of Calgary and Carma Developers. Restrictive Covenants were put in place to regulate the use and character of the Community. The Restrictive Covenants were prepared and administered in concert with the City of Calgary to "ensure that all development within the said major portions of University Heights subdivision shall maintain certain standards of architectural excellence for the benefit of all future property owners...". The RC document further states: "No re-subdivision shall be made if such re-subdivision reduces either the frontage or the area of any lot." The new zoning clears the way for sub-division efforts (an application for which has been made in the community) and clearly contravenes both the intent and the letter of the Restrictive Covenant currently in place. Since the development of the community in the early 1960s, the community has maintained the intended use and character of the Restrictive Covenant and has vigorously defended attempts to subvert it.
3. Density
  1. The higher density triggered provided by the R-GC will materially and negatively affect the nature and character of the neighbourhood and necessarily affect yard dimensions (also covered in the RC document). Increased density development across the City has shown reduction in yard dimensions affecting local character and impacting the ability to maintain a tree canopy.
  2. University Heights is a mix of lower density and higher density housing types. This was the intent of the original plan which is maintained to this day. As you can see from the chart below, University Heights exhibits some of the highest residential density in Calgary's Northwest. There is little need to augment this density with additional development. Local density will be further increased once the UXborough development and University District areas are built out.

Mackenzie  
2239 Uxbridge Drive NW  
Calgary, Alberta T2N 3Z5

**Calgary Neighbourhood Density Map (Population & Housing)**  
**Data Updated On Dec, 2025**  
**Context:** Each bar shows how many residents and residential properties are located in a community, normalized by land area (km<sup>2</sup>). This helps compare compact inner-city neighbourhoods with lower-density suburban areas using a common scale.



1.

I urge Council to vote in favour of repealing the blanket rezoning bylaw. Thank you for your consideration on this important matter.

Sincerely,



Neil A. Mackenzie  
Resident University Heights



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CC 968 (R2026-03)

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First name [required]

Gitte

Last name [required]

Julien

How do you wish to attend?

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

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Comments Proposed Reversal Rezoning for Housing March 15 2026.pdf

ATTACHMENT\_02\_FILENAME

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

March 15, 2026

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

Re: In support of reversing Rezoning for Housing.

To the Attention of:

His Worship Jeromy Farkas, Mayor of Calgary  
Councillor Myke Atkinson  
The additional 13 City of Calgary Councillors, one representing each of Calgary's 14 Wards

As a resident of **2515-11 Avenue NW in the community of St Andrews Heights (SAH)**, I would like to express my **SUPPORT** of the full repeal of blanket Rezoning for Housing that came into effect August 6, 2024 and the restoration of low density residential zones that existed before city wide Rezoning for Housing.

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

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

There is an increasing amount of young children who reside in SAH and it could become a very dangerous situation when children play outside and try to cross several of our intersection that have only yield signs, especially with additional parked cars as drivers cannot always see a small child on a bicycle, speaking from experience.

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

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

We personally purchased our home in SAH in 2002 (after previously living in both West Hillhurst and Kensington since 1994) because of the large lots, a mature tree canopy, and open spaces. The community will quickly lose these amenities and characteristics because of large multi-family developments. We support densification of the community in a sensitive and contextually appropriate manner.

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

Thank you for including our concerns in the file for this Land Use Amendment application.

Best regards,

Gitte and Brian Julien  
2515-11 Avenue NW  
Calgary, Alberta T2N1 H6

[REDACTED]  
[REDACTED]



## Public Submission

CC 968 (R2026-03)

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First name [required]	Robert
Last name [required]	Clark
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

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

Council presentation March 23^J 2026.pdf

ATTACHMENT\_02\_FILENAME

Letter to Council - Bob Clark.docx

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

The letter of support represents my personal submission. The presentation is on behalf of the Elboya Britannia Community Association

# Blanket Rezoning Repeal

INFRASTRUCTURE

# Blanket Rezoning - Infrastructure

## Purpose

- ▶ Support the Repeal of Blanket Rezoning
- ▶ Submit an alternative method to provide increased density in the Established Areas of the City
- ▶ Avoid unnecessary increases in cost

# Blanket Rezoning - Infrastructure

- ▶ Administration recognizes there is a need for strong capital investments in the Developed Areas
- ▶ No defined action that considers the actual costs of infrastructure upgrades to support growth in the Established Areas of the City
- ▶ Budget amounts will be developed in the future as need is determined
- ▶ Result will be that taxpayers and utility ratepayers may face cost increases that could be avoided if existing capacity in the Established Areas is properly utilized

# Blanket Rezoning - Infrastructure

- ▶ Determining infrastructure requirements while constructing new housing amounts to “flying a plane while you are building it.”
- ▶ Administration should look for areas where density can be supported with existing infrastructure before the Land Use is changed
- ▶ Provides certainty for the development community - otherwise an investment in land may not be able to be realized if the infrastructure is not available to support a housing proposal



# Blanket Rezoning – Deep Utilities

- ▶ Bottlenecks exist e.g. Northwest Calgary had a moratorium on new development while a new sewer line was installed
- ▶ Early identification of existing capacity through the LAP process is key to determining where capacity exists
- ▶ Determination of capacity after development applications are in place provides an expensive solution to the capacity issue
- ▶ Potential catchment areas could be identified through the LAP process
- ▶ Cost of installing upgrades may be overly costly for a single developer to manage

# Blanket Rezoning – Transportation

- ▶ Traffic Impact Analyses should be done to identify areas where capacity exists in the system
- ▶ Retrofitting road infrastructure is costly and sometimes requires the removal of housing
- ▶ Capacity exists in TOD areas surrounding LRT and BRT networks
- ▶ Providing density along existing bus routes should be a priority for R-CG and H-GO and even higher forms of development – cost effective and supports ridership
- ▶ Many areas along existing transit routes are in need of a refresh
- ▶ Locations can be determined at LAP stage

# Blanket Rezoning – Emergency Services Libraries Recreation Centres and Health Care

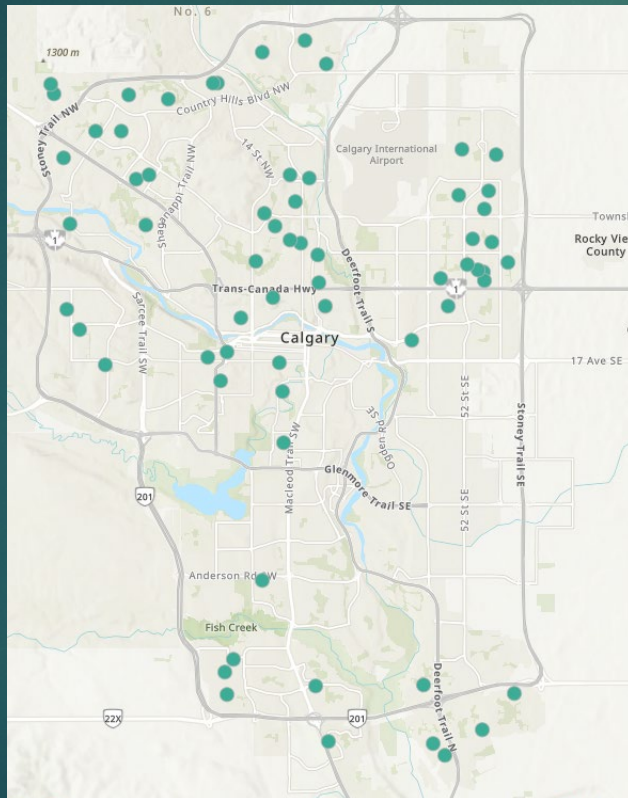
- ▶ Capital Cost to retrofit existing facilities is very expensive
- ▶ It should be relatively simple to identify areas where infrastructure is in place to support growth
- ▶ Capital costs could be avoided by locating additional housing in areas served by existing facilities
- ▶ Planning should be done at LAP stage
- ▶ Province should be consulted

# Blanket Rezoning – Electric System and Telecommunications Systems

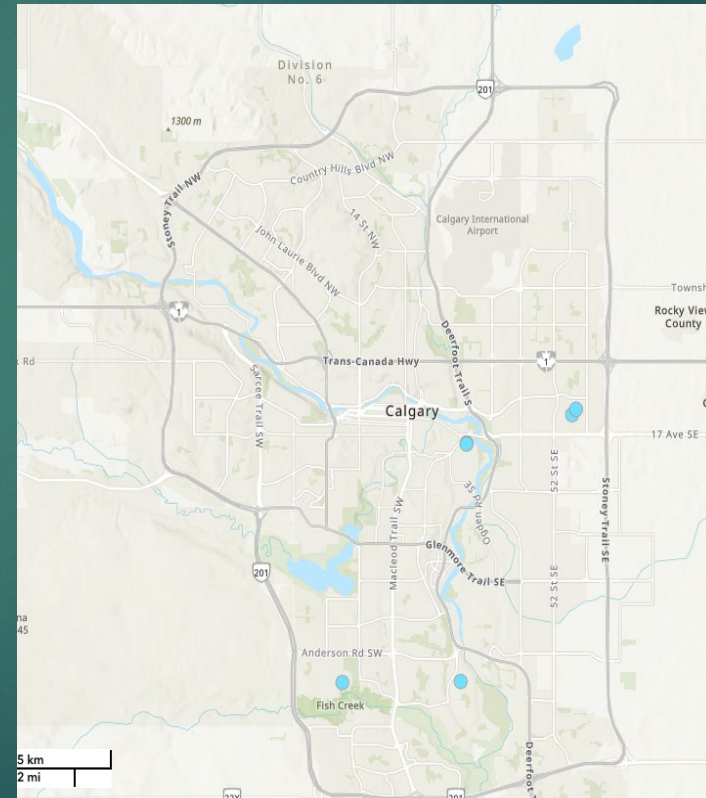
- ▶ Increased requirements for the electric system due to EV charging requirements, heat pumps and other HVAC systems
- ▶ No analysis has been done to determine capacity constraints according to the Citywide Growth Strategy
- ▶ Upgrades to telecommunications systems will also be costly to retrofit if not done on a planned basis
- ▶ Utility ratepayer will be required to pay for additional infrastructure unless analysis is done to determine where capacity may exist

# Blanket Rezoning – Schools

## Schools Over Capacity or Nearing Capacity



## Schools Low Enrollment and Excess Capacity



# Blanket Rezoning – Business Case for Additional Density

- ▶ Identify areas for growth within an LAP with existing Infrastructure Capacity
- ▶ A Business Case should be developed to support any additional capital and operating costs for the infrastructure required to support growth
- ▶ Business Case could mirror the requirements already established for Greenfield Areas
- ▶ Business Case should show positive cash flow to support the costs required to support growth

# Blanket Rezoning – Request

## Request that Council

- ▶ Approve the Repeal of Blanket Rezoning without amendments
- ▶ Investigate and report on existing and proposed Local Area Plans that may have infrastructure capacity available to support increased density in the form of the proposed R-CG Land Use
- ▶ Prepare Growth Evaluation Criteria for Established Areas (similar to the Growth Application Evaluation Criteria used for Greenfield Development) to show how the proposed growth meshes with Municipal Development Plan/Calgary Transportation Plan (MDP/CTP) alignment, Market Demand, and Financial Impact on the City and non-municipally controlled third parties (i.e. hospitals, schools, EMS, utilities)
- ▶ Prepare a Business Case Template for Established Areas (similar to the Template used for Greenfield Development) to show the economic justification for development within a Local Area Plan
- ▶ Prepare a process for determining locations within the Established Area of the City which will support the proposed R-CG Land Use in light of Items 1,2, and 3 above.

and report back to Council no later than October 8, 2024

# Blanket Rezoning – Infrastructure

## Questions?

# Action Item 1C .13 - City of Calgary Housing Strategy

- ▶ Commit to infrastructure upgrades, services and amenities related to increased housing opportunities by:
  - ▶ i. Using existing tracking systems, and improving upon them as necessary, to identify which communities city-wide are receiving applications for land use change, development permits and building permits to facilitate more housing;
- ▶ Motion Arising from May 2024
- ▶ 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.”

# Action Item 1C .13 - City of Calgary Housing Strategy Cont'd

- ▶ ii. Using the data from the tracking systems to understand the additional funding needed for these communities to have appropriate infrastructure, services and amenities to accommodate housing and population growth;
- ▶ iii. Seeking opportunities to equitably share the costs and benefits of housing-enabling infrastructure (basic facilities, services, systems, and installations necessary or appropriate for the functioning of a housing community, including facilities, services, systems, and installations for water, sewage, power, communications, and transportation facilities such as roads, sidewalks, transit, and multi-modal transportation options), services and amenities amongst impacted groups, including the public, the private sector, and the Provincial and Federal governments; and
- ▶ iv. Building upon Council-approved investments in the amount of \$259M made through the Citywide Growth Strategy (\$259M is based on 'Supporting Growth and Change Through City Programs' calculations which include: \$120M for Mainstreets, \$63M for Established Area Growth and Change programs, \$16M for Transit Oriented Development, \$20M for Local Area Planning, \$40M for 5A investments), leverage the standing item on budget at Executive Committee to provide projected investment amounts reflective of anticipated acceleration of housing development and population growth, facilitating the need to deliver infrastructure, services, and amenities in growing communities. **Council (New)**

# Information on New Community Growth Applications

## ▶ **Evaluation Criteria for New Community Growth Applications**

- ▶ Updated August 1, 2023
- ▶ These criteria are used to evaluate whether a Growth Application represents strategic growth in alignment with The City's long-term vision as articulated in the Municipal Development Plan.
- ▶ The evaluation process continues to be focused on three well-established growth planning factors:
  - ▶ Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) Alignment;
  - ▶ Market Demand; and
  - ▶ Financial Impact.
- ▶ These growth planning factors, and related criteria, align to MDP and CTP goals and form the basis of how Administration considers whether a Growth Application is in the strategic interest of the City of Calgary and its residents and businesses.
- ▶ It has been determined that important issues of climate change, environmental conservation, and social resilience are best addressed throughout the Development Approvals Continuum and Service Plans and Budgets through clear policy, regulation, standards, and intentional business practices and service levels. The best venues to achieve related objectives broadly are policy approval, planning application review, and the prioritization of public funds through budgets.
- ▶ How these criteria are used:
  - ▶ **Qualifying criteria** are used throughout the Growth Application process in determining the impact each Growth Application has on the overall City financial position, operating and capital budget capacity, and timing risk level in the context of new community growth.
  - ▶ **Contextual criteria** are used specifically to inform the Service Plans and Budgets process, and include consideration of ongoing development activity, previously approved capital investment commitments, Council priorities, citywide growth and land supply, and available financial resources to support new citywide growth.

# Growth Application Template

NEW COMMUNITY GROWTH APPLICATION DEVELOPMENT																	Last Updated Jul 31, 2023	
Please fill in all coloured boxes. Development absent																		
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total	Notes **
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
<b>Multi-Residential</b>																		
<i>Enter Average Unit Price Here</i>	No. of Units																	
Cumulative Total MF Units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Single/Semi-Residential</b>																		
<i>Enter Average Unit Price Here</i>	No. of Units																	
Cumulative Total SF Units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Industrial</b>	Site Area	Net Ha*																
	Building Area	Sq. Ft																
Cumulative Total Ha			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Office</b>	Site Area	Net Ha*																
	Building Area	Sq. Ft																
Cumulative Total Sq. Ft			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Retail</b>	Site Area	Net Ha*																
	Building Area	Sq. Ft																
Cumulative Total Sq. Ft			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Municipal Reserve</b>		Ha																
<b>Environmental Reserve</b>		Ha																
<b>Streets</b>		Lane-Km																
Build Out Years		<i>Enter Expected Total No. of Years Here</i>																
<b>Land Development Cost</b>		\$ -	<i>Total cost to service the land in 2023 \$-value (Earthworks, streets, utilities, etc.).</i>															
<b>Total Project Cost</b>		\$ -	<i>Total cost to service the land + vertical build in 2023 \$-value.</i>															
Off-site Levy Hectares																		

\*Net Hectares excludes streets and open space  
\*\* Please add any explanatory notes or additional information

# Excerpt for Citywide Growth Strategy

- ▶ *“ENMAX Infrastructure Challenges: Analysis was undertaken to better understand the scope and scale of overhead powerlines complicating redevelopment in the established area. Due to limited availability of detailed information, it was agreed that exploration of a solution not be pursued at this time” – Attachment 4 Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle, IP2022-0545*

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

March 16, 2026

Dear Mayor Farkas and Members of Council

**Re: Repeal of Blanket Upzoning**

I wish to express my support for the motion to repeal the blanket upzoning policy. From a planning standpoint, I believe the implementation of blanket upzoning was not thoroughly considered, and it poses a risk of overwhelming the current infrastructure's capacity. Such an approach could strain city resources and hinder effective urban development.

I am hopeful that the City can successfully maintain its commitment to affordable housing. By repealing the rezoning, the City will have the opportunity to reassess and carefully determine where increased density can be introduced within established neighborhoods. This process would make use of existing infrastructure while allowing for thoughtful planning regarding where upgrades may be needed to support future housing initiatives. Such an approach ensures that decisions are made with both affordability and long-term sustainability in mind.

Sincerely,

Robert Clark

A black rectangular redaction box covering the signature area.



## Public Submission

CC 968 (R2026-03)

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First name [required] Nancy

Last name [required] Smith

How do you wish to attend?

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

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 strongly in favour of repealing the blanket rezoning policy. If left in place, it will negatively impact my property value.



## Public Submission

CC 968 (R2026-03)

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First name [required]	Shaun
Last name [required]	Heffel
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)	Not required
What meeting do you wish to comment on? (If you are provid-	Council



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

**Urban Strategy Report to  
Calgary Planning Commission  
2019 January 10**

**ISC: UNRESTRICTED  
CPC2018-1386**

## **Policy Amendments and Land Use Amendments (City Initiated) in Bowness (Ward 1) LOC2017-0373**

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Circulation internally within the City and externally to the Bowness Community Association (BCA) and the Mainstreet Bowness Business Improvement Association (BIA) indicated a desire to implement the DAG and to update much of the out of date terminology, references, mapping, and graphic design. Based on internal discussion with other City departments, the recommended update is focused on deletion of out of date policies and is not an exercise in new policy creation, as updated policy to inform decision making is provided through the DAG.

Using the Building Blocks from the DAG, parcels along Bowness Road NW are identified as Neighbourhood Low-Rise, Neighbourhood Mid-Rise and Community Mid-Rise. Transition areas from the main street into the low density neighbourhood are identified as Neighbourhood Low-Rise.

### **Environmental**

An Environmental Site Assessment was not required. Efficient use of land and resources is a key aspect of working toward environmental sustainability. The approach to concentrate jobs and population on Main Streets that are well served by public transit, and where people can walk or cycle to meet many of their daily needs results in reduced dependence on the private automobile and greater mobility choice. Reduced automobile dependence also leads to corresponding reductions in greenhouse gas emissions, as 36 percent of all emissions in Calgary come from vehicular transportation. More efficient use of land for development also contributes to reducing impacts on the environment and natural systems both within the city and regionally.

Future development permit applications resulting from the proposed land use redesignations will continue to be evaluated to identify any environmental concerns on a site by site basis through the development permit process.

### **Transportation**

Redevelopment of sites along the Main Street will benefit from:

- a robust grid of streets, allowing vehicle access from defined intersections and dispersal of local access and on-street visitor parking across multiple streets;
- frequent transit service within walking distance along the Primary Transit Network; and
- established walking and cycling infrastructure including complete sidewalk networks, on- and off-street cycling routes, and the city's pathway network.

