



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Larry**

Last name [required] **Stack**

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) **Yes**

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

Opposition to multifamily development application at 244 Maple Court Cres SE

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)

My wife and I own 2 properties on Maple Court Cres. We live in one and our grandchild lives in the other.

We believe duplexes, four plexes and even row housing, two or three storeys height, in this established single family bungalow neighbourhood presents problems and do not resolve the requirement for entry-level low-cost housing. A developer has purchase an existing single-family home, will demolish it and built a new multifamily monstrosity to sell in the \$ 750,000.00 range. These prices are unaffordable for entry level purchasers.

One of my properties on the small crescent - is directly across the street from the proposed 4 family, 3 story building and will be completely overpowered and blocked for the SE sun all day long. Solar panels will be made ineffective. Yard plants and trees choked off from sunlight.

Parking of 2 cars each of 4 homes (even with garage for 4) becomes a problem in the neighbourhood. Guest parking will be impossible. Alley access of garbage, recycle and compost bins will become strained especially for near small bungalow garage access. It's a 50 foot lot being 90% covered with a 3 story building - completely inappropriate for the neighbourhood. The neighbourhood had traffic lights installed recently to protect kids going to an elementary school and a junior high school just a block away. Additional crowding and safety issues will be created by this inappropriate development.

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The surrounding infrastructure was not designed for water, waste water, power and gas supply, including fire hydrants would be compromised. There is only one fire hydrant on our block insufficient for containing blazes of massive multistage multifamily units.

To address the problem building affordable housing units, like townhouses or apartments near commuting corridors and the LRT system offers a better opportunity for affordable entry level housing. Since Counsel has voted 13 to 2 to repeal the Blanket Up Zoning bylaw it is my hope that the repeal will be implemented as soon as possible and permits for this property development be delayed until counsel resolves this repeal.

Respectfully,



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First name [required] Ashleigh

Last name [required] Kolonic

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[required] - max 75 characters

Proposed Citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

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



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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

SECA submission to Public Hearing 16 March 2026.pdf

ATTACHMENT\_02\_FILENAME

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

See attachment



16 March 2026

Mayor and members of Council

**Re: Public Hearing** – Proposed Repeal of Rezoning for Housing Bylaw (1P2007) 23 March 2026

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While the **Shawnee-Evergreen Community Association (SECA)** prefers to be neutral and apolitical. However, we have experienced firsthand the impacts that can result when growth occurs without sufficient local planning, infrastructure alignment, and meaningful community engagement. For this reason, SECA is taking an active role in the current discussion regarding the proposed repeal of the 2024 citywide rezoning bylaw.

We **support the repeal** of the blanket rezoning bylaw and restoration of Bylaw 1P2007 as it was prior to August 6, 2024, to allow growth to proceed through a more deliberate, locally responsive planning process.

SECA supports growth and thoughtful densification, when it is;

- planned through comprehensive local area planning
- aligned with available infrastructure, amenities, green space and mobility networks
- developed collaboratively with affected communities
- responsive to neighbourhood context and capacity

Density should occur where services already exist or can be provided in tandem with development, including transit, schools, parks, utilities, and social supports. A one-size-fits-all zoning approach does not reflect the wide variation in infrastructure age, land use patterns, and service levels across Calgary's established communities.

SECA supports planning policies that respect existing communities and build trust through authentic engagement.

We support development of under-utilized municipal land along transit corridors as priority areas for growth and densification.

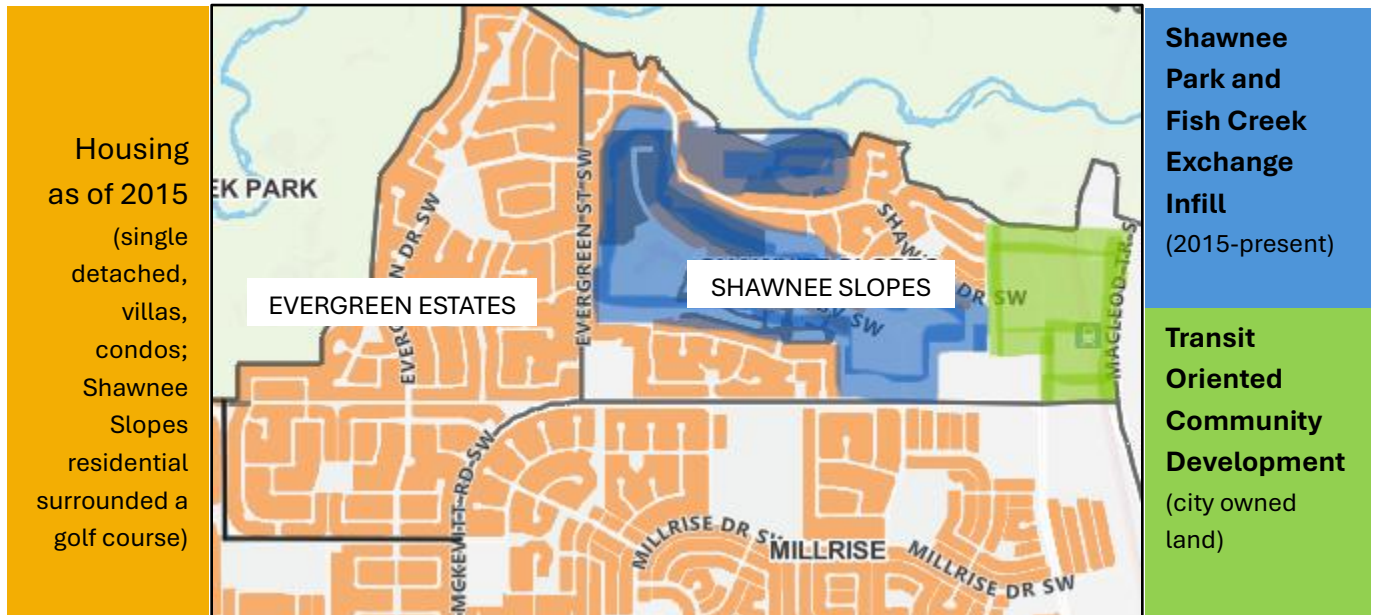
SECA has co-signed correspondence, along with many concerned community associations requesting repeal of the 2024 blanket rezoning bylaw and a reset to a planning process that is transparent, systematic, and community informed. Our goal is not to stop growth, but to ensure that growth occurs in the right places, at the right pace, and with the right supports in place.

## Local Context – Shawnee Slopes and Evergreen Estates

The Shawnee Slopes – Evergreen community is doing its part for densification and development of new housing for Calgary.

Our community has been transformed by significant densification over the past decade, through the redevelopment of the former Shawnee Slopes Golf Course lands, which began around 2015.

Development in this area has included condominium buildings, townhomes, multiplex housing, and large rental and seniors’ facilities, and a limited number of commercial spaces, with some projects completed, some under construction and more anticipated.



As a result, the number of residential units in Shawnee Slopes has already more than doubled in the past 10 years, with further increases expected through ongoing development and potential future projects near the Fish Creek–Lacombe LRT station on municipally owned lands.

### Shawnee Slopes development by the numbers (estimated):

~**650** existing residential properties in 2015

Additional new housing units occupied since 2015

- ~**300** single family units in Shawnee Park
- ~**425** units in multiplex buildings, townhomes

Additional new housing units under construction to be occupied within 12 months:

~**600** new housing units (own, rental) in an AgeCare facility, and a 6 storey rental building and a 122 townhome complex with 44 secondary suites with limited parking and maximised density on a small parcel of land.

PLUS **Undetermined number** of new single detached homes in Shawnee Park (three tracts of 40+ housing units per tract in various levels of active development (2-3y to build out)

with several more tracts of land to be developed over next 5-7 years or longer depending on market conditions)

PLUS **Undetermined number** of housing units (own, rental) in multiplex, mixed use buildings to potentially be available in next 5-7 years through TOC development in the 26 acres of land directly adjacent to the Fish Creek Lacombe LRT station.

Residents are increasingly concerned that density is being added without delivery of supporting amenities and infrastructure. This level of growth is occurring without a Local Area Plan in place and without a coordinated framework addressing:

- park space, and sport and recreation capacity
- school capacity
- transportation and mobility impacts
- underground infrastructure capacity
- availability of community and social services

For example, south of Fish Creek Provincial Park, communities have long experienced limited access to social services, and newcomer supports, compared with other parts of the city. Ask any parent, school Principal or social service agency in our area, and they will back this up. The additional population growth will increase these pressures unless planning for services occurs at the same time as planning for housing. So far there has been no discernable increase in services.

SECA is not against development.