Although these land use redesignations are strategically located, the Main Streets program and other City initiatives, such as RouteAhead and the Pedestrian Strategy, have identified critical improvements to the infrastructure for all modes of transportation that will require further investment to support The City's long-term vision. Bowness has four different access points connecting to the city's broader transportation network, including the recently built interchange at Bowfort Road NW and the Trans Canada Highway.

# Engagement Summary and What We Heard

Administration undertook a targeted engagement strategy over a four-month period in response to Council's Motion's Arising outlined in Attachment 1 of this report. The following outlines the engagement, what we heard, and how it has informed the proposed Land Use Bylaw district and amendments.

## Who?

Over the course of the project, staff spent time listening to and reviewing previous Public Hearing recordings to understand citizen concerns, applicant comments, and Council's perspective on the different application types. This information has helped to inform the proposed district and amendments to the Land Use Bylaw.

Public engagement was not accommodated in the scope of this work for two reasons:

1. Citizens would not have the technical expertise to contribute to the writing of land use districts; and
2. Due to the urgency of Council's Motion Arising to return no later than Q3, 2022, public education could not be accommodated within the timeframe; however, given a delayed implementation date, Administration will be able to accommodate public messaging on The City website.

Citizens do, however, have the ability to participate in engagements and Public Hearings for any applications proposing the new district since it will not be applied to any parcels as a City-initiated land use redesignation through this report.

Due to the technical nature of the work, Administration engaged with a targeted group of stakeholders. Stakeholders included City staff (Planning, Urban Design, Safety Codes Officers, Development Engineering, Transportation Planning, Waste and Recycling, Housing Solutions, Real Estate and Development Services, and Law) and members of industry who plan and design these types developments in the established areas, all of whom have expertise in working with these districts.

Administration conducted architectural testing of the draft land use district and amendments to ensure the regulations enabled intended built forms, and to inform any further changes to the districts being finalised. Several industry volunteers participated in the testing to provide feedback. See Attachment 7 for more details.

## When?

Engagement was held through four phases commencing in April 2022 and wrapping up in July 2022. The phases included:

1. Identification of key issues and trends with current Direct Control districts
2. Proposed approaches and big moves
3. Review of draft district and amendments
4. Architectural testing

## What?

In responding to the direction from Council to provide a new district, the intent of these events was to ensure that Administration had a thorough understanding of the trends, drivers, issues, and barriers that

Calgary Subdivision and Development Appeal Board  
PO Box 2100, Station M, #8110  
Calgary, AB T2P 2M5  
Email: info@calgarysdab.ca



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## CALGARY SUBDIVISION AND DEVELOPMENT APPEAL BOARD

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*Citation: 2025 CGYSDAB 0088*

Case Name: SDAB2025-0088 (Re)

File No: DP2025-01135

Appeal by: Bruce Graham, Sandra Davies, Samir & Sareena Dhalla, Ben Ogle, Gordon Griepf & Colleen Embury, Jacqueline Kitella, Logan Jones, and Justin Wood, all represented by Bruce Graham

Appeal against: Development Authority of The City of Calgary

Hearing dates: July 24, 2025  
September 2, 2025

Decision date: October 1, 2025

Board members: Tara Brown, Presiding Officer  
Jamila Premji  
William Gibbs  
Carter Janssen

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## DECISION

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### Description of Application:

1 The appeal before the Subdivision and Development Appeal Board was brought by Bruce Graham, Sandra Davies, Samir & Sareena Dhalla, Ben Ogle, Gordon Griepf & Colleen Embury, Jacqueline Kitella, Logan Jones and Justin Wood, all represented by Bruce Graham

2 On June 9, 2025 the Development Authority approved the application of Tubo Borjigin, Nines Design, for a New: Semi-detached Dwelling (2 buildings) Secondary Suite (basement), Accessory Residential Building (garage) located at 4612 83 Street NW in the community of Bowness.

3 The subject parcel is owned by Jaycee Yichen Wang, 2432469 Alberta Ltd and is designated R-CG (Residential – Grade-Oriented Infill zoning) under the City of Calgary Land Use Bylaw 1P2007 (“the Bylaw”). The proposed development is a discretionary use in the applicable land use district.

### **Procedural History:**

4 The Board opened the hearing on July 24, 2025 with consideration of procedural and jurisdictional matters. The hearing was then adjourned to September 2, 2025 and concluded on that same date.

### **Decision:**

5 The appeal is struck, and the decision of the Development Authority is upheld. The development permit shall be issued as approved by the Development Authority.

### **Submissions:**

6 In addition to the materials comprising the Board Report, the Board received oral submissions at the hearing from:

- a) Bruce Graham, Appellant.
- b) Sareena Dhalla, Appellant.
- c) Justin Wood, Appellant.
- d) Samir Dhalla, Appellant.
- e) Logan Jones, Appellant.
- f) Colleen Embury, Appellant.
- g) Justin Barrett, an engineer with JCB Engineering, on behalf of the Appellants.
- h) Jane Dobbs, neighbour, in favour of the appeal.
- i) Nick Han on behalf of the Applicant, Nines Design.
- j) Rick Grol on behalf of the Applicant, Nines Design; and
- k) Craig Reilander on behalf of the Development Authority.

7 The Board also noted the written submissions contained in the Board Report including those from Jesse McKee, Cory Klapper, Gordon Greipl and Colleen Embury, Sareena and Samir Dhalla, Ben Ogle, Sandy Davies, Justin Wood, Jaqueline Kitella Bruce Graham & Kathy Falla, and Logan Jones.

## Preliminary Matter

### *Affected Status of the Appellants*

8 As a preliminary matter, the Applicant challenged the Appellants' standing to bring this appeal as affected persons.

### *The Appellant*

9 Bruce Graham submitted that he and his fellow co-Appellants are all affected parties as they all reside on the same street and the same block as the proposed development. Also, he advised that all those involved in today's appeal also share the same laneway as well as property in and around the laneway.

10 Samir Dhalla endorsed the argument made by Mr. Graham and highlighted that he and his family often use the neighbouring playground to the proposed development. He underlined that the issue of affected status was not just related to the proposed development's location but also its appropriateness.

11 Sareena Dhalla echoed the arguments made by Mr. Dhalla and underlined the importance of the playground area in the summer and winter months.

### *The Applicant*

12 Mr. Grol highlighted that Mr. Graham resides some 125 metres from the proposed development and that although proximity is not the only factor the Board must consider, it remains the most important factor.

13 He reminded the Board that deciding affected party status is an issue of jurisdiction and must include whether those affected by the proposed development are genuine and relevant.

### *The Development Authority*

14 Mr. Reilander stated that the Development Authority took no position on the matter.

### *The Board's Findings Regarding the Affected Person Status of the Appellants*

15 The Board elected to hear the substance of the appeal in order to determine whether the Appellants had standing as affected persons. Ultimately, after hearing from the parties, the Board determined that the Appellants did not have such standing, the reasons for which are set out below in the reasons section of this decision.

## Background and Summary of Evidence

### *The Development Authority*

16 Mr. Reilander referred the Board to the Development Authority's response to appeal as contained in the Board Report and made the following oral presentation, summarized below.

17 Mr. Reilander advised that the parcel is situated east of 85 Street NW, west of Bowness High School, south of the Bow River, and north of Bowness Road NW. He noted that the subject parcel is located mid-block and is surrounded by existing single- and semi-detached dwellings.

18 Mr. Reilander submitted that the property is designated as R-CG (Residential – Grade-Oriented Infill District). He explained that this district is intended to accommodate a range of grade-oriented development, including secondary suites and backyard suites for both existing and new residential uses. The district allows flexible parcel dimensions and setbacks to facilitate integration of a diversity of housing types over time.

19 Mr. Reilander outlined that the proposed development complies with all applicable Land Use Bylaw rules. He noted that all required setbacks from the front, side, and rear property lines are met. Each unit has direct access to grade, and the building adjacent to the street provides street-facing entrances that are clearly visible from the public realm.

20 He advised that the maximum density permitted in the district is 75 units per hectare, and this proposal achieves 69.7 units per hectare. He noted that the Land Use Bylaw requires four parking stalls, and the development provides four stalls in a detached rear garage. Two mobility storage lockers are required for units without parking stalls, and two lockers are provided in the courtyard area.

21 Mr. Reilander stated that the development aligns with the general policies for developed residential areas in the Municipal Development Plan (MDP). Specifically, it recognizes the low-density nature of the area, supports moderate intensification that respects scale and character, and contributes to revitalization by adding population and supporting local services.

22 He further advised that the proposal aligns with policies for the inner-city area of the MDP, which encourage parcel-by-parcel intensification, improved pedestrian access, and design features that foster active street life.

23 Mr. Reilander advised that the development is also consistent with the Bowness Area Redevelopment Plan (ARP). He stated that the plan seeks to retain Bowness as a low-density, family-oriented community while encouraging sensitive infill that contributes to stability, renewal, and vitality. He submitted that this proposal achieves that balance by adding low-density units in the form of semi-detached dwellings with secondary suites.

24 He underlined that the courtyard arrangement minimizes the massing of the second building, creating “invisible density” so that from the street the development appears similar in scale and form to other homes on the block.

25 Mr. Reilander explained that the development also complies with the ARP guidelines, which call for compatibility with the scale and form of adjacent homes. He noted that the streetscape is characterized by single detached bungalows, and the proposed semi-detached two-storey home with flat roof has been designed to minimize massing and comply with all height regulations. Further, the front yard will be landscaped and will not contain parking or access, consistent with the ARP, since the parcel benefits from a rear lane. He further noted that private amenity space is in the rear yard of the first building, consistent with neighboring lots, and is screened from public view with landscaping and fencing.

26 Mr. Reilander stated that the proposal is sensitive to adjacent properties with respect to privacy. Also, no windows are proposed on side elevations, and no decks or raised amenity spaces are included that could overlook neighboring rear yards.

27 In conclusion, Mr. Reilander submitted that the proposed development meets the intent of the R-CG District and complies with the Land Use Bylaw, the MDP, and the Bowness ARP. He advised that, for these reasons, the Development Authority approved the development permit in accordance with Section 35 of the Land Use Bylaw and the Municipal Government Act.

*The Appellants and those in favour of the Appeal*

*Bruce Graham*

28 Mr. Graham stated that this appeal was not about resisting change, but about ensuring that growth in Bowness is thoughtful, measured, and consistent with established planning policies. He advised that discretionary approvals require more than meeting minimum Bylaw standards, they must also respect context, scale, and neighborhood character. He submitted that the proposed development represents over-intensification that disregards the intent of the Bowness ARP.

29 Mr. Graham stated that on this block of 83 Street NW, proposed development permits represent an 80% increase over the existing 42 households, which constitutes a dramatic change rather than incremental growth. He submitted that this level of intensification constitutes a rupture in scale and form, inconsistent with the ARP’s emphasis on compatible infill and the protection of livability and does not reflect a gentle density increase.

30 Mr. Graham submitted that the proposed development compresses massing, setbacks, and parking in a way that overwhelms adjacent homes and disrupts the rhythm of the streetscape. He noted that parking at half a stall per unit guarantees excessive spillover into the surrounding area. He advised that transit access in this part of Bowness is limited, and most households remain vehicle dependent.

31 Mr. Graham underlined that the character of Bowness is defined by narrow streets without boulevards and modest housing forms that date back decades, contributing to a “cottage-like” feel.

32 Mr. Graham submitted that replicated mid-block forms also create shadowing, loss of privacy, and massing impacts that are not modest or sensitive to the surrounding context.

33 He noted that the cumulative effect of such developments has already led to the removal of trees, reduced sunlight, and increased strain on local infrastructure, including fragile water mains, degraded alleys, and essential services such as garbage collection. He advised that while servicing issues may be under the jurisdiction of other City departments, the Board must still consider cumulative impacts in its planning analysis.

34 Mr. Graham stated that accessibility in this area is limited, with the nearest grocery store being a 30-minute walk and downtown employment districts an hour or more away during rush hour. He advised that emergency access is also a concern, given narrow lanes, congested curbs, and snow restrictions, which compromise the ability of fire and EMS to reach homes.

35 Mr. Graham stated that the cumulative impact of three multi-unit developments currently under appeal on this block alone will fundamentally transform the character, parking, traffic flow, and livability of the street. He stated that this is the type of cumulative harm that planning principles are designed to prevent, and that what occurs in Bowness will set a precedent for other Calgary communities.

36 He warned that if this level of over-densification is tolerated, Bowness will become a “sacrifice zone,” undermining the integrity of the planning system and destabilizing established neighborhoods.

37 In conclusion, Mr. Graham submitted that the proposed development is out of scale, out of character, and inconsistent with the ARP’s intent for sensitive infill.

*Justin Barrett*

38 Mr. Barrett, a transportation engineer with JCB Engineering, advised he was retained by Mr. Graham in May 2025 to provide a parking study assessing the impacts of the subject development and two other proposed developments on 83 Street NW.

39 Mr. Barrett submitted that the appropriate scope of study must include the cumulative impact of all three similar developments proposed on the same block within the same year. He stated that this is standard practice in transportation studies in Calgary, where the City’s own Transportation and Mobility division routinely requests cumulative analysis.

40 He advised that together the developments would add 17 multi-family residences with 17 secondary suites, and that it was therefore necessary to assess the combined effect on parking and traffic.

41 Mr. Barrett stated that while the proposal meets the Bylaw's minimum parking standards, those standards are not always an accurate reflection of actual demand. He advised that Bowness receives a blanket 50% parking reduction in the Bylaw, the same reduction applied to communities located within 600 metres of primary transit stations such as LRT or BRT.

42 He submitted that this reduction is not appropriate because Bowness does not have primary transit access, and instead only standard bus routes that are approximately 30 minutes away from the nearest LRT or BRT station.

43 Mr. Barrett advised that, using the Institute of Transportation Engineers' Parking Generation Manual, the 34 proposed dwelling units (including secondary suites) would generate a demand of between 48 and 77 parking stalls. By contrast, only 17 stalls are provided on-site, leaving a projected shortfall of 31 to 60 stalls.

44 He supported these findings by referencing the City of Calgary's own community profile for Bowness, which indicates that 83% of residents commute by personal vehicle, compared to only 14% who use transit or active modes. He also noted that the independent "Walk Score" index rates Bowness as a car-dependent neighborhood with low transit and bike scores.

45 Mr. Barrett further stated that local data collection confirmed existing on-street parking pressures. Further, working with residents, his team conducted surveys within a one-block radius of the subject site, which identified capacity for 151 on-street stalls. Also, utilization averaged 73 vehicles and peaked at 96, leaving 55–78 stalls available at present.

46 He submitted that under the 85th percentile parking demand scenario, cumulative development on the block would require 156 on-street stalls, exhausting all available capacity on both sides of seven residential blocks and still leaving a shortfall of five stalls.

47 Mr. Barrett stated that this level of saturation will create significant operational challenges, highlighting that 83 Street NW measures approximately 9.8 metres from curb to curb, and that once fully lined with parked vehicles on both sides, only 5 metres of clearance would remain for two-way traffic.

48 He stated that while currently manageable due to lower utilization, full parking saturation would obstruct vehicle movement, complicate deliveries, and impede emergency access.

49 In conclusion, Mr. Barrett submitted that in his professional opinion there is not adequate support for reduced on-site parking in Bowness. He advised that applying the

same 50% reduction as transit-oriented communities is not justified given the lack of primary transit, high car dependence, and existing on-street pressures.

*Samir Dhalla*

50 Mr. Dhalla stated that concentrating eight units on a single lot sacrifices livability because the site plan provides no meaningful green space for families and children. He submitted that this arrangement contravenes the Bowness ARP which call for meaningful open space, landscaping, and livable on-site amenities.

51 Mr. Dhalla advised that the project disrupts the established rhythm and character of the block. He noted that adjacent homes maintain consistent front setbacks of approximately six to seven metres with deep front yards and a cohesive streetscape, whereas the proposal advances to 4.2 metres, creating a bulky, dominant presence.

52 He submitted that, because this is a mid-block double-building for the impact is doubled, the massing reads as repetitive and unvaried from the street, and day-to-day functions (mail, deliveries, foot traffic) will be chaotic given the constrained circulation.

53 Mr. Dhalla further stated that the proposal undermines ARP objectives for compatible massing and streetscape preservation through extensive tree loss. In his view, the loss of mature canopy permanently alters visual character, micro-climate, and environmental quality, which is contrary to the ARP. He argued that the development will result in the removal of mature trees, provide little to no meaningful landscaping, and fail to supply adequate amenity space for residents, thereby negatively impacting the existing streetscape and neighbourhood at large.

54 In support of his position, Mr. Dhalla, and those aligned with the appeal, referenced, inter alia, sections 2.2, 3.1, 3.2, 3.3, 6.2, 6.2(3), 6.2(5), 6.3(1), and 6.3(4)(a)(d) of the ARP, as well as the general applicability of the MDP. He argued that the proposed development contravenes these policies. Concerns were raised regarding privacy, traffic, street parking, and pedestrian safety.

55 Mr. Dhalla submitted that the precedent effect of approving a mid-block, double-building form is significant: similar lots could replicate the typology, multiplying the streetscape, canopy, circulation, and servicing issues identified above.

56 He advised that even recent duplexes on the street are materially different because they lack basement suites and side entrances, underscoring that the current proposal departs from emerging patterns rather than aligning with them.

*Justin Wood*

57 Mr. Wood highlighted that traffic safety on neighborhood streets is already a serious concern and that the proposed development will exacerbate existing risks. He advised that he routinely observes vehicles failing to obey stop signs, rolling through intersections, and speeding along residential streets. He submitted that additional traffic

generated by the development will increase these hazards and heighten the risk to residents.

58 Mr. Wood underlined that parking scarcity is another pressing issue in the community, and that the proposed development will worsen the situation. He advised that for residents living with a disability, proximity to parking is critical for daily safety and mobility.

*Logan Jones*

59 Mr. Jones reiterated that the location is car-dependent, with no grocery stores or major services within walking distance, no direct bus to the University of Calgary.

60 He underlined that the street cannot accommodate two-way traffic for much of the year due to ruts and narrowing, demonstrating that the proposed level of intensification is unsuitable for the block.

*Jane Dobbs*

61 Ms. Dobbs stated that the proposed development will overwhelm her property and the block's character by placing two full-sized buildings mid-block, creating a blank wall against her backyard and eliminating views of the street and sky. She advised that unlike other recent builds with consistent setbacks and landscaped front yards, this proposal advances to 4.2 metres, nearly two metres closer to the street than neighboring homes.

62 She submitted that the project threatens mature trees within six metres of the property line, including her own, she emphasized that the tree canopy is central to the streetscape and that its loss will permanently alter the environmental and visual quality of the area.

63 Ms. Dobbs further stated that introducing eight units and approximately 20 bedrooms on a single lot will create noise, congestion, and livability challenges, particularly given the lack of meaningful outdoor amenity space

64 In conclusion, Ms. Dobbs submitted that while she supports sensitive infill, the proposed development is incompatible with the Bowness ARP.

*Colleen Embury*

65 Ms. Embury reiterated that the proposed development will add to existing parking and safety problems, particularly because her property backs onto 46 Avenue NW, which functions as a snow route in winter.

66 She advised that plowing often eliminates on-street parking for months at a time, forcing additional vehicles onto surrounding streets, and expressed concern for the safety of young children from newer developments who play in unfenced yards and may run into traffic.

*The Applicant**Nick Han*

67 Mr. Han submitted that the proposed development consists of two buildings: a two-storey duplex fronting 83 Street NW, and a rear building, both designed within the limits of the R-CG district.

68 He stated that although the zoning allows for three storeys at the street, the front building was intentionally reduced to two storeys to better align with the streetscape. Both buildings remain well below the maximum permitted height, and the overall density is 69.72 units per hectare. Also, parcel coverage is 55.64%, also within the 60% maximum.

69 Mr. Han stated that the project includes four main dwellings with four secondary suites, supported by four single-car garages, two mobility storage spaces, and bicycle storage lockers, meeting all Bylaw requirements.

70 He emphasized that the development requires no Bylaw relaxations. Setbacks are fully respected, with the front setback measuring three metres in compliance with R-CG rules, and additional boulevard space providing over seven metres of separation from the street.

71 Mr. Han advised that the project has been designed with care to minimize impacts on neighbours. No side windows are proposed on the north or south elevations, limiting overlooking into adjacent yards. Further, all windows face front or rear and shadow studies conducted for different times of year show that shadows fall largely within the site itself, with no significant impacts on neighboring properties.

72 Mr. Han noted that landscaping exceeds the minimum Bylaw requirement, with trees and shrubs provided along with a low-water irrigation system. Existing public trees on the boulevard will be preserved and protected under a tree protection plan submitted at the building permit stage.

73 Mr. Han highlighted that the design materials (including Hardie board, stucco, and metal paneling) are consistent with nearby developments, and the overall form and massing reflect other semi-detached and townhouse projects recently built in the area.

74 He also noted that the site is well-served by transit and active pathways, with ample on-street parking available on adjacent roads. Further, climate adaptation measures are included, such as rough-ins for solar panels, EV-ready charging infrastructure, and water-efficient irrigation.

75 In conclusion, Mr. Han submitted that the development complies fully with the Land Use Bylaw, requires no relaxations, and is consistent with both the Municipal Development Plan and the ARP. He argued that the proposal is compatible with surrounding redevelopment, introduces no undue impacts on neighbors, and follows sound planning principles.

*Rick Grol*

76 Mr. Grol referred the Board to his written submissions contained in the Board Report.

77 Mr. Grol submitted that the Appellants' core objection mischaracterizes the proposal as "eight dwelling units." Under the Land Use Bylaw, the application is for four dwelling units with four secondary suites; suites do not count toward density and are not separate dwelling units. He emphasized that the appeal must be assessed on this single application alone.

78 Mr. Grol stated that Section 35 requires a holistic, context-based evaluation focused on the subject development, not on other projects on the street. He noted that most Appellants do not live on adjacent parcels, and compatibility should be judged primarily against immediately adjacent development and the established character of the block, which already includes newer semi-detached forms similar in look and feel to the front building of this proposal.

79 Mr. Grol advised that the project fully complies with the R-CG district and requires no relaxations. He highlighted that citywide Bylaw changes removed contextual front setbacks; the standard 3 metre setback applies, and a generous boulevard further mitigates perceived massing. He added that there is no right to sunlight or views in the Bylaw and some change is expected with redevelopment. Also, he stated that private trees on neighboring lots are a civil matter.

80 Mr. Grol highlighted that the application meets parking rules at 0.5 stalls per dwelling and suite (four stalls total) and that this citywide standard reflects Council's transportation policy.

81 He critiqued the Appellants' parking analysis for treating suites as independent dwellings and for relying on single-family rates rather than multi-family/rowhouse rates, and for bundling cumulative impacts from other projects not before the Board. He noted that City review did not require a Traffic Impact Assessment, and that on-street conditions do not meet the City's threshold for parking congestion.

82 Mr. Grol further stated that utilities/servicing have been confirmed adequate by the City under the Bylaw, and that arguments about market affordability, household size, or number of bedrooms are not planning tests because the Bylaw regulates use, not user. Further, construction-phase issues (noise, vibration, insurance, safety) are governed by other legislation and bylaws, not by the Development Authority or this Board.

83 In conclusion, Mr. Grol submitted that the application satisfies all statutory policies and fully complies with the Land Use Bylaw without relaxations, introduces no undue impacts, and reflects sound planning principles. He respectfully asked the Board to dismiss the appeal and uphold the Development Authority's approval.

*Rebuttal**The Development Authority*

84 Mr. Reilander submitted that transportation and parking concerns had been raised but emphasized these must be considered from a planning perspective rather than solely as engineering issues. He noted that no parking relaxations are being sought, and the project fully meets the Land Use Bylaw's parking requirements.

85 Mr. Reilander stated that City policy for secondary suites allows consideration of relaxations where sites are within 400 metres of frequent bus service. In this case, Route 1 meets that standard, with service every 20 minutes during peak times and every 30 minutes evenings and weekends. While no relaxation is requested, he explained this demonstrates the planning rationale for reduced parking expectations in well-serviced areas.

86 Mr. Reilander advised that Council intentionally struck a balance between housing supply and parking when it adopted the current standards for the R-CG district. Requiring a stall for every unit and suite would make this type of missing-middle housing impossible. Instead, Council's intent is to support a modal shift, encouraging greater reliance on walking, cycling, and transit, consistent with the MDP.

87 Mr. Reilander highlighted that the site context supports this shift, with reasonable walk, transit, and bike scores, as well as a street and boulevard design that helps mitigate massing and setback differences. Further, although the front setback is approximately 2.5 metres different from neighboring homes, he noted this is offset by the large boulevard, and the overall design remains in keeping with the scale and objectives of the R-CG district.

88 Mr. Reilander further stated that the project aligns with both the MDP and the ARP by providing additional housing options and introducing a form of middle housing (semi-detached dwellings with suites) that increases choice while respecting neighborhood character.

89 In conclusion, Mr. Reilander submitted that the development balances Council's intent for more diverse housing with planning policies for scale and context. He confirmed that the proposal meets the Land Use Bylaw, provides needed housing supply, and fits appropriately within the evolving character of the community.

*Appellants*

90 Mr. Dhalla submitted that the traffic and parking impacts of the proposed development are underestimated. He emphasized that secondary suites should be included in parking calculations because their residents still generate vehicle demand.

91 Mr. Dhalla stated that Route 1 bus service does not constitute primary transit. Waiting 20–30 minutes in winter conditions is not a practical substitute for parking, and lived experience should weigh more heavily than theoretical schedules.

92 Mr. Dhalla advised that privacy and livability are significant concerns. Residents from the new development would pass along the side yard of adjacent homes, directly overlooking private yards and windows. Further, elevated patios, side entrances, and basement suites intensify this effect, creating a loss of privacy that has not been properly addressed.

93 Mr. Dhalla noted that two mid-block buildings on one lot are inconsistent with the established streetscape and that similar projects have been rejected in other SDAB decisions.

94 Mr. Dhalla further stated that the development lacks adequate private outdoor space and relies on a courtyard rather than true amenity areas. He argued that this fails to meet ARP objectives requiring protection of livability and community quality.

95 In conclusion, Mr. Dhalla submitted that the proposal represents overdevelopment and is incompatible with the existing character of the street. He emphasized that planning must consider lived experience, parking shortages, traffic congestion, privacy loss, shadowing, and livability, rather than theoretical compliance alone.

### Reasons:

96 The Board, in its evaluation, reviewed the Municipal Government Act (“MGA”), the Land Use Bylaw 1P2007 (the “Bylaw”), the Bowness Area Redevelopment Plan (“ARP”), and the Municipal Development Plan (“MDP”). The Board reviewed all evidence and arguments, written and oral, submitted by the parties and will focus on key evidence and arguments in outlining its reasons.

#### *Preliminary Matter - Affected Person Status*

97 Subsection 685(2) of the MGA provides that an individual affected by a development permit may file an appeal of that permit. Where the individual seeking to appeal is not considered a “person affected” the Board lacks jurisdiction to proceed with the appeal. This was confirmed in *Pension Fund Properties Limited v Calgary (Development Appeal Board)*, 1981 ABCA 195, at paras. 15–16.

98 The term “affected” is not defined in the MGA, but case law has provided some clarification. An affected person would be one that experiences a greater level of impact from the approval than the average person (*Re Clarendon Development Ltd*, 1965 CanLII 619 (NS CA)). They would be “injuriously affected” (*ibid.*) or “genuinely and relevantly affected” (*Bowen v Edmonton (City)*, 1977 CanLII 1642 (AB CA)). An affected person is not an “apparent busybody” (*Actus Management Ltd v Calgary (City)*, 1975 CanLII 982 (AB CA)). Further, in *Pension Fund Properties Ltd*, at para 14, the Court stated that an

affected person is not an individual who resides a considerable distance away and only occasionally passes through or near the development site.

99 The Board is established by the Subdivision and Development Appeal Board Bylaw, which requires all appellants to be identified by name on the Notice of Appeal. The Notice of Appeal in this appeal lists several Appellants as identified in the schedule to that form. The status of these individuals as would-be appellants was not challenged at the hearing, only whether they were affected persons.

100 Based on the information that was provided to it, the Board finds that the nearest Appellant's property is situated approximately 107 metres north of the proposed development on the same side of the street (while Ms. Dobbs' property is closer, she was not listed as an Appellant in the Notice of Appeal). There is no specific distance specified for affected persons, distance is just one of the factors to be considered. Instead, the Board looked at whether the Appellants would be affected based on the nature of the proposed development.

101 The Appellants argued that they are affected for several reasons. These included, but were not limited to, concerns regarding street parking and the safety of residents due to increased traffic volume, arising from their shared use of the same street, block, and laneway as the proposed development. Additional factors cited in support of affected person status were increased safety concerns for children and other residents associated with the nearby recreation space, used as a playground, which is located directly adjacent to the rear of the proposed development.

102 Using the Appellants' traffic engineer's own figures for observed parking availability and for parking demand, limited to the subject development and not including the other two projects, the Board determined that any spill-over parking would not extend far enough along the block to reach the nearest Appellant's property. Similarly, the incremental traffic volumes anticipated on the street and rear lane shared by the proposed development and the Appellants were not found to be significant.

103 The Board acknowledges the anecdotal safety concerns raised by the Appellants. The Board was not satisfied that there was sufficient evidence that this development would cause or exacerbate an unsafe traffic, rear lane or playground situation, as discussed further below, and therefore these safety concerns would not support a finding that the Appellants were affected persons.

104 The Board finds that the Appellants are not affected persons within the meaning of the MGA. While the Board does not doubt that they have a genuine concern as expressed in their submissions, the Board finds that the proposed development would not materially, injuriously, or genuinely and relevantly affect the Appellants.

105 Based on this finding, the Board lacks jurisdiction to hear the appeal. Nonetheless, given that the Board heard from the parties regarding the substance of the appeal in order to assess whether the Appellants were affected persons, the Board felt it was appropriate to comment on those submissions. Even if the Board had reached a different conclusion

regarding affected person status, the appeal would have been denied on its merits for the following reasons.

*The Discretionary Use Criteria (Section 35 of the Land Use Bylaw)*

106 The proposed development falls within the category of discretionary uses in the R-CG Land Use District of the Bylaw. In accordance with section 35 of the Bylaw, when considering a development permit application for a discretionary use, the Development Authority is required to evaluate the factors outlined in subsections (a) through (j).

107 Section 35 of the Bylaw instructs the Development Authority, and by extension the Board, to “take into account” the factors of section 35. The Board acknowledges the significance of each of the criteria set out in section 35 and has given consideration to all of them in reviewing this application. However, these reasons will address primarily those provisions raised and argued by the parties, namely subsections (a), (b), (c), (d), (e), (f), (g), and (j).

*Any Plans and Policies Affecting the Parcel:*

108 The Board received extensive submissions from the Appellants and supporting parties concerning the alleged conflict between the proposed development and established policy direction. Both the MDP and the ARP are statutory plans.

109 The Board notes in the context of a discretionary use development permit, it falls to the Development Authority, and by extension the Board, under section 35 of the Bylaw, to determine whether the proposed use or development is appropriate for the parcel in question. In making that determination, the Development Authority is required to take into account the applicable statutory plans and policies and is afforded discretion in how those policies and guidelines are interpreted, applied, and implemented. Some element of interpretation is always necessary in this process, and provided that the interpretation adopted is reasonably supported by the plans, it may be accepted.

110 On appeal, the Board must ensure that its decision complies with applicable statutory plans. The Board considered the Appellants’ arguments that the Development Authority erred in its interpretation of the statutory plans but did not agree. The particular sections are discussed below.

111 Having regard to sections 2.2, 6.2, and 6.3 of the ARP, the Board, finds the proposal to be generally consistent with these policy guidelines and considers the anecdotal evidence of residents moving away to be unpersuasive. As it relates to balanced growth, the Board finds, in this context, the proposed development to be a reasonably balanced growth for the street.

112 Regarding sections 3.1 through 3.4 of the ARP, which outline environmental policies the Board notes that most of these objectives, policies and implementations refer to contaminated sites, damage to natural areas, riverine environments or the 33 Avenue NW escarpment to the extent that section 3 of the ARP is applicable, the Board is satisfied

that its policies have been met by the landscaping plan of the proposed development. The Board notes there is no Tree Protection Bylaw for trees on private lands. The Board notes that section 6.5.3 of the ARP encourages Applicants to retain all existing healthy trees and vegetation on site, and to replace any materials removed at the discretion of the Approving Authority. The evidence before the Board demonstrates that the Applicant has taken steps consistent with this guidance. Specifically, six new trees and eighteen new shrubs are proposed to replace the trees that are to be removed. The Board finds that the proposed development meets the intent of section 6.5.3, retaining healthy vegetation where feasible and appropriately addressing removals in accordance with the ARP.

113 Ms. Dhalla referenced section 3.4 during her presentation regarding the need to maintain safe environments near playgrounds and lanes, however the Board could find no reference to this in the quoted section. The Board acknowledges the concern raised regarding safety in proximity to the playground and notes that the reference may have been referring to section 5.2 of the ARP, albeit with some uncertainty as to the precise provision. Regardless of the specific section cited, the Board has carefully considered the issue of safety. No convincing evidence was provided to demonstrate that the proposed development would create or exacerbate safety risks in comparison to other types of development, whether existing or new, that are permitted in the area. The Board finds that the proposed development does not raise safety concerns beyond what is reasonably expected in the normal course of development and urban life.

114 Mr. Dhalla argued the proposed development contravenes sections 6.2.5 and 6.3.4(d) of the ARP, which address the location of outdoor amenity space, the landscaping configuration, and that new developments provide adequate parking. The evidence before the Board indicates that the proposed development provides adequate parking and includes landscaping consistent with the guidance in the ARP. Private outdoor amenity spaces are incorporated into the site in locations that allow adequate usability while minimizing visibility from public areas, with appropriate screening measures where needed. The Board finds that the proposed development does not contravene the intent of sections 6.2.5 and 6.3.4(d).

115 Mr. Dhalla continued to argue sections 6.2.3 and 6.3.4(a) of the ARP, citing the proposed development's massing incompatibility with the scale and form of existing and adjacent homes on the street. In rebuttal Mr. Dhalla additionally referenced sections 6.2.4 and 6.2.1 of the ARP submitting that compliance with Bylaw standards does not ensure contextual appropriateness. The Board notes that new construction need not replicate the existing streetscape and that some degree of intensification is to be reasonably expected. The Board notes that sections 6.2.1, 6.2.3, 6.2.4, and 6.3.4(a) of the ARP emphasize maintaining Bowness's small-town character, low-density residential stability, and compatibility with adjacent homes. The proposed development respects the scale and form of surrounding homes, retains low-density character, and incorporates landscaping and amenity spaces that enhance the neighbourhood, each of which is discussed further below. The Board is satisfied the proposed development reasonably aligns with these sections.

116 The Appellants made general reference to the MDP supporting their position throughout their presentation but primarily focused their issues on the ARP. The evidence before the Board does not demonstrate any conflict with the goals and policies of the MDP. On balance, the Board finds that the proposed development is consistent with the broad objectives of the MDP and does not contravene its intent because it is compatible with the adjacent development and represents a modest intensification of density.

117 The Board finds the proposed development reasonably aligns with the above ARP and MDP polices. Having regard to Council's intent as expressed in both the MDP and the ARP, and considering the evidence as a whole, the Board concludes that, on balance, the policies contained within the ARP and the MDP are suitably consistent with the proposed development. The Board ultimately upholds the Development Authority's decision, though its reasoning may be framed differently and with a narrower focus than that set out by the Development Authority.

*Purpose Statements in the Applicable Land Use District:*

118 With respect to the purpose of the R-CG district, the Bylaw states:

**Purpose**

**525 (1) The Residential — Grade-Oriented Infill (R-CG) District:**

- a) accommodates existing residential development
- b) accommodates a wide range of grade-oriented development;
- c) accommodates Secondary Suites and Backyard Suites with new and existing residential development;
- d) provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and
- e) and accommodates site and building design that is adaptable to the functional requirements of evolving household needs

119 The Board observes that the creation of this land use district contemplates the possibility of higher-density development, including the corresponding increase in lot coverage. The purpose statement explicitly mentions the accommodation of a broad spectrum of grade-oriented development. Accordingly, the Board finds that the proposed development aligns with the objectives of this district and satisfies the considerations outlined in section 35(b) of the Bylaw.

*The Appropriateness of the Location and Parcel for the Proposed Development*

120 In evaluating the application, the Board considered the proposed development's

scale, massing, and siting in relation to the surrounding parcels, as well as its potential visual impact and the effects on access to light and privacy for neighbouring properties. The Board finds that the height and form of the proposed building are compatible with the established residential context and do not overwhelm adjacent dwellings. Setbacks and building placement were reviewed and determined to provide adequate separation from neighbouring properties, maintaining reasonable access to sunlight and preserving privacy. The Board is satisfied that the development has been designed in a manner that balances intensification objectives with respect for the existing residential environment.

121 During the hearing, parties supporting the appeal provided anecdotal evidence concerning potential shadowing impacts on adjacent lots. The Board notes, however, that no formal shadow study was submitted by the Appellants. The Applicant did provide a shadow study for the Board's consideration in response to the concerns raised. The Board considered the Applicant's evidence regarding potential shadowing from the proposed development. The shadow studies presented demonstrate that any additional shadowing on adjacent properties will be limited in duration and extent, will primarily affect the driveway of the property to the north, and be consistent with what would reasonably be expected from a modest intensification of the site. The Board finds that the shadow impacts are minimal and do not create unacceptable adverse effects on neighbouring properties. On this basis, the Board finds that the proposed development is consistent with section 35(c) and aligns appropriately with the intent of the R-CG Land Use District. Consequently, the Board concludes that the development is suitable for its location and the characteristics of the parcel and complies with section 35(c) of the Bylaw.

*Compatibility and Impact of the Proposed Development with Respect to Adjacent Development and the Neighbourhood:*

122 The Appellants raised concerns regarding the massing and scale of the proposed development. The Appellants submitted that the approved massing, setback, and parking will overwhelm the adjacent homes and disrupt the existing streetscape, causing negative impacts on adjacent properties. The Appellants cited prior Board decisions which they considered relevant and related. The Applicant rebutted the Appellants' argument stating neither the Appellant nor any of those in favour of the appeal resided immediately adjacent to the proposed development.

123 The Board recognizes that new developments will often differ in form and are not expected to replicate existing buildings. The R-CG Land Use District is intended to accommodate a range of grade-oriented built forms, and in areas historically developed with single-detached dwellings, some level of intensification is both anticipated and supported by the district's purpose. The subject parcel is located on a street that already contains a mixture of grade-oriented developments of varying heights. In addition, the Board notes that the proposed development falls below the maximum height and density thresholds, satisfies all required setbacks, provides all required on-site parking, and includes private outdoor amenity space, which in this context supports an appropriate relationship with adjacent parcels and compatibility with the surrounding built form.

124 With respect to section 35(d) of the Bylaw, the Board finds the proposed development compatible with the planning objectives reflected in its design. While it represents a greater intensity than some surrounding buildings, it remains within the limits of the R-CG Land Use District, has no relaxations, and is consistent with the established pattern of on the block. The Board was not persuaded by the Appellants' argument that the buildings are incompatible within the existing context. In assessing compatibility, the Board considered the overall scale, height, massing, separation, and setbacks of the proposed development in relation to neighbouring properties. On balance, the Board finds that the development has been designed in a manner that is respectful of the surrounding residential environment and is compatible with the established context, notwithstanding the Appellants' concerns. The inclusion of grade-oriented entrances, on-site parking, and landscaping elements further support compatibility with the surrounding streetscape.

*Merits of the Proposed Development:*

125 With respect to section 35(e) of the Bylaw, the Board finds sufficient justification to support the proposed development. The design responds appropriately to the site, balancing intensification with compatibility to neighbouring properties. Its massing, depth, and scale align with the intent of the R-CG district, providing an appropriate form of grade-oriented housing.

*Servicing Requirements:*

126 The Appellants argued that services such as waste, recycling, and organics collection in the neighbourhood is already struggling due to the recent intensification. Further, parties in favour of the appeal argued the street is inadequately serviced by aging water infrastructure, with the proposed development creating excessive strain on a system which cannot support it. The Board notes the evidence presented by the Appellant was anecdotal in nature, with no servicing studies found within the evidence to support their claims. The Board notes that the Development Authority determined the servicing requirements for the proposed development have been satisfied

127 With respect to section 35(f), the Board notes that the provision, use, and collection of waste containers is governed by the Waste Bylaw, which lies outside the Board's jurisdiction. Section 546.3 of the Bylaw specifies that for developments of three or more units, garbage, recycling and organics must be stored in a screened location approved by the Development Authority. The plans show a screened location adjacent to the garage for waste, recycling and organics bins. The Board is satisfied that section 546.3 of the Bylaw has been met.

128 With respect to utility servicing, the Board notes that this is a requirement under section 129.1 of the Bylaw and therefore falls within its jurisdiction to a limited extent. The Appellants raised servicing concerns based on information from an anonymous source; however, the Board finds this evidence insufficient to establish that the proposed development cannot be adequately serviced or that a development permit would properly be refused on this basis. The Board is satisfied that the Development Authority and the City's Utility Specialists are in a better position to assess the condition of underground

infrastructure and servicing capacity. Further, the requirement for a Development Site Servicing Plan (DSSP), to be reviewed and accepted by Utility Specialists prior to the release of the development permit, provides an additional safeguard. On this basis, the Board is satisfied that it is more likely than not that adequate servicing will be available and finds the proposed development to be compliant with its servicing requirements.

*Access, Parking and Transportation Requirements:*

129 With respect to section 35(g), the Appellant and supporting parties argued that the proposed development does not adequately address access and parking impacts on the existing street. To assess these concerns, Bruce Graham retained JCB Engineering Ltd., and Justin Barrett appeared on its behalf to present the firm's findings. Mr. Barrett reviewed the development's anticipated effects on street access, parking availability, and traffic circulation. His analysis also incorporated two additional proposed developments along 83 Street NW, with cumulative impacts presented for consideration. Mr. Barrett disputed the adequacy of the parking requirements prescribed for R-CG districts under the Bylaw, and further provided statistical evidence which, in his view, demonstrates that Bowness remains a predominantly car-dependent community.

130 Mr. Barrett argued that the cumulative effects of the three proposed developments would result in full utilization of street parking along both sides of the immediate seven blocks, while still leaving a shortfall of five spaces for community members based on his estimates of vehicles per household. He further noted that the designation of 46 Avenue NW as a snow route would compound these impacts when restrictions are in effect. In his presentation, Mr. Barrett acknowledged that the proposed development on its own would not have a substantive impact on street parking or access. However, those in support of the appeal expressed concerns that increased reliance on street parking could create unnecessary safety risks and impede accessibility for community members.

131 Mr. Grol, on behalf of the Applicant, disputed Mr. Barrett's findings. He submitted that Mr. Barrett's analysis should be given no weight, as it improperly considered the cumulative impacts of three proposed developments rather than assessing the application before the Board on its own merits. He further advised that the Applicant had not been informed that the Appellant retained a traffic engineer, and therefore did not have the opportunity to commission and submit a corresponding study. Instead, Mr. Grol relayed commentary from the Applicant's traffic engineer, Mr. Uppal, who was not present at the hearing. Mr. Uppal's comments challenged various data points and categories relied upon in Mr. Barrett's report.

132 The Board acknowledges and appreciates the thoroughness of Mr. Barrett's analysis. However, it was not persuaded that the impacts of the proposed development would be undue or injurious to the street or its community members. The Board is required to assess each application on its own merits, and consideration of cumulative impacts from other proposed developments would be prejudicial to the fair evaluation of the development under appeal. Some of the evidence presented by Mr. Barrett was cumulative and included other proposed developments, the Board places little weight on it and makes no finding on that basis. With respect to parking, the Board notes that while

compliance with the minimum parking standards in the Bylaw is relevant, those standards are not determinative in the context of a discretionary use. The Board must be satisfied that the proposed development provides adequate parking having regard to the site and neighbourhood context. The Board considered the values provided in the JCB report, including its assessment of the development as the equivalent of eight dwelling units, though it was not convinced that those are the appropriate values for four dwelling units and four secondary suites, where the demand may be lower. Even applying those values, the parking availability survey results in the JCB report indicate that available on-street capacity on 83 Street NW and 44 Avenue NW, combined with the on-site stalls proposed, can accommodate the anticipated incremental demand. On this basis, the Board is satisfied that the proposed development provides adequate parking.

133 Having regard to the issues raised by those in support of the appeal, the Board sought clarification regarding the width of the street. The Board accepts that narrower residential streets operate differently from arterial roadways, with more restricted traffic flow. However, in assessing the anticipated traffic and parking demand generated by the proposed development itself and noting the availability of street-front driveways that provide additional maneuvering space, the Board is not persuaded that the incremental effects of this development would create undue impacts on traffic circulation or safety along the street. The Board was not convinced, on the submissions of the parties, that the proposed development would result in unreasonable or significant safety impacts to the street, rear lane or to the playground abutting the rear of the subject site.

134 The Board agrees with the Development Authority that the proposed development satisfies the requirements of section 35(g) of the Bylaw. While the development provides the number of motor vehicle parking stalls required under the R-CG district, the Board notes that compliance with the Bylaw is not determinative for a discretionary use. Having considered the anticipated demand from the development, the site design, and available on-street capacity, the Board is satisfied that the parking provided is adequate and will not result in undue impacts on the neighbourhood. The Board further finds that the alleged safety concerns relating to the street and rear lane are speculative; assertions of potential safety issues, without supporting evidence, do not outweigh the Board's assessment of the development's impacts.

*Sound Planning Principles:*

135 With regard to section 35(j) and based on the evidence presented, the Board finds that the proposed development represents sound planning. The proposed development is compatible with adjacent properties and the surrounding neighbourhood, and its scale, massing, and siting are consistent with the intent of the R-CG land use district. The R-CG land use district sets out clear standards regarding requirements, including but not limited to, setbacks, building height, and roofline orientation to ensure that developments remain compatible with neighbouring properties, particularly when adjacent to structures of differing scale and character. The Board further finds that the proposal aligns with the relevant statutory plans, including the MDP and ARP, and appropriately responds to the objectives and policies guiding development in the area. Accordingly, the Board

concludes that, on balance, the development is appropriate for the site and represents a suitable form of development for the community.

*Other Matters:*

136 At the hearing, several previous cases were referenced in support of the appeal and presented as precedent. The Board emphasizes, however, that each matter before it is determined on its own merits, having regard to the specific facts and planning context of the application. The Board is not bound by its prior decisions, even those referencing the same ARP. Each appeal relates to a distinct development on a unique site, with its own planning considerations that must be assessed independently.

137 Having regard to the merits of the application, relevant planning considerations, compatibility, and section 35 of the Bylaw, the Board finds that the proposed development is compatible with adjacent properties and the surrounding area. From a planning perspective, the Board concludes the proposal is appropriate for this location as submitted. While the Board found that it did not have jurisdiction over this appeal as the Appellants were not affected persons, if it had considered the substance of the appeal, it would have denied the appeal and upheld the Development Authority's decision.

**Conclusion:**

138 For the reasons set out above, the appeal is struck, and the decision of the Development Authority is upheld. The development permit shall be issued as approved by the Development Authority.

---

William Gibbs, Board Member and Decision Writer  
Subdivision and Development Appeal Board

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Tara Brown, Vice Chair and Presiding Officer  
Subdivision and Development Appeal Board

Issued on this 1st day of October 2025.

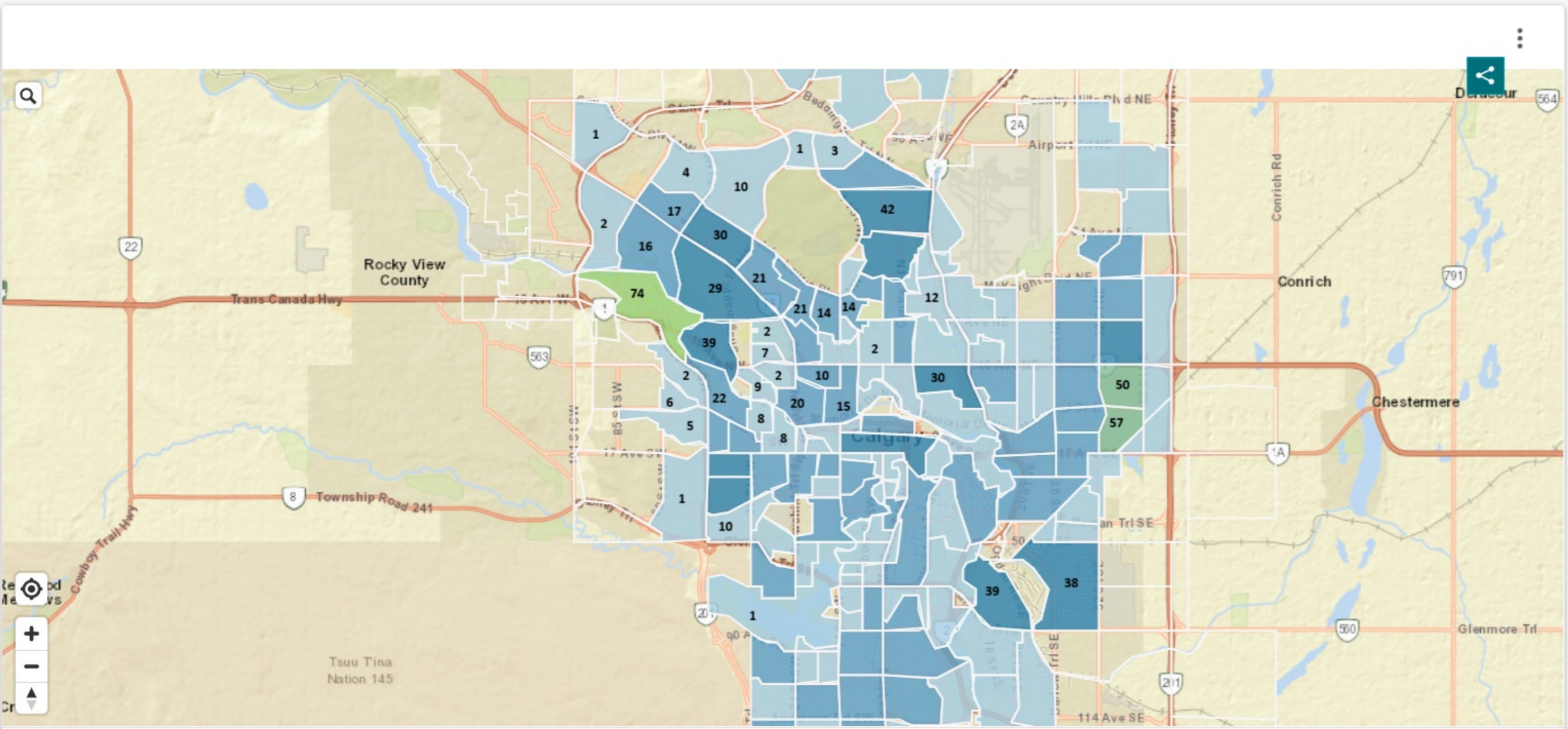
Environment  
More Info

# WATER MAIN BREAKS MAP

Filters (1) X

Clear All

BREAK\_DATE  
From 2/1/2016 to 2/1/2026



BREAK_DATE	BREAK_TYPE	STATUS	point
2025/11/29	CG	ACTIVE	POINT (-113.948706 51.0900125)

## 4.0 Conclusions

Based on the above assumptions and calculations it has been determined that the existing sanitary sewer system has capacity for the Sunnyside Redevelopment project. Although certain pipes and manholes were calculated (using PCSMM) as surcharging during peak flow conditions, all surface elevation to HGL depths were greater than 2.5m. Additionally, it should be noted that the existing section from MH 7 to MH 8 was calculated as 103% capacity during existing peak flow conditions prior to any redevelopment.

Within the sanitary mains in 31 Ave NW, it has been found that a surcharge condition will exist between manholes 40 and 4, 4 and 5, 6 and 7, 7 and 8. However, all surcharges are below the depth of 2.5m beneath surface and will not risk backing up sanitary flows into adjacent properties. The height of surcharge in MH 4 was calculated as 0.154m and as 0.052m in MH 7 respectively. Based upon this, no upgrades to the sanitary infrastructure within 31 Ave NW are recommended as the surcharged conditions are an acceptable peak operational state based on the depth from the surface to the modelled HGL.

Furthermore, it is understood that the City maintains flow models for City of Calgary infrastructure greater than or equal to 375mm in diameter within the existing Sunnyside neighborhood. It is Urban System's understanding that The City of Calgary Water Resources will review the downstream capacity of 375mm and/or larger pipes and provide a density threshold, or generated flow threshold, when off-site service improvements would be triggered prior to sanitary flows reaching the downstream trunk sewer pipes of 600mm size or larger in size.



# HOUSING



More “missing middle” home ownership options. Currently renting and love Bowness, but will likely need to move out of the community to afford a decently-kept property within our anticipated budget.



Housing is a basic human need, and refers to the various forms of shelter or lodging for people to live in while maintaining privacy, safety, and comfort. Housing can be either rented or owned, and it plays a critical role in shaping the quality of life for individuals, families, and communities.

Less than half of residents seem to be satisfied with housing in general, with the most significant concern regarding housing in Bowness revolving around affordability. Aging in place is at front of mind for many residents, with concern for variety of housing and affordable options for older adults.

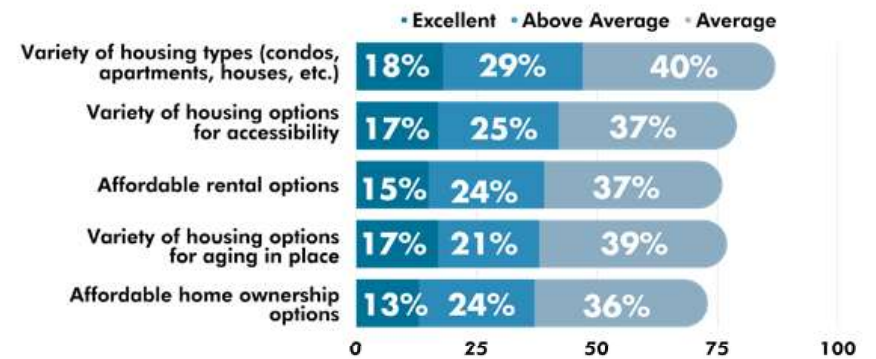
About **1/4** of residents rate rental and home ownership options in Bowness as below average or poor.

In 2023, **40%** of Calgarians were looking to buy a home but couldn't afford it. **36%** were looking to rent but couldn't afford it. Source: Calgary Foundation 2023 Quality of Life Report.

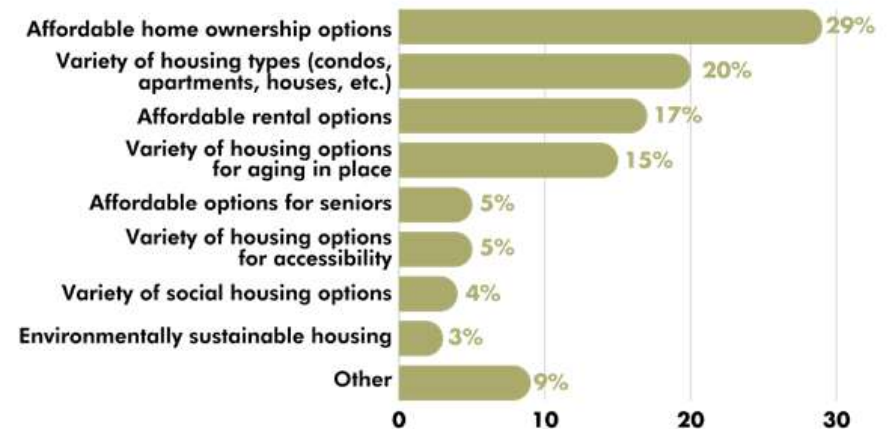
Affordable home ownership options is the primary focus (**29%**) for Bownesians in terms of Housing supports.

Only **39%** of Bownesians rate access to a variety of housing options for aging in place as above average or excellent.

## Perceptions of Housing Options



## What types of housing and/or housing supports would Bowness like to see?





# Bowness

Community Profiles contain demographic and household information from the 2021 [Census of Canada](#). The data was provided by Statistics Canada, accessed using the [Community Data Program](#).

Document reference: The City of Calgary. (2023). *The City of Calgary Community Profiles*. <https://www.calgary.ca/communities/profiles.html>

Numbers and percentages may not always match the table and chart totals due to rounding.

Underlined red text provide links to external websites, or to the document glossary.

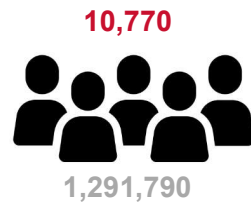
For more information, visit our [webpage](#) or contact [socialresearch@calgary.ca](mailto:socialresearch@calgary.ca).

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## 2021 Census of Canada Snapshot

Bowness= ■ Calgary= ■

Population in private households in 2021:



Population distribution by age in 2021:



Per cent households spending 30% or more of total income on shelter in 2021



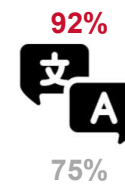
Per cent immigrants in 2021



Median total household income (before tax) in 2020:



Per cent individuals who speak English most often at home



Multi-Unit Mortgage Loan Insurance Select, New Construction, city of Calgary, FSA T3B,  
total units financed:

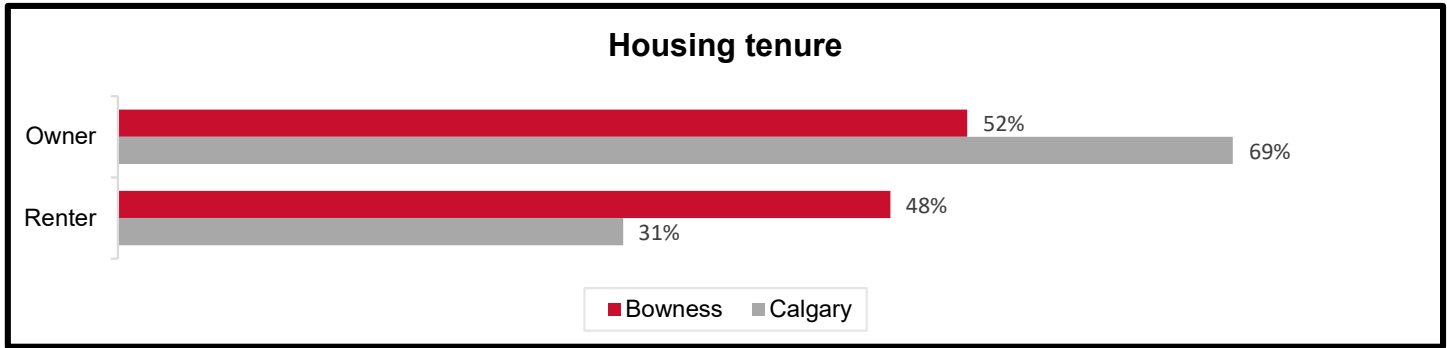
<b>Year</b>	<b>Total units</b>
2022	155
2023	98
2024	341
2025	132
January 1 to January 6, 2026	0
<b>Total</b>	<b>726</b>

# Housing and Mobility

## Housing Tenure

Bowness		
	Number	Per cent
Private households	5,055	100%
Owner households	2,650	52%
Renter households	2,410	48%

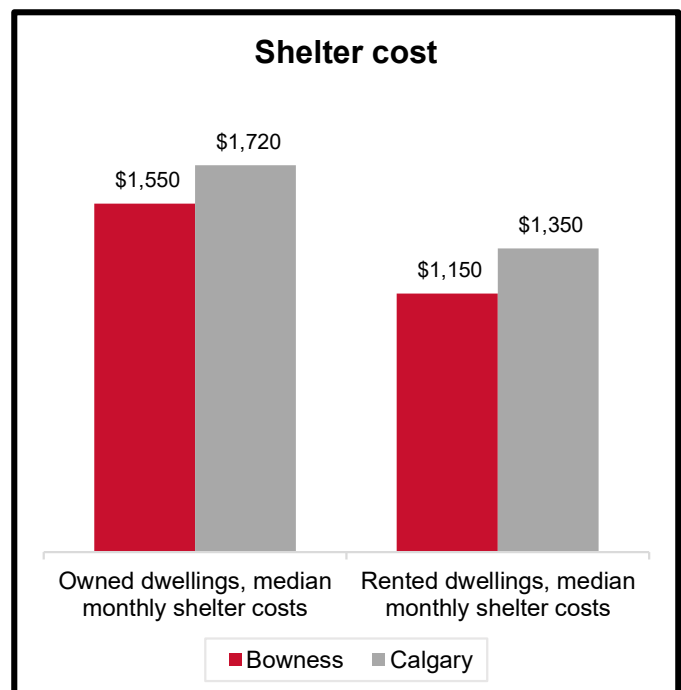
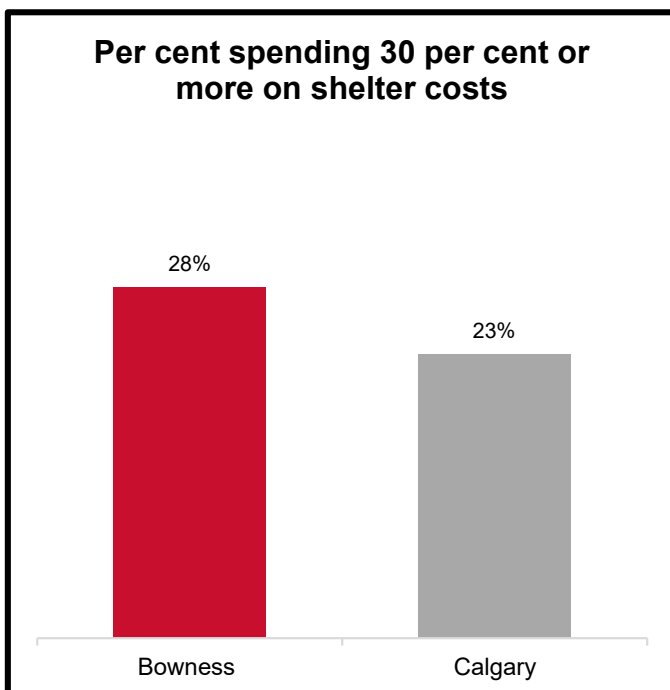
Calgary		
	Number	Per cent
Private households	502,315	100%
Owner households	345,695	69%
Renter households	156,615	31%



## Housing Affordability (shelter-cost-to-income ratio)

Bowness		
	Number	Per cent
Private households with income	5,020	100%
Households spending less than 30% of total income on shelter	3,600	72%
Households spending 30% or more of total income on shelter	1,425	28%

Calgary		
	Number	Per cent
Private households with income	499,860	100%
Households spending less than 30% of total income on shelter	385,390	77%
Households spending 30% or more of total income on shelter	114,475	23%





## Public Submission

CC 968 (R2026-03)

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First name [required]                      Todd

Last name [required]                      Nicol

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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

ATTACHMENT\_01\_FILENAME

City of Calgary letter.docx

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

Mayor and Members of Council  
City of Calgary

Subject: Support for Proposed Citywide Rezoning Change

Dear Mayor and Members of Council,

I am writing to express my support for the proposed citywide rezoning change that allows single-family homes in established neighbourhoods to be replaced with multiplex dwellings.

Many older neighbourhoods were designed as single-family communities, and blanket rezoning does not adequately consider the character, infrastructure, and parking capacity of these areas. Increased density in these locations often creates added pressure on water and sewer systems, reduces available street parking, and alters the overall dynamic of long-established neighbourhoods.

I am also concerned that this approach has not meaningfully improved housing affordability. In many cases, developers purchase older homes, which reduces opportunities for young people and first-time homebuyers to enter the market. The new multiplex developments that replace them are frequently priced beyond the reach of those same buyers.

Addressing housing needs is important, but it should be done through thoughtful and targeted planning rather than a blanket approach that affects every neighbourhood the same way.

For these reasons, I support the proposed citywide rezoning change and encourage Council to pursue more balanced solutions that address housing needs while respecting existing communities.

Thank you for your time and consideration.

Sincerely,

Todd Nicol

4740 North Haven Drive NW

**Public Submission**

CC 968 (R2026-03)

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First name [required]                      Evan

Last name [required]                      Brown

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

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)

Dear Mayor and Members of Council,  
I am writing to express my strong support for the current citywide zoning and to ask Council to vote against Repealing Rezoning.  
This policy is helping to ensure that our city can grow in a way that is inclusive, resilient, and fiscally responsible. A place where my children and their friends can have space of their own to learn, grow and possibly raise families of their own.  
Citywide rezoning didn't cause the chaos of development many Calgarians are talking about. It only enables the option of rowhouses and townhouses with suites in areas that are currently restricted to single detached housing. This "gentle density" provides more opportunities for people of different ages, incomes, and household types to live in the communities they value, close to schools, jobs, transit, and services.  
For our family, that meant that my mother was able to move into a more affordable (for her) townhouse, close to the home we bought. It has allowed us to share family meals, drop in to visit frequently and even have my kids 'run away' to grandmas because she's close by and the pathway system is a safe and direct route to better snacks and less chores. We are also able to quickly run to the store to grab a missed ingredient, I can ride my bike around our community year-round and we can easily take transit downtown in the same time as it takes to go by car. I want more families to have this as an option.  
I know many of you campaigned on Repealing Rezoning and I acknowledging that things could have been done better. But what's before us today isn't going to solve any

---

of those issues.

First, voting yes on this won't stop development, Calgarians are going to be incredibly disappointed when townhouses, multi-family condos and H-Go units still get built in their communities. Second, another public hearing is not going to solve this. People will still be angry no matter the outcome. Third, going back to individual applications for changes of land-use is the ultimate waste of time for Calgarians and Council. How much better would it have been if you had taken the time to understand how things worked before you brought this Notice of Motion forward so early in the term? I encourage Council to vote no on Repealing Rezoning and then listen to all the voices – not just the loudest. We elected you to do the hard things and demonstrate leadership in building a city for future generations. Thank you for your consideration.  
Evan Brown



**Public Submission**

CC 968 (R2026-03)

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First name [required]	Douglas
Last name [required]	Leighton
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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

## Blanket Rezoning Hearing - Council Submission

Doug Leighton  
1 Discovery Ridge Landing SW  
Calgary Alberta T3H 5H7

Dsrleighton1@gmail.com

### Mayor and Council:

**Thank you for the opportunity to make this submission re the RCG Blanket Upzoning. I hope that you will fully repeal the ill-considered blanket upzoning bylaw, restore the previous Land Use Bylaw, and re-start sincere consultation as City's proposed Calgary Plan and Land Use Bylaw are finalized.**

My name is Doug Leighton and I'm here as a private citizen and proud Calgarian. I am a professional planner and past registered architect, have served on the City's Planning Commission, Appeal Board, and Design Panel, and have extensive experience planning, designing and delivering all forms of housing in Alberta, BC and New Zealand.

**I support densification, housing affordability and affordable housing – however not the RCG blanket upzoning; and have four major concerns:**

**1) First: In my professional opinion, the RCG blanket rezoning is neither an effective nor efficient solution to Calgary's housing problems.**

It does NOT address our most important housing crisis...the need for social, subsidized, seniors and rental housing. This *must* be the City's #1 priority.

Blanket upzoning would only slowly increase housing supply and choice. The RCG zone works well on some lots in some areas, but is much less applicable city-wide.

It is no silver bullet and will unlikely improve affordability. RCG townhouses often sell for more than the homes they replace; and even the basement units are relatively high rent.

Finally, the resulting RCG housing is not for everyone and can lack quality. Half the units can be underground 'parasite' type apartments, sometimes with just a single window and susceptible to flooding and Radon gas.

**2) Second: Blanket upzoning is, I suggest, the opposite of 'Smart Growth' - the cornerstone of our Municipal, Local Area and other plans and infrastructure investment.** The Smart Growth approach focuses densification and supporting infrastructure downtown, around growth nodes and rapid transit stations. Blanket upzoning represents a dramatic reversal of this approach.

Blanket upzoning can certainly create community instability. Land speculators move in, homeowners sell out, and holding properties are left to decay. This affects the 'value, use and enjoyment' of properties under Alberta's Municipal Government Act.

**3) Third: the costs, benefits and outcomes of the proposal remain undefined, unpublicized and uncertain.**

The international experience is mixed:

- In 2020 Portland, Oregon decided to allow four units on most lots - *IF at least half were available to low-income citizens at regulated prices.*

16 March 2026

## Blanket Rezoning Hearing - Council Submission

- California did the same, however owners must live in the home for at least three years after they split the lots and create new units.
- Auckland NZ upzoned to three homes per lot and up to 50% site coverage.

Calgary's RCG zone allows 8 (or more) units per lot and 60% site coverage, with zero controls to maintain affordability or avoid speculation.

Auckland's experiment has resulted in severe traffic, stormwater and sewage problems, and destruction of heritage character areas. This may have been modelled by the City of Calgary - but has not been publicized.

One immediate effect has been the demolition of existing housing stock and overloading of Calgary's landfills. Some architects term this '*an act of violence*'. Replacing existing housing stock with more expensive homes reduces affordability and can be termed '*gentrification*'.

### **4) Lastly, the blanket upzoning "public outreach" was rushed for such a major proposal.**

I attended two City workshops, both guarded by police. I have never in my career seen such community distress and outright anger. This flawed process unnecessarily divided Calgarians and has created unfortunate mistrust of both City staff and Council. **It will take time and effort to repair the damage.**

I am concerned that this flawed public 'outreach' (vs consultation) process will be repeated for the City's proposed Municipal Development Plan (the 'City Plan') and Land Use Bylaw, leading to repeated controversy.

### **THE BIG OPPORTUNITY**

**To close on a positive note – this Council has a fresh opportunity to resolve these issues through Calgary's proposed City Plan and Land Use Bylaw. Improved consultation could help rebuild public trust and support before these next, more major Public Hearings.**

**In conclusion, I respectfully ask that Council:**

- a) repeal the ill-considered RCG blanket upzoning bylaw;**
- b) restore the previous Land Use Bylaw to what existed before the controversial blanket upzoning;**
- c) renew and improve consultation as the proposed Calgary Plan and Land Use Bylaw are finalized.**

**Thank-you again Council, and I'd be pleased to answer any questions.**

**Doug Leighton**  
RPP MCIP MRAIC



## Public Submission

CC 968 (R2026-03)

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



## 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

city rezoning letter robert rolfe.pdf

ATTACHMENT\_02\_FILENAME

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

Please see attached PDF document for my submission to City Council.

March 16 2026

Dear Calgary City Council:

I am a resident and single detached homeowner in Calgary writing to express my strong opposition to the motion for the Proposed Citywide Rezoning Change. I recommend City Council reject the Proposed Citywide Rezoning Change in its entirety. In the alternative, I recommend City Council consider more modest changes to existing zoning than contained in the Proposed Citywide Rezoning Change to enable the construction of additional market and affordable housing.

There are three reasons supporting my recommendations. If City Council were to proceed with the Proposed Citywide Rezoning Change, then City Council would:

1. make housing more expensive and less accessible to Calgarians,
2. put the City of Calgary at increased financial risk, and
3. increase investment uncertainty and risk not having enough time and data to evaluate current zoning policy impacts.

First, implementing the Proposed Citywide Rezoning Change is certain to make housing more expensive. The housing market, as any other, sees prices set at the intersection of supply and demand. Low density zoning limits the supply of housing, which creates scarcity and increases housing costs. As an existing single detached homeowner, I appear to financially benefit from the Proposed Citywide Rezoning Change. Despite this, I support the current policy because it is the right thing to do. We all need affordable places to live. Besides, the financial benefit to existing homeowners is a mirage. Existing homeowners can only capture the financial benefits of low density zoning by substituting to a lower priced home, either in Calgary or elsewhere, and those cheaper homes are priced that way to reflect their lower desirability for any number of reasons. In other words, Calgary-wide inflation of house prices due to the prevalence of low density zoning under the Proposed Citywide Rezoning Change is unlikely to be of net benefit to existing homeowners and will likely make Calgary more unaffordable for everyone.

Second, City of Calgary Administration has identified up to approximately \$861 million of federal funding at risk should City Council proceed with the Proposed Citywide Rezoning Change under existing agreements. Administration also has identified additional funding opportunities with the federal government under the Build Communities Strong Fund that may have housing conditions as part of the funding requirement. Approving the Proposed Citywide Rezoning Change in this context is fiscally reckless. It becomes apparent just how reckless it is in the broader fiscal context. City Council managed to minimize increasing the municipal portion of the property taxes this year, only for the Alberta government to absorb a significant amount of tax room with its increased education property tax requisition. Additionally, Administration provided an update on the City of Calgary's 10-year Capital Infrastructure Plan to the Infrastructure and Planning Committee on March 11, which identified approximately \$49 billion in capital needs over the next 10 years. In this context, the City of Calgary and its residents cannot afford reversion to low-density zoning that would put access to current and future federal funding at risk.

Third, the change to the current residential zoning scheme ("Rezoning for Housing") was approved by the previous City Council in August 2024. Residential and private sector spending decisions relating to housing are taken with a long-term view, since housing is a long-lived asset with significant upfront costs. Fundamentally, constructing new housing is an investment decision. Investment decisions become more difficult to make when there is considerable policy uncertainty. City Council effectively reversing "Rezoning for Housing" within two years of implementing it risks creating investment uncertainty. Moreover, I am concerned that we cannot effectively evaluate the successes and failures of "Rezoning for Housing" given City

Council is considering reversing it less than two years after its implementation. The effects of Rezoning for Housing are difficult to tell in the short term because of the long time it takes for investment impacts to be felt. City Council should leave the current policy in place for a longer time to be able to better understand its successes and failures.

Thank you Mayor and Councillors for considering my comments. For all of the above reasons, I urge you to reject the Proposed Citywide Rezoning Change.

Sincerely,

Robert Rolfe



## Public Submission

CC 968 (R2026-03)

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First name [required] **Danielle**

Last name [required] **Burk**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

City of Calgary letter.docx

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

Mayor and Members of Council  
City of Calgary

Subject: Support for Proposed Citywide Rezoning Change

Dear Mayor and Members of Council,

I am writing to express my support for the proposed citywide rezoning change that allows single-family homes in established neighbourhoods to be replaced with multiplex dwellings.

Many older neighbourhoods were designed as single-family communities, and blanket rezoning does not adequately consider the character, infrastructure, and parking capacity of these areas. Increased density in these locations often creates added pressure on water and sewer systems, reduces available street parking, and alters the overall dynamic of long-established neighbourhoods.

I am also concerned that this approach has not meaningfully improved housing affordability. In many cases, developers purchase older homes, which reduces opportunities for young people and first-time homebuyers to enter the market. The new multiplex developments that replace them are frequently priced beyond the reach of those same buyers.

Addressing housing needs is important, but it should be done through thoughtful and targeted planning rather than a blanket approach that affects every neighbourhood the same way.

For these reasons, I support the proposed citywide rezoning change and encourage Council to pursue more balanced solutions that address housing needs while respecting existing communities.

Thank you for your time and consideration.

Sincerely,

Danielle Burk

39 Canyon Drive NW

**Public Submission**

CC 968 (R2026-03)

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First name [required]	William
Last name [required]	Daniel
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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[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 ask questions on Restrictive Covenants , 1. Do RC's still have any legal power? 2. Why is it so hard to get information on these RCs through the City departments ex. Land Titles or Building permits? 3. Is there a charge for new RCs being applied for by groups of neighbours that are in agreement or existing RCs that have been in affect for years?



**Public Submission**

CC 968 (R2026-03)

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First name [required]	Scott
Last name [required]	Holley
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



### 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 speaking in favor of the Citywide Rezoning Change. I urge council to stick to their election promises and repeal the blanket re-zoning for the following 4 reasons

- 1) It is having a catastrophic impact on our city's Urban Tree Canopy
- 2) It is increasing the strain on our stormwater management system by reducing permeable space, thereby increasing storm runoff.
- 3) New Developments are cheaply and shoddily built, frequently not to code. They will start deteriorating in the next 10 years
- 4) The parking situation is untenable. Others will speak at greater length than me, I'm sure, but pushing bikes and bike lockers is not a realistic solution.

Yes, our city needs to densify and stop sprawling. Yes, we need to tackle our housing crisis. But this free-for-all is not the way to tackle these problems.

In conclusion, I urge council to repeal the Blanket Zoning Laws immediately. It is why I voted for Mayor Farkas this past election and it is the right thing to do for our city.



## Public Submission

CC 968 (R2026-03)

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\*\*\* Note: My statement is longer than this, but I could not paste my full 800 word document into this text-box. My full statement will be polite, respectful and under 5 minutes  
\*\*\*



## Public Submission

CC 968 (R2026-03)

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First name [required] Amay

Last name [required] Dufault

How do you wish to attend?

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

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



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CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] Reverse Rezoning for Housing  
**Date:** Monday, March 16, 2026 11:23:10 AM

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**This Message Is From an Untrusted Sender**

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[Report Suspicious](#)

To our Counsellor Kim Tyers for Ward 1,  
I am writing on behalf of myself and my husband Don Dufault that we support reversing the Rezoning for Housing in Calgary. We totally are against Blanket Rezoning.

Thank you,  
Amay and Don Dufault  
4883 41<sup>st</sup> Street NW  
Calgary,  
T3A1W7



## Public Submission

CC 968 (R2026-03)

### Collection Notice:

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### Reminder:

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**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

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

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Sharon

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- Council



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change back to low density zoning prior to 2024

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)

Dear Members of Council,

I support the proposed bylaw to reverse the citywide Rezoning for Housing and restore the previous low-density residential zoning framework. The prior zoning approach provided greater certainty for homeowners and helped preserve the character of established neighbourhoods. Broad citywide rezoning can also place additional pressure on local infrastructure and services that were not originally planned for higher density development.

Thank you for considering the perspectives of Calgary residents.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

Brentwood CA Public Hearing Submission - March 2026.pdf

ATTACHMENT\_02\_FILENAME

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

Please include the attached submission on behalf of the Brentwood Community Association. Thank you.



# Brentwood Community Association

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
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www.brentwoodcommunity.com

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

March 16, 2026

Public Hearing Meeting of Council  
March 23, 2026 at 9:30 am

## Re: Repeal of Blanket Rezoning

Dear Mayor Farkas and Members of City Council,

On behalf of the Brentwood Community Association, the Development and Transportation Committee (DTC) submits this letter in support of a full repeal of the blanket rezoning bylaw with a restoration of the exact wording of Bylaw 1P2007 prior to August 6, 2024.

### Background:

Blanket rezoning and a repeal have been discussed at many DTC meetings and Brentwood Community Association Board meetings. Comments are also based on feedback received over the past 2 years from residents through emails, in-person meetings, and conversations with community residents, as well as a resident survey completed in 2024. The BCA has posted information on our website, our community bulletin board, included articles in our monthly Brentwood Bugle, used direct mailouts, as well as community social media sites. In addition, there have been 4 well-attended open house meetings over the past 2 years. Based on the feedback received, the BCA can confidently represent its residents on this topic.

### Comments:

#### 1. Repeal Blanket Rezoning

- We support the repeal of blanket rezoning and reinstating the wording of Land Use Bylaw 1P2007 prior to August 6, 2024.

#### 2. Restore the contextual height, the contextual front setback and the building depth rules.

- By reinstating the LUB1P2007 wording for R-C1, R-C2, etc., some of the contextual rules that previously ensured more sensitive infill development should also be reinstated, such as the contextual front setback (revised to 3m under R-CG) and the 7.5m rear setback (instead of building depth contextual rules).

#### 3. Restore other amendments since August 6, 2024, including, but not limited to:

- Appeal Period and Notification of Decisions - Bylaw 58P2025
- Mobility Storage Lockers and Bike Parking – Bylaw 61P2025

#### 4. Restore / Amend Park space zoning to S-SPR

- Several park spaces in Brentwood were zoned as R-C1 prior to 2024. After Blanket Rezoning, they were rezoned to R-CG. Many residents expressed concern that “parks” were now going to be open for redevelopment. We ask that these parks be rezoned to S-SPR as per the original intention.



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## **Repealing Blanket Rezoning would bring back the ability of the Community Association and area residents to speak directly to Council when there is a rezoning application.**

- The right of neighbours and CAs to comment is vital to ensuring contextual considerations and ultimately to getting a better end product. Locals know best what fits into an area. It is not NIMBYism to seek compatibility and sensitive designs that fit into an area, rather than overwhelm it.
- We have received much negative feedback from residents about the intensity of the building which is proposed for Brentwood (current DP applications) and already taking place in nearby communities.
- The size and scale of new R-CGs was not anticipated and does not appear predictable: When a “for sale” sign goes up in Brentwood, residents have told us that they feel anxious and worried about the size and scale of what might be built next to them.

## **Why we do not support a “Reform” position**

### **1. Lack of Confidence that any or all proposed Reform measures will be implemented.**

- We have little confidence that any items discussed as a possible Reform will be followed through or completed, based in part on the outcomes (or rather, lack thereof) of the Blanket Rezoning Public Hearing Amendments in 2024.
- At that time, there were 15 Amendments and 3 Motions Arising, for a total of 18 items that were deemed vital before implementing R-CG. (See Appendix A, 4 pages)
- Very few of these items have been done. Instead, there was a false impression that items such as “Addressing Issues Related to Privacy” would be completed (optimistically noted as by Nov-Dec 2024) and yet we have not witnessed those actions. It appears rather pointless to create an extensive list of items if there is no intention to follow up or ensure that they are addressed.

### **2. Item not completed: Count units accurately, including all secondary suites (basement or garage)**

- As per Rezoning for Housing Council Decision Summary, Item 12 (Appendix A):  
Including Secondary Suites and Backyard Suites in Density Calculations –
- *a. Include Secondary Suites and Backyard Suites in density calculations in the new Zoning Bylaw ....*
- This should have been a straight-forward item, but it has never been completed.
- As a result, we see DP applications described as “*Rowhouse Building (1 building), Secondary Suite (4 suites)*”, which actually means 8 separate dwelling units for use by 8 separate sets of tenants.
- When residents don’t see an accurate representation of what might get built next to them, this creates confusion and mistrust, not transparency.

### **3. Item not completed: Follow through on the Guidelines which were promised as a vital tool to ensure greater compatibility.**

- As per Rezoning for Housing Council Decision Summary, Amendment 1:
- *b. Create a Rowhouse How-to Guide with input from interested community associations, residents and industry that identifies contextually appropriate design strategies (including but not limited to building height, placement and treatment of windows, air conditioners, waste & recycling bins and landscaping), with an update to Council by end of 2024 Q4;*
- When Guidelines are promised but not completed, citizens feel duped. The “problem” items were clearly identified during the Public Hearing and in the Report, but the words on the page never made it to the building form.



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#### 4. Confusion around the Motion

- The City's own Advertisement from The Calgary Herald states "*City Council is proposing a change to revert residential properties to the zoning they had prior to citywide Rezoning for Housing.*"
- Full advertisement in Appendix B.
- A "change to revert .... to the zoning they had prior to citywide Rezoning" is a repeal.
- Appendix C, information on the City website and FAQs, repeatedly reference "repealing blanket rezoning", making it clear that the primary focus of the Motion is repeal or no repeal.

#### 5. Lack of Awareness of the Proposed Amendments

- There has been no engagement from the City about the proposed amendments. Most residents do not know about these and those that do, have not been consulted or engaged about whether these proposed changes are a suitable level of change. For example, if the uph (units per hectare) changes from 75 to 60, how many residents understand what this means? Are residents in favour of this level of change? We simply don't know because for most, this will be the first time they have heard of them.
- If the proposed amendments were an integral part of the Motion, they should have been featured in the City's advertisement. They were not.
- If the proposed amendments were an integral part of the Motion, they should have been included in the letter which was sent to every household. They were not.
- Citizens have been led to believe that this Public Hearing is about whether to repeal / not repeal blanket rezoning. The City's own ads have not clarified this.

#### 6. Amendments should not be debated on the floor of Council without prior engagement of citizens.

- The proposed amendments have not been widely advertised or promoted. It seems likely that most speakers at Council will be speaking mostly about a repeal / no repeal of Blanket Rezoning, not the nuances of 75 uph versus 60 uph.
- Only after all of the speakers have finished, and the Public Hearing is over, will Council debate the merits of the various proposed amendments. At that point, there is no opportunity for the public to weigh in.
- There was a credibility gap after the previous rezoning, when an overwhelming majority of residents opposed blanket rezoning but the major change was still approved.
- There is a further credibility and loss of trust when the Amendments and Motions Arising (Appendix A) were for the most part, not implemented or acted upon.
- Making Motions on the floor does not allow for public input and risks a further erosion of trust and confidence in the Planning process.

#### 7. The data does not substantiate the need for blanket rezoning.

- The total number of dwelling units on already-zoned land is 262,451 plus an additional amount of vacant planned land of 178,235 units = total 440,686 new units. See Appendix D.
- There is already sufficient land available to meet demand without the need for blanket rezoning.

#### Summary:

For all of these reasons, we support a full repeal of Blanket Rezoning, followed by a complete review of the existing R-CG format and by the creation of detailed Guidelines created with community input and feedback.



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Thank you for the opportunity to comment and for the consideration of our feedback.

Sincerely,

Melanie Swailes, Development and Transportation Committee

Peter Johnson, DTC

Dianne Draper, DTC

Michele Healey, DTC

Val Laferriere, DTC and Restrictive Covenant Committee

Bonita McCurry, President



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## Appendix A



## Rezoning for Housing Council Decision Summary

April 22, 2024, Item 7.1:

Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments, CPC2024-0213

[Special Meeting of Council - May 14, 2024 \(escribemeetings.com\)](https://www.escribemeetings.com)

June 11, 2024, Item 7.8:

[Response to Motion Arising from Rezoning for Housing - Resources and Workplan Implications, EC2024-0692](#)

### Approved Recommendations

- Rezone to **R-CG** as base district in established area
- Rezone to **R-G** as base district in developing area
- Rezone to **H-GO** in approved LAPs
- Make Rowhouse a discretionary use in R-CG
- Make Contextual Single-Detached dwelling a permitted use in R-CG



### Amendments

#### 1. Applicant Outreach Toolkit; Rowhouse How-to Guide; Expedited Application Timeline; and Planning Liaison Program

In order to create a more robust public engagement process for discretionary uses in the R-CG land use district, direct Administration to:

- Review and enhance The City of Calgary Applicant Outreach Toolkit in collaboration with interested community associations, residents and industry to improve transparency in community outreach and engagement for development permit applications in R-CG districts, using this process to either create an incentive or requirement for community engagement prior to a formal application submission, with an update to Council by end of 2024 Q3;
- Create a Rowhouse How-to Guide with input from interested community associations, residents and industry that identifies contextually appropriate design strategies (including but not limited to building height, placement and treatment of windows, air conditioners, waste & recycling bins and landscaping), with an update to Council by end of 2024 Q4;
- Explore incentives for an expedited application timeline for those applications that demonstrate strong collaboration with community and compliance with process (as per the Outreach Tool and Rowhouse How-to Guide), with an update to Council by end of 2024 Q4; and
- Determine the necessary resources and any associated funding required to fully implement

and sustain a Community Planning Planner Liaison program as previously discussed with some inner-city communities and report back to Council no later than the end of 2024 Q3 for any resource and budget requests.

#### 2. Enhance Development Permit Processes & Timelines for Rowhouses and Townhouses

Direct Administration to utilize or leverage an existing community and industry working group to mutually seek efficiencies in the development permit process to expedite development permit timelines, while making townhouse and rowhouse development permits more consistent and standardized in RCG areas to create transparency and predictability for applicants and the public.

#### 3. Updating Local Area Plan Sequencing

Direct Administration to sequence the completion of Local Area Plans in the developed areas of the city by:

- Identifying the areas with the most demand based on the number of applications; and
- Prioritizing these areas in the sequencing of future Local Area Plans.

#### 4. Addressing Issues Related to Privacy

Direct Administration to consider changes to the Land Use Bylaw, including provisions related to the current R-G, R-CG and H-GO districts, to address issues related to privacy for adjacent neighbours identified through this report as part of its reporting to Council on the City Building Program.



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## Appendix A, page 2

### 5. Re-engaging on Updates to Approved Local Area Plans

Direct Administration to review all plans already completed as part of the current Local Area Planning program, and engage with affected communities, to determine whether any amendments to the Local Area Plans are warranted as a result of the proposed rezoning, and report back to Infrastructure and Planning Committee with an interim update no later than 2025 Q1.

### 6. Infrastructure and Planning Committee Quarterly Briefing

Direct Administration to prepare a quarterly briefing on the implementation of the Rezoning for Housing initiative to Infrastructure and Planning Committee beginning 2025 Q1 including:

- a. The effect of Rezoning for Housing on housing supply, including the number of permits issued for new low-density residential units in R-G/R-CG and H-GO districts;
- b. Timelines for permit approvals; and
- c. A summary of public letters received on development permits enabled by Rezoning for Housing including the overall number in support or opposition and recurring themes of concerns raised.

### 7. Community Development Committee Annual Report

Direct Administration to report back annually to Community Development Committee starting no later than 2026 Q2 with a report on the Rezoning for Housing Initiative that includes:

- a. Impacts of the Rezoning for Housing program at increasing housing supply;
- b. Impacts of the Rezoning for Housing program at speeding up permit approval timelines;
- c. Community and industry feedback that Administration has received related to Rezoning for Housing; and
- d. Recommendations to address issues in the Land Use Bylaw, Local Area Planning program, and permit approvals that have arisen from Rezoning for Housing.

### 8. Exempting Rowhouses and Townhouses from Development Permit Requirements in Greenfield Communities

Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward

amendments to Land Use Bylaw 1P2007 that exempts free hold/fee simple townhouse and rowhouse developments, that meet the requirements of land use bylaw 1P2007, within newly developing greenfield communities from the need to obtain a development permit and report back to Council by 2024 Q3.

### 9. Evaluating Appropriate Zoning for All City-owned Parks

Direct Administration to review all City-owned parks and evaluate the appropriate district and include a recommendation to rezone with the implementation of the new Zoning Bylaw.

### 10. Reinstating the Civic Census Program

Direct Administration to research and return to Council before the 2025 Mid-Cycle Budget program with recommendations (including budget and organizational accountability) to resurrect the municipal census program with the intention of conducting a Calgary biennial census in 2027 and thereafter.

### 11. Enhancing Development Permit Public Notification Systems

Direct Administration to investigate and report back on options to improve the public notification systems and information provided to users through the City's planning and development information systems (i.e., DMAP, Calgary.ca, etc.), and report back by 2025 Q4.

### 12. Including Secondary Suites and Backyard Suites in Density Calculations

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





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## Appendix A, page 3

### 13. Backyard Suite Restrictions for Rowhouses and Townhouses

Delete and replace subsection 153.1(a)(vi) with the following: "Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use.

### 14. R-CG Parking Requirement of 1.0 stalls or 0.5 stalls

That Proposed Bylaw 21P2024 be amended as follows:

That Council delete Section 1 (o) of Bylaw 21P2024 (Attachment 3) and replace it with the following:

1. Delete subsection 546 and replace with:  
"546 (1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.
2. Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1. [Table 2.1 simplified: 0.5 stalls in 1960s and older communities]

### 15. Parking Requirements in proximity to LRT and BRT

That with respect to proposed Bylaw 21P2024, the amendment be further amended as follows:

That a new subsection 3 be inserted to the text for Section 546 of Land Use Bylaw 1P2007, as amended, that is proposed in Section 1(o) of proposed Bylaw 21P2024, as follows:

"3. Notwithstanding subsection (1), and (2) the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for development within 600.0 metres of an existing LRT platform or BRT bus stop."

## Motions Arising

### 16. Development Permit Tracking and Reporting of Infrastructure Needs

That Council direct Administration to augment Home is Here recommendation 1.C.13.I by tracking Development Permit applications on RC-G parcels city-wide to identify areas where increased densification requires infrastructure investment (including but not limited to water, roads, and parks), and 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.

### 17. Summary Report on Resource and Budget Implications

That Council direct Administration to bring a summary of the cumulative budget, resource and workplan implications resulting from the final Council amendments made to the original recommendation on CPC2024-0213 to the 2024 June 11 Executive Committee.

### 18. Advocacy to Reduce the Appeal Period

That Council request that the Mayor write a letter to the Minister of Municipal Affairs on behalf of Council requesting that the development permit appeal period specified in section 686(1)(a) of the Municipal Government Act be shortened from 21 days to 14 days to facilitate the faster release of such permits.





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## Appendix A, page 4

Motion/amendment	Timeline
Citywide base low density residential district becomes R-CG on Aug 6, 2024	Aug 2024
Applicant Outreach Toolkit; Rowhouse How-to Guide; Expedited Application Timeline; and Planning Liaison Program	Updates to Council throughout Q3 & Q4 2024
Enhance Development Permit Processes & Timelines for Rowhouses and Townhouses	June–Nov 2024
Updating Local Area Plan Sequencing	Ongoing
Addressing Issues Related to Privacy	Nov–Dec 2024
Re-engaging on Updates to Approved Local Area Plans	Interim Update to Council Q1 2025
Infrastructure and Planning Committee Quarterly Briefing	Starting Q1 2025
Community Development Committee Annual Report	Starting Q2 2026
Exempting Rowhouses and Townhouses from Development Permit Requirements in Greenfield Communities	Progress update to Council Q3 2024
Evaluating Appropriate Zoning for All City-owned Park	To be completed through the new Zoning Bylaw planned for mid-2026
Reinstating the Civic Census Program	Ongoing
Enhancing Development Permit Public Notification Systems	Q4 2025
Including Secondary Suites and Backyard Suites in Density Calculations	To be completed through the new Zoning Bylaw planned for mid-2026
Scoping report on impacts of change and density of each community by Q1 2025.	Q1 2025
Backyard Suite Restrictions for Rowhouses and Townhouses	Effective Aug 6 as part of the Rezoning.
Parking Requirement of 1.0 stalls or 0.5 stalls	Effective Aug 6 as part of the Rezoning.
Parking Requirements in proximity to LRT and BRT	Effective Aug 6 as part of the Rezoning.
Development Permit Tracking and Reporting of Infrastructure Needs	Q4 2024
Summary Report on Resource and Budget Implications	Report went to Executive Committee June 11, 2024 and will go to mid-cycle budget adjustments in Nov 2024
Advocacy to Reduce the Appeal Period	In progress



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## Appendix B

*City Council is proposing a change to revert residential properties to the zoning they had prior to citywide Rezoning for Housing."*





# Brentwood Community Association

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
Tel. (403) 284-3477 Fax. (403) 284-3951 office@brentwoodcommunity.com  
www.brentwoodcommunity.com

## Appendix C

From the City of Calgary website: [Understanding the proposed citywide zoning change](#)

## About the proposed repeal of citywide rezoning

In 2024 City Council approved citywide rezoning with amendments in response to Calgary's housing crisis, enabling an increased housing supply and housing choices. Rezoning for housing was one of 98 actions in the Home is Here: The City of Calgary's Housing Strategy.

On December 15, 2025, Council initiated the process to consider a repeal of the citywide Rezoning for Housing. This decision does not mean Rezoning for Housing has immediately been repealed. The current land use districts and development rules will remain in place until the effective date of the new bylaw. Council will make its final decision at the public hearing in March 2026 and all three readings of the bylaw are given.

---

### Frequently Asked Questions:

#### What did City Council decide on December 15th 2025?

City Council directed city staff to begin a process to repeal Rezoning for Housing. City staff have prepared Land Use Bylaw changes that would bring back the residential zoning districts that existed before the 2024 changes. This means that building a rowhouse, townhouse or semi-detached home (duplex) will once again require a Land Use Redesignation to be approved by City Council, as well as a development permit and building permit.

---

#### Who will make the decision on repealing citywide rezoning?

Calgary City Council will make the decision on repealing Rezoning for Housing after the conclusion of the Public Hearing beginning on March 23<sup>rd</sup> 2026.

---

#### Will my property's zoning change if the repeal goes ahead?

If a repeal is approved, 99% of properties will return to the zoning that applied before Rezoning for Housing. The City will notify affected landowners and provide information explaining any proposed changes.



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## Appendix D

### Land Supply in Calgary: (based on the May 2024 available data)

#### 1. The City has adequate land supply for the next 35-49 years, without tearing down houses.

In July 2023,

*“the Calgary City Council approved a recommendation from Administration to immediately withdraw from the process of annexing Foothills County lands into The City of Calgary. .... It has also been determined The City has adequate land supply within its boundaries for the next 35-49 years, which is sufficient based on current growth rates.”* <http://newsroom.calgary.ca/city-of-calgary-withdraws-from-the-annexation-of-lands-from-foothills-county/>

Focusing developer attention on those areas would be far more productive and in line with the City’s overall goals, without tearing down existing homes first. Blanket rezoning runs counter to those goals.

#### 2. Established Areas - Growth and Change Report

<https://www.calgary.ca/content/dam/www/pda/pd/documents/geodemographics/developed-areas-growth-and-change-draft.pdf>

The established areas presently have enough already-zoned land for up to 262,451 new units (Growth and Change 2016).

Page 27 of the report shows the maximum units under existing land use in the developed area, less the existing units, with a **total potential new units of 262,451**.

Before tearing apart the existing homes and, really, the existing fabric of many communities, existing brownfield sites need to be identified, quantified and analyzed. Metrics need to be established and communities need to be involved in decisions that will impact them.

#### 3. Greenfield areas (new communities approved and under construction)

[Suburban Residential Growth 2023-2027 \(arcgis.com\)](http://arcgis.com)

*Suburban Residential Growth 2023-2027 (SRG) seeks to provide an accurate picture of residential development land inventory and forecasted growth for the 2023-2027 time period. The inventory is prepared in collaboration with City infrastructure departments and is reviewed by BILD Calgary Region.*

From the report, under “Land Supply”:

*Currently, there is vacant planned land capacity to accommodate 178,235 total units which includes 93,555 single/semi and 84,680 multi-residential units on 5,888 net developable hectares of land. It is estimated 483,463 people can be accommodated within the planned land at full build out.*

#### 4. Total already zoned land of 262,451 + vacant planned land of 178,235 units = total 440,686 new units.

The data does not substantiate the need for blanket rezoning.

#### 5. Many communities already have significant brownfield areas that have been targeted for redevelopment.

The City’s focus should be to both direct and support development in those areas where it makes the most sense. Blanket rezoning does not ensure that building happens in the areas already targeted for greater redevelopment, like TOD sites or other vacant brownfield sites.



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Developers have little incentive to try to tackle the more difficult and involved sites which require much greater capital investment and have a much longer timeframe to completion. However, these are the very same sites that the City has identified as a priority for years, sometimes even decades. Areas like Westbrook LRT and Victoria Park (around the planned Event Centre), and are the areas where densification is most desirable, plus they do not involve evicting existing tenants in relatively lower-cost homes.

## **6. Redevelopment should be targeted towards the specific type of housing that is needed.**

If the City needs affordable housing, then ensure that the housing that is built will be rented for an affordable rate. Blanket densification does not equal affordability.

If the City needs student housing, then build student housing. For example, work with the U of C to plan and build student housing with the University Innovation Quarter: acres of land where multi-storey towers could be built, adding to housing in the area, not tearing down existing housing.

## **7. Blanket rezoning focuses on higher end housing forms, resulting in labour shortages that will limit building other less profitable housing forms.**

Both locally and federally, a shortage of skilled trades has been noted as a limiting factor for increased building levels. A very real concern is that inner-city developers also take the necessary tradespeople with them: framers, plumbers, electricians, window installers, etc. When there is competition for trades, non-profit organizations seeking to build affordable homes have to compete for those trades, driving up their costs, and in turn, making it even less feasible for them to build homes that are truly affordable. Instead of R-CGs which have no requirement for any affordability, the focus should be on supporting non-profit organizations building units which are truly “affordable”.

The onus should be on the City to direct construction to the desired areas following a master plan, not to allow random redevelopment that follows no discernable pattern other than the whims of investors or developers.



**Public Submission**

CC 968 (R2026-03)

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The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] **Cindy**

Last name [required] **Andrew**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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

Blanket rezoning letter 2026 03 16 CA.pdf

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

Dear Mayor Jeromy Farkas and members of City Council:

Thank you to City Council passing the motion for a process to repeal blanket rezoning in December of 2025.

I was incensed when the then City Council approved the blanket rezoning in 2024 despite over 70% of citizens being against this rezoning. This was not an example of Council representing their citizens.

A broad brush or blanket rezoning of Calgary to address housing is not a wise approach.

We have a city that is diverse, both culturally and economically. People have different preferences and requirements for living. It is important that we embrace this diversity and ensure that the city is welcoming to all and can provide a variety of neighborhoods and housing options to meet everyone's needs.

Calgary is a beautiful city, and it is critical that when development and densification is undertaken, the beauty and uniqueness of our city of not jeopardized. We need to address affordability in our city as well as affordable housing based on our increasing population. However, this should not be done with a blanket approach and at the cost of ruining the character and uniqueness of our existing communities.

Planning should always be done in a co-ordinated, thoughtful, strategic, planned, citizen involved and sequenced manner. Blanket rezoning will result in many unwanted outcomes.

Calgary like many other Canadian cities, has aging utilities and infrastructure and issues with traffic, congestion, safety and parking. These need to be thoughtfully considered when looking to densify neighborhoods specifically in older neighborhoods where older infrastructure is already overstressed and failing.

We need to consider how our tree canopy can be maintained as much as possible in the development plans. Our parks, green spaces and backyards are green places that make our city healthy and more livable.

Consideration of neighbourhood changes which results in a loss of property value for current homeowners. Property taxes are high with continued pressure for increases, so don't add a loss of property value to this situation.

The historical requirements currently outlined in the development plans will not truly allow for protecting the historical nature of various neighbourhoods and should be reviewed.

Once development occurs, we cannot go back, so let's make sure we engage in the best approach moving forward.

I have shared with my Ward 8 Counsellor; Nathaniel Schmidt and I share it now in this letter I request City Council to repeal the City of Calgary blanket rezoning and undertake a more strategic planned approach to city planning.

Thank you

Cindy Andrew  
City of Calgary homeowner  
ISC: Unrestricted

**Public Submission**

CC 968 (R2026-03)

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

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

2026 Rezoning Bylaw Hearing - Submission by K Mouratidis.pdf

ATTACHMENT\_02\_FILENAME

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

Your Worship, Members of Council,

I am speaking to you today to ask that you vote in favour of repealing the 2024 Citywide Rezoning Bylaw. My position is based on many considerations, but primarily three: first that blanket rezoning was not necessary; second, blanket rezoning is not working; and third, the City Administration did, and continues, to publish cherry picked data that tries to support the premises of blanket rezoning.

My first point is that the Rezoning Bylaw is not necessary. In 2024, prior to the rezoning bylaw, Calgary was on pace to hit 25,000 housing starts (source: Calgary Herald article “Housing starts in Calgary hitting record highs” published on Feb 15, 2024). A CMHC Spring 2024 housing report indicated that Calgary was already on the right path for offering different housing options (see screenshot in Attachment 1). In 2023 Calgary led the six major census areas in percentage increase in all types of housing starts, and in especially non single detached homes. Only in apartment starts was Calgary second, with Vancouver taking top spot. And for row houses, Calgary had a 33% increase in housing starts. And more importantly, on a per-capita basis, Calgary had the highest number of housing starts of all the six major centers. Calgary was already leading the country in housing starts with our existing zoning: we didn’t need blanket rezoning, we were already doing the right things.

The CMHC report also showed an exponential increase in secondary suite completions in Calgary, reaching 842 units in 2023. This again happened without blanket rezoning.

And lastly on the point of need, one of the premises for the need for blanket rezoning is that development is constrained by a lack of available space. If this is the case, why is the Midfield Trailer Park, demolished in 2018, still devoid of residents?

My second consideration is that the bylaw is not working when viewed against the criteria of housing starts and housing cost. The Calgary Housing Strategy states in Outcome 1 that a measure of success will be 1,000 more market homes being built per year. However, in the following chart provided by my Councillor, the number of permits enable by Citywide Rezoning is not even at half that number at 478 permits issued.

Row Labels	Development Permits Received Enabled by the Citywide Rezoning														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Grand Total
Front Back Semi-Detached	9	0	0	6	0	5	24	3	10	1	1	0	0	0	59
Multiple Dwelling Units	0	0	0	5	0	17	10	4	5	0	32	0	0	0	73
Semi-Detached	8	0	0	5	1	7	12	1	0	2	5	0	0	2	43
Single Detached	0	0	0	7	0	9	6	5	1	0	7	0	0	0	35
Townhouse/Rowhouse	38	0	0	35	3	25	75	21	44	5	21	0	1	0	268
<b>Grand Total</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>4</b>	<b>63</b>	<b>127</b>	<b>34</b>	<b>60</b>	<b>8</b>	<b>66</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>478</b>

Rather than disrupting every community in Calgary, the City would have had more success increasing housing supply by making changes to short-term rental market regulations. This is based on a 2023 study conducted by the University of Calgary for the City (and interestingly, there’s no mention of this study in the City’s Housing Strategy).

In terms of housing cost, I only did an empirical review of housing costs by searching realtor sites and looking at ads for new housing in the Calgary Herald. Searching for ‘infills’ at realtor sites resulted in many hits, but with homes costing anywhere from \$800K to over \$1M: hardly affordable housing. Where

I did find more entry level costing for homes was in newspaper ads for new townhomes in greenfield developments: these developments would not be the result of the Rezoning Bylaw.

My last consideration concerns what I feel is cherry-picked information presented by the City. My view is this was done intentionally to try to skew public opinion. I recall during a virtual town hall held by my previous councillor and a City planner, various slides were presented showing increasing rental and housing prices in Calgary. These slides were shown without context (that is, pricing relative to other Canadian cities), nor the slides indicate the numbers were adjusted to 2026 dollars. The real purpose of the charts as presented was clear to me: shock factor.

Even today, on the City's website (<https://www.calgary.ca/communities/housing-in-calgary/housing-research/housing-trends.html>), a chart is presented showing housing prices by housing type increasing since 2014 with the accompanying statement "It is important to note that housing prices have risen dramatically since 2020 and remain drastically higher than 10 years ago". However, if you plot that data adjusting the historical amounts to 2026 dollars, a different picture emerges (see Attachment 3): single and detached homes are modestly higher in price, apartment and condos are actually lower in price.

In 2024, the City had also presented as rationale for rezoning that this had been done in other jurisdictions like Seattle, Vancouver and Auckland NZ. What the City didn't say was that these cities had zero room for growth, being hemmed in by oceans on one side and mountains on the other.

It is my view that the Administration did, and continues, to purposefully present half-facts in order to skew support to favour rezoning.

In closing, it is my belief that the rezoning bylaw was not necessary, that it has failed to produce the desired outcomes, and that the City has presented partial data to skew public opinion.

Zoning is an important policy tool, a tool that Council and the administration need to grow the City strategically. City planners need to look at the urban context of projects to ensure they fit into existing communities - blanket rezoning has no provision for that. With blanket rezoning, the City has handed control of what type of housing gets built and where to developers. And developers will build what and where there is maximum profit, not necessarily what and where there is maximum need nor benefit to the community.

I ask that you vote in favour of repealing the blanket rezoning bylaw.

Thank you,

Ken Mouratidis

Attachment 1: CMHC Housing Supply Report, Spring 2024 (Page 6)

Housing Supply Report | Spring 2024

Table 1: Housing starts by dwelling type, 2023 and percentage change from previous year, select CMAs\*

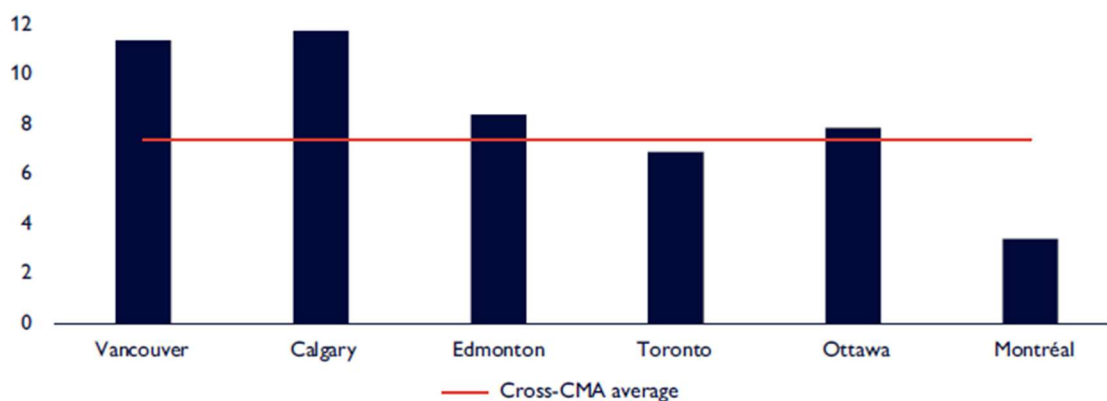
	Single-Detached		Semi-Detached		Row		Apartment		Total	
	Units	2022–2023 % change	Units	2022–2023 % change	Units	2022–2023 % change	Units	2022–2023 % change	Units	2022–2023 % change
Vancouver	2,832	-16.5%	914	-11.9%	1,922	-15.1%	27,576	43.0%	33,244	27.9%
Calgary	5,875	2.1%	1,674	7.3%	2,996	33.5%	9,034	16.6%	19,579	13.1%
Edmonton	5,032	-18.5%	948	-0.8%	2,069	18.4%	5,135	-10.1%	13,184	-9.6%
Toronto	4,721	-25.4%	328	-36.2%	4,860	-14.0%	37,519	15.0%	47,428	5.1%
Ottawa	1,535	-44.9%	186	-33.6%	1,678	-37.6%	5,846	2.1%	9,245	-19.5%
Montréal	1,021	-44.3%	208	-59.5%	342	-58.6%	13,664	-34.9%	15,235	-36.9%
<b>Total</b>	<b>21,016</b>	<b>-20.0%</b>	<b>4,258</b>	<b>-12.4%</b>	<b>13,867</b>	<b>-10.1%</b>	<b>98,774</b>	<b>7.3%</b>	<b>137,915</b>	<b>-0.5%</b>

\*The numbers appearing in this table are inclusive of all housing tenures (i.e., freehold, condominium, rental and co-op).  
Source: CMHC

We used a measure that adjusts for population size to increase the depth of cross-market comparisons. Although housing starts in Calgary weren't the highest among the 6 CMAs, when adjusted for population size, they were

the highest, at 11.7 units per 1,000 population (Figure 2). In Toronto, where the absolute number of starts was the highest among the 6 CMAs, starts per 1,000 population were the second lowest.

Figure 2: Population-adjusted housing starts differed across Canada's largest urban centres in 2023  
Housing starts per 1,000 population\*

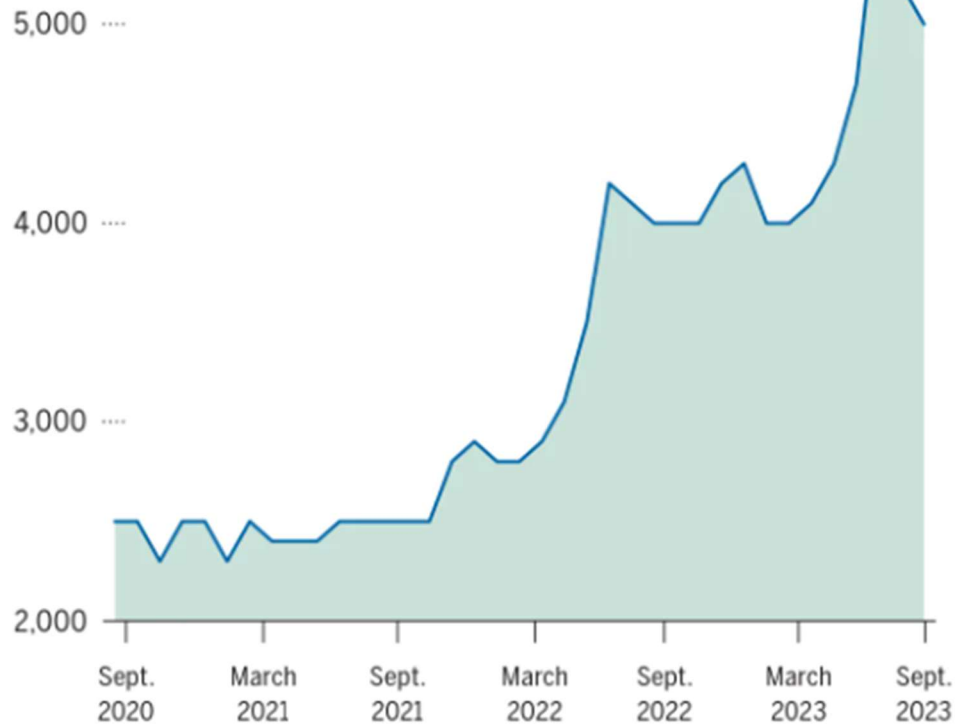


\*The 2023 population estimates for the census metropolitan areas were derived from the actual provincial population numbers for that year.  
Source: CMHC, Statistics Canada

**Attachment 2: Short Term Rentals**

***SHORT-TERM RENTAL BOOM***

Postings for accommodation on Airbnb and VRBO have soared in Calgary over the past three years, according to data tracked by AirDNA.com. About 83% of the listings are Airbnb.

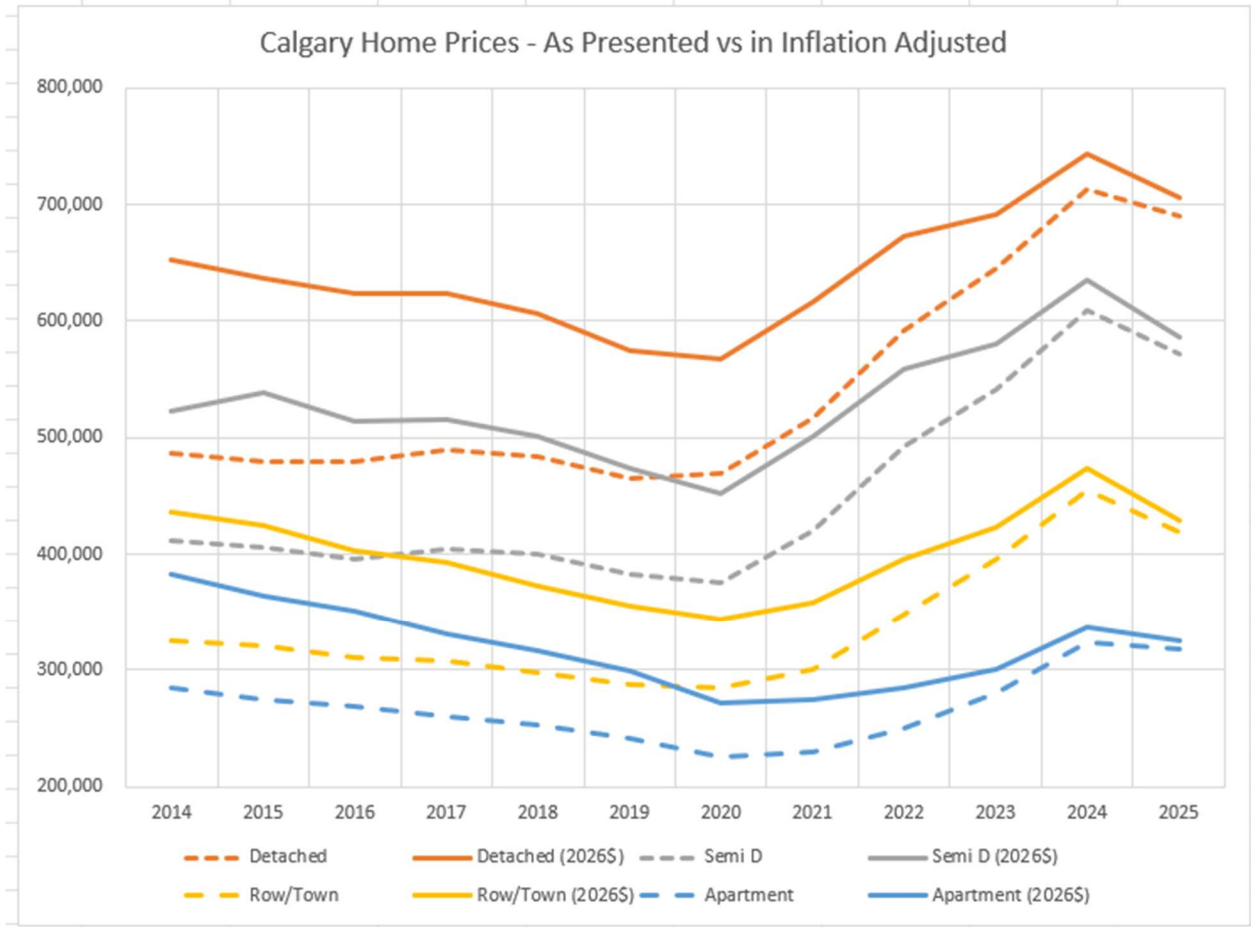


SOURCE: AIRDNA

DARREN FRANCEY / POSTMEDIA

Source: <https://calgaryherald.com/news/local-news/calgary-short-term-rentals-airbnb-study>

**Attachment 3: City Median Housing Costs Adjusted to 2026 Dollars**



Note: dashed lines are as presented by the City, solid lines are amounts adjusted to 2026 dollars

**Public Submission**

CC 968 (R2026-03)

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First name [required] JoAnne

Last name [required] Atkins

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.)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Repeal of Blanket Rezoning - Varsity CA Submission - March 16 2026.pdf

ATTACHMENT\_02\_FILENAME

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



March 16, 2026

Mayor Jeremy Farkas & Members of City Council  
City of Calgary  
Calgary, Alberta

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

Dear Mayor Farkas and Members of Council,

The Varsity Community Association supports the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024 without amendment. In addition to restoring the different low density residential land use districts it is critical that contextual rules be restored. *Please see Page 8 for a summary of our position and recommendations.*

While changes to the rules for rowhouses are necessary, they are a separate issue and should be the subject of a subsequent public hearing after proper public engagement.

We also believe a clear and early implementation date is crucial. Only approved development permits prior to first reading should be grandfathered.

We believe blanket rezoning as well as other changes that were adopted at the same time were not in the best interests of Varsity and other communities in Calgary. Awareness of the issue is very high in Varsity and there have been several well attended public meetings on the topic of blanket rezoning and planning in general during the local area plan process. The repeal of blanket rezoning and restoration of contextual rules are strongly supported in our community. There is support for targeted density where it makes sense and where roads and other infrastructure can support that density.

Strategic and thoughtful local planning and building public trust is contingent upon the City improving its engagement policies and practices, particularly for local area plans.

### **The Importance of the Public Hearing Process**

The only difference between blanket rezoning with one base district for all properties and the use of several different land use districts (RC-1, RC-2, etc.) is the redesignation public hearing before Council.

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The right of affected persons to be heard by their elected representatives is a fundamental and essential part of the democratic process. City Administration is not directly accountable to the public for their review and decisions. Without a public hearing, there is no incentive for a developer to work with neighbours to improve the project. With blanket rezoning there has been less meaningful engagement and greater dissatisfaction with the redevelopment process. Restoring the public hearing process is essential to ensuring the voices of affected residents are acknowledged and carefully considered.

### **Why Is it Important to Repeal Blanket Rezoning?**

The problems with rowhouses are well understood. Essentially, the building envelope of rowhouses and townhouses is massive in comparison to a single family or semi-detached home, particularly low profile bungalows.

City administration refers to rowhouses as low density housing however, public perception is quite different as most people would see increasing density from 1 or 2 units to 8-12 units as significant. Most people agree that increasing lot coverage to 60% is a very dramatic change to the pattern of development in their neighbourhood. For example, in Varsity lot coverage averages from 25 to 30%. The built form of rowhouses can dramatically change the character of the streetscape and community. It is not an unobtrusive and harmless type of development. The built form is substantially different than RC-1 or RC-2.

Blanket rezoning does not respect the unique character of individual communities or recognize the differences between laned vs laneless parcels, cul-de-sacs, irregularly shaped lots, lots with access issues, etc. Many lots or streets are unsuitable sites for a rowhouse or townhouse.

Blanket zoning assumes that R-CG and H-GO projects will always comply with Section 2.2.5 of the Municipal Development Plan which states “The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhood.” Yet there are many areas where this type of infill is not compatible.

The Infill Guidelines reflect basic sound planning policies. The document states that “New development should be designed in a manner which is responsive to the local context” and that “New development should respect the existing scale and massing of its immediate surroundings.” Also, for placement of windows, “The privacy of adjacent residences should be respected”.

The negative impact of rowhouse development on adjacent properties and neighbourhoods can be significant due to 60% lot coverage, 3 storey height, loss of mature trees, reduced soft landscaping, overshadowing, overlooking, off-site parking congestion, excessive garbage and recycling needs, and an increase in intensity of use resulting in an increase in activity levels and noise. For homeowners adjacent to corner lot rowhouses, 4 elevated back decks and 4-8 air conditioners face their home and back

March 16, 2026 – Varsity Community Association - Support of Repeal of Blanket Rezoning

yard without much of a buffer. Very few people want to live next door to a rowhouse that overwhelms their house and yard.

Rowhouses reduce quality of life and property values for nearby properties so it's not surprising that people panic when a For Sale goes up nearby. See *Attachment A* for testimony from a person who has experienced this.

That is the value in having a public hearing process – to evaluate the specifics of various land use applications and determine where this type of use works well and where it doesn't. It is crucial that citizens have a stronger voice in the planning and development process and its impact on their communities.

### **The Impact on Varsity**

Varsity is a very diverse and vibrant community (pop. 13,000+) with many different types of housing accommodating all income levels. Our schools are at capacity. We have 2 LRT stations and several commercial areas within our community including the University Innovation Quarter which is 76 acres targeted for high density development. We also have a significant amount of residential density including 10 apartment buildings (6-12 storeys) and numerous 4 storey condo developments. 45% of our dwelling units are single family homes and these are a highly desired housing form in our community. Varsity has a wide variety of housing options including several seniors' homes, affordable housing, and attainable housing. It's important to have all of these options but it is also important to preserve our RC-1 and RC-2 areas.

Varsity has been adversely impacted by numerous rowhouse applications that are not sensitive to the local context. The vast majority of homes in Varsity are very well maintained and are definitely not "tear-down" housing stock. Every application has caused huge anxiety for our residents who have legitimate concerns. People cherish their back yards, gardens, and privacy and see this as being threatened. People need certainty that new development will be respectful of their community.

### **Contextual Setback and Building Depth Rules**

Contextual front setback and contextual building depth rules were eliminated when blanket rezoning was passed. At no time was the public informed that this was part of the new bylaw! This has had serious repercussions in established communities.

Currently, only a 3.0 metre setback is required from the front property line to a new building. The rear setback is now 7.5 metres. Front setbacks in Varsity range from 7-12.0 metres so it's clear that a 3 metre setback on an adjacent home would create a very undesirable result, particularly on a cul-de-sac where homes are angled towards each other. Each community is different which is why contextual rules are so important. We are aware of two SDAB decisions that were reversed due to this change in the LUB. The DPs were initially denied based on excessive relaxation of the front setback area and then subsequently approved on a second application. This has caused great harm and distress to the affected neighbours.

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The contextual rules prevented a new or renovated home from jutting far in front or behind the adjacent homes. This maintained the character of the streetscape, preserved mature trees and peripheral views, and prevented overshadowing and overlooking.

It is critical that these important contextual rules be reinstated to protect the unique character of each community. Going forward contextual setbacks should be calculated by not including setbacks that were established under the current bylaw without using the contextual rules.

### **Parks**

Although this does not affect Varsity directly, the bylaw rezoned parks in older communities that were zoned RC-1 to R-CG instead of S-SPR. The repeal will restore the RC-1 zoning. A subsequent amendment should rezone these parks to S-SPR to protect them from development.

### **Secondary and Backyard/Laneway Suites on the Same Property**

When blanket rezoning was approved, the bylaw was also changed to allow both secondary and backyard suites on the same property for a total of 3 dwelling units on every property. Previously only 2 dwelling units were allowed. There is no parking required for backyard suites.

The public was not aware of this change as it was not part of any public engagement. The previous rule limiting each lot to 2 units will be restored with a repeal of blanket rezoning. If Council wishes to re-evaluate this policy, they need to ensure there is extensive public engagement and establish rules that will ensure sensitivity to neighbouring properties. For example, should the height be scaled back? Should backyard suites be permitted on laneless parcels? This should be the subject of its own public hearing.

### **Proposed Amendments to Rules for Rowhouses**

While review and revision of the rules for rowhouses and townhouses are badly needed, we do not agree with considering the proposed amendments as part of this public hearing. This should be done at a separate public hearing after consultation with Calgarians and stakeholder groups. Most citizens are unaware of these proposed amendments and they need the opportunity to review them and speak to them individually. An open and transparent process is necessary to build public confidence.

### **Parking**

Parking requirements need a thorough review. The changes made at the blanket rezoning hearing were made without any research or consultation. It doesn't make sense to arbitrarily establish different rules for different wards. Parking requirements should be established by looking at each community individually. Given that most

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households have 2 vehicles even if they live close to a major transit hub, it might be wise to return to 1.0 stall per unit for on-site parking city-wide. This needs to be debated and voted on at its own public hearing.

### **Affordable Housing**

The 2021 Affordable Housing Deficit spreadsheet indicates there is no housing deficit for those with medium or high incomes. The housing market has risen over the years putting pressure on all income groups, however, people in the Low or Very Low Income categories have the greatest need for affordable housing and only more non-market housing will meet that need. Blanket upzoning and increased density does not create the type of affordable housing that is needed by these individuals. In fact, infill development often displaces low income residents. Subsidized housing is critically important to assist the vulnerable.

### **Engagement Process Overhaul Needed**

The past several years has seen a top-down focus from Council and Administration which has routinely ignored critical insights from citizens across the city. The KMPG report which was commissioned by the previous Council should be publicly released in full.

Some members of City Administration need to be reminded of their role as a neutral party between citizens and developers. Best planning practices include extensive and thoughtful consultation with the public with a genuine desire to listen and engage. A complete overhaul of the City's engagement process is required.

*Attachment B – IAP2 Spectrum of Public Participation*

### **Local Area Plans**

The engagement process for local area plans was flawed and had a pre-determined result. The City needs to reassess its processes and re-open all LAPs for further discussion and amendments. All current LAPs should be put on hold until the engagement process is reviewed and improved.

### **Grandfathering Applications vs Approvals**

The City is proposing to grandfather *applications* for development permits and have an implementation date of August 2026. We believe this is an unnecessarily long period of time that will allow a flood of applications for rowhouses and cause increased anxiety to our residents. Communities are already stressed reviewing and holding public meetings on existing applications. It was clear at the time of the election and then on December 15 that blanket rezoning would likely be reversed so no one should be surprised if that is the outcome after the hearing.

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Pending DP applications create no obligations for approval. Cities can change zoning without liability and there should be no expectation that zoning will remain the same. Only approved development permits are valid as legal, non-conforming uses.

*We believe only approved development permits should be grandfathered. **First reading of the bylaw should be the definitive transition gate.** This is supported by case law, details of which will be provided in other submissions.*

### **Request to Reword Exemptions to Restoring Previous Land Use Districts**

Calgary homeowners received a letter in the mail from the City entitled “Notice of Public Hearing on Planning Matters”. Under the heading “What is being proposed?” the wording of the second bullet point should be reworded as follows when the motion is put before Council:

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

- *Delete: ~~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~~*
- *Replace with: 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*
- *Delete: ~~Submitted a development permit, building permit or subdivision application before the first reading of the proposed bylaw; or~~*
- *Replace with: 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.”*

### **Rationale:**

It is crucial to clarify these rules for exemptions to restoring the previous zoning. Building permits (BP) and subdivisions should not change the restoration of the previous zoning. If a property was subdivided for the purpose of two single family dwellings, it should not retain R-CG zoning but should be rezoned back to RC-1. Even if the intent was to build rowhouses on the subdivided lots, it should revert back to RC-1 as a subdivision is not the same thing as a development permit application or approval.

An application for a building permit for a garage or deck should not prevent that property from being rezoned back to RC-1 or RC-2.

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A DP approval for a new single family dwelling or an addition to a home should not be justification to keep a zoning of R-CG. If a property has a DP approval for a semi-detached or duplex dwelling, the zoning should be changed from R-CG to RC-2 to conform with what is intended under the DP.

If a property has been rezoned from R-CG (or from RC-1 or another zoning) to H-GO, that zoning stands on its own accord and will not be changed with the repeal as it was rezoned at its own public hearing. This is covered under the third bullet point so there is no need to mention H-GO in the first bullet point. Technically the last bullet point isn't required as there would have been no rezonings to R-CG after August 6, 2024.

As noted above, with respect to the proposed exceptions to restoring the previous zoning, we request the wording for exemptions be changed to:

*“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.”*

### **The Proposed Zoning Bylaw**

Repealing blanket rezoning and reopening LAPs are two important policy issues but the biggest issue is the new Zoning Bylaw which proposes a major change in planning policies including collapsing all residential districts into three categories, H-1 (R-CG), H-2 (H-GO), and H3 (everything else). It essentially restores a base zoning of R-CG for all properties. There is no demonstrated need to replace the Land Use Bylaw as amendments can be made to update the existing bylaw as required.

Engagement has been poor so far on the proposed Zoning Bylaw. Calgary's engagement policies need to be addressed and improved before any action is taken to replace the Land Use Bylaw or the Municipal Development Plan.

There are many embedded policies that are very controversial such as eliminating residential parking requirements, changing many discretionary uses to permitted, changing parks categories, etc. The public needs to be made aware of these and involved in a truly collaborative effort to look at both of these proposed plans. For now, work on the Zoning Bylaw and Calgary Plan (to replace the current MDP and Transportation Plan) should be put on hold.

## **Conclusion**

1. The Varsity Community Association supports the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024 without amendment.
2. We recommend that changes to the rowhouse rules be the subject of a subsequent public hearing following collaborative public engagement.
3. We recommend that all properties revert to their original zoning except for those with development permits for rowhouses, townhouses, or cottage clusters that are approved prior to first reading of the bylaw.
4. We recommend that the City's engagement process be reviewed and amended after extensive engagement with the public.

Thank you for your consideration of this submission.

Yours truly,

Jo Anne Atkins  
Director of Civic Affairs  
Varsity Community Association

Attachment A – Testimony of Impacted Homeowner  
Attachment B – IAP2 Spectrum of Public Participation

## **ATTACHMENT A**

### **Statement of a Homeowner Impacted by R-CG:**

“I’ve been living in my home since 2006. I purchased my home because I loved the community, the trees, the neighbours and lovely sunlight and privacy I had in my backyard and on my deck to enjoy the south facing view of the trees. This new enormous development has blocked the sunlight in my backyard and now it’s cold and full of shade by 4 pm. I have no privacy in my backyard anymore as there are several windows that overlook right into my yard from above. I don’t feel comfortable being out on my back deck as people can stare at me. I have no view of the skyline or trees anymore as the development takes up the entire lot next to me. It’s a horrible sight and feels very cold and sterile and is way over-built for the lot and doesn’t fit with the neighbourhood. I’m not sure what impact it will have on my property value but I’m sure I will have a hard time selling now. I no longer want to live here and will be listing my house. I just don’t feel comfortable here anymore and can no longer enjoy my home the way I want to. It’s incredibly disappointing and I’m very unhappy with Council’s decision. I would have welcomed a semi-detached home. This development is ridiculous and didn’t need to happen.”

## ATTACHMENT B

### IAP2 Spectrum of Public Participation



IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION					
	<b>INFORM</b>	<b>CONSULT</b>	<b>INVOLVE</b>	<b>COLLABORATE</b>	<b>EMPOWER</b>
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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## Public Submission

CC 968 (R2026-03)

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First name [required]

Jeff

Last name [required]

Madsen

How do you wish to attend?

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

No

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

Council



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

Blanket Rezoning Letter.pdf

ATTACHMENT\_02\_FILENAME

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

Jeff Madsen  
608 Lansdowne Ave SW  
Calgary, AB T2S0Z9

March 16, 2026

Calgary Mayor Jeremy Farkas and City Council  
Via the City Clerk's Office

I am writing today to voice my support for thoughtful and intelligent zoning in our city. I am writing in support of repealing the existing Rezoning for Housing Bylaw. I was born in Calgary and have resided here for most of my life. I have lived in several neighborhoods in apartments, later in a condominium in the Beltline, and most recently have spent the last 11 years in Elbow Park. What I have always appreciated about the city is that there are so many different neighborhoods, each with their own character and unique feel.

When blanket rezoning was introduced in 2024, a majority of these neighborhoods were opposed to the blanket rezoning process, for many reasons from loss of property values to vastly changing the city that we live in. People came out in record numbers to speak at the public hearing in opposition to this policy, yet the previous council voted it in.

There is a huge need for more affordable housing and we cannot continue to develop in the way that we have in the past but thought has to be put into how this is done. We need to have a range of housing options, from neighborhoods with upscale homes to neighborhoods with affordable homes that have easy access to transit and services, and everything in between. That is what creates a city that is world class and that people want to live in. Once our neighborhoods are changed there is no going back. A neighborhood like Elbow Park is unique, with beautiful river pathways and quiet streets. Mackenzie Town is a unique, with its self contained centralized services. Marda Loop is a walkable neighborhood with great restaurants. Inglewood has become a hub for small shops and great live music. I could go on and on. We have a great city with unique neighborhoods.

It has become very apparent for some time that the city's infrastructure is not in the best condition. From roads falling apart to our water system, the city needs to focus on ensuring we are taking care of what we have and upgrading where necessary. Increasing densities in some of the oldest neighborhoods in the city will only put additional stress on infrastructure that is already failing. As we increase density, we increase traffic and utility requirements. We need to have the infrastructure in place before we densify any

neighborhood or the city will find themselves in the position of playing catch-up once again and it will be the citizens that will suffer.

I encourage council to repeal this bylaw and bring about thoughtful change for zoning in our great city.

Respectfully,

Jeff Madsen



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First name [required]

Kyle

Last name [required]

Horvath

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

City of Calgary letter.docx

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

Mayor and Members of Council  
City of Calgary

Subject: Support for Proposed Citywide Rezoning Change

Dear Mayor and Members of Council,

I am writing to express my support for the proposed citywide rezoning change that allows single-family homes in established neighbourhoods to be replaced with multiplex dwellings.

Many older neighbourhoods were designed as single-family communities, and blanket rezoning does not adequately consider the character, infrastructure, and parking capacity of these areas. Increased density in these locations often creates added pressure on water and sewer systems, reduces available street parking, and alters the overall dynamic of long-established neighbourhoods.

I am also concerned that this approach has not meaningfully improved housing affordability. In many cases, developers purchase older homes, which reduces opportunities for young people and first-time homebuyers to enter the market. The new multiplex developments that replace them are frequently priced beyond the reach of those same buyers.

Addressing housing needs is important, but it should be done through thoughtful and targeted planning rather than a blanket approach that affects every neighbourhood the same way.

For these reasons, I support the proposed citywide rezoning change and encourage Council to pursue more balanced solutions that address housing needs while respecting existing communities.

Thank you for your time and consideration.

Sincerely,

Kyle Horvath

39 Canyon Drive NW



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First name [required]

Brian

Last name [required]

Rottenfusser

How do you wish to attend?

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Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I object to the blanket rezoning as implemented by the City of Calgary in August of 2024 because it opened the door for developers to pretty much build anything they wanted, anywhere they wanted. The opportunity for neighbours to have input into what they want their community to look like was greatly diminished. For many people, their home is the largest investment they will ever have and blanket rezoning affects how they use and enjoy something that they have in many cases spent long years buying and upgrading. Huge developments appear to be rubber stamped by city bureaucrats who simply check that all of the boxes on the application forms have been properly filled in, with no regard for how the development will affect the community. Massive outpourings of objections to developments are simply ignored.



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### Collection Notice:

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### Reminder:

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If you speak at a meeting of Council or a Council Committee, your name will appear in the meeting minutes, which are retained as a permanent public record. Your name, image and/or comments may be made publicly available in the live video broadcast and recordings of meetings that are publicly accessible on [Council and committee agendas, minutes and video](#).

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If you have questions regarding the collection and use of your personal information, please contact: City Clerk's Office, Legislative Services, 403-268-5861, or 700 Macleod Trail S.E., P.O. Box 2100, Station M (MC 8007), Calgary, Alberta, T2P 2M5.

**Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.**

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

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Stephen

Last name [required] Minions

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

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I'm in favour of repealing the citywide rezoning.  
It creates too many issues for communities: parking, proximity, privacy, etc