The Shawnee Slopes – Evergreen Estates community is accepting and taking on significant density without accompanying amenity, infrastructure and mobility expansion. We continue to work with Parks and with CMLC as planning for the TOC lands progresses to ensure sufficient green space access and amenities to support the more than 1500 new housing units in the east end of the community. As well, there are increased mobility challenges and infrastructure needs expected and must be planned for the area and surrounding communities that the infrastructure services. The community deserves thoughtful, collaborative, systemic planning in a timely manner.

SECA shares concerns with others including some city councillors around funding of infrastructure needs as result of infilled projects that may not adequately cover the future costs of upgrading aging, existing infrastructure, leaving costs for property taxpayers in contrast to greenfield developments where developers pay for new infrastructure as it is built out.

## **Experience with blanket rezoning**

The direct impact of the 2024 blanket upzoning implementation on the Shawnee Slopes - Evergreen Estates community over the past two years on what was once designated R-C1, with some R-C2, has been minimal to date as the economics did not warrant it for such a relatively young community starting to build out in the 1980s (Shawnee Slopes) through early 2000s (Evergreen Estates). It did not affect the Shawnee Slopes golf course infill planning starting to build out in 2015 as it was under Direct Control District and other development planning controls that were put in place aligned with the city's densification strategy of the day at the forefront.

The impact of the strategy of the day continued with the intent of the blanket upzoning bylaw change in 2024. That includes the lack of foresight and planning around parking and mobility needs for higher density housing in an area. Specifically, a reduced number of required parking stalls per new housing unit.

We have firsthand experience. Throughout the densification in Shawnee Slopes, the shortage of parking became clear during construction and will continue to be a chronic issue when the housing units are fully occupied. This issue has taken up an inordinate number of hours amongst the Ward 13 office, city department staff, commercial retail owners, residents and SECA volunteers without a resolution. For example, customers of the ground floor commercial spaces have struggled to find spaces since day one. Existing residents in the new Shawnee Park adjacent to the area have been overwhelmed with construction worker parking and will continue to have their enjoyment of their property impaired when all of the housing units under construction in the area are occupied. All as a result of the new lower parking requirements for housing that continued with the blanket upzoning bylaw change.

The established communities and residential areas deserve contextual development respecting the existing character of the community.

## **Planning principles SECA supports**

We also share concerns expressed by many Calgarians that increased density in established areas can create future costs for upgrading aging infrastructure, which may ultimately fall to taxpayers rather than being fully funded through development.

SECA supports:

- unified, comprehensive planning before major land-use change
- densification focused near transit and appropriate corridors
- development of under-utilized municipal lands where services can be planned in advance
- built forms that respect existing neighbourhood character
- infrastructure planning that ensures long-term financial sustainability

## Upzoning the entire City

- does not address affordability
  - upzoning does not require units to be ‘affordable’
  - upzoning drives up land costs
  - entry level homes being replaced by higher priced units
  - individual families must compete with developers for properties
- requires infrastructure considerations
  - established neighbourhoods have built infrastructure 50+ years old and have aged and may not be capable to service drastic increase housing density
  - water, sewer, electrical, mobility corridors and schools and parks differ by community
- one size fits all approach ignores neighbourhood context and the opportunity to creating optimal value for the developer and the community

## Request to Council

SECA is advocating to reset and restart a process that works with citizens to create a planning framework that is balanced, transparent, locally responsive, and reflective of community context and priorities.

A reset of the process is needed to allow Calgary to continue growing while maintaining public trust and ensuring that development is aligned with infrastructure, services, and community needs.

Shawnee-Evergreen does not have a Local Area Plan but should. Restart local planning for communities and designate best sites for density

- identify appropriate locations for future densification through collaborative planning with residents
- target densification where the underground infrastructure as well as mobility infrastructure have available capacity to serve more dwellings and business
- plan infrastructure that ensures long-term financial sustainability
- provide social services, schools, sports and recreation facilities

**Repeal** the blanket rezoning bylaw and restore Bylaw 1P2007 as it was prior to August 6, 2024, to allow growth to proceed through a more deliberate, locally responsive planning process.

Communities understand their local context best, and meaningful engagement leads to better long-term planning outcomes for the entire city.

Respectfully submitted,

Shawnee-Evergreen Community Association (SECA)

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First name [required]                      Simon

Last name [required]                      Scott

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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 to previous low density residential zones

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Members of Council,  
I am writing to express my support for the proposed bylaw that would reverse the city-wide rezoning for housing and reinstate the previous low-density residential zoning framework.  
The former zoning structure offered homeowners a greater level of predictability and helped maintain the character of long-established neighbourhoods. A blanket approach to rezoning across the city can also create additional strain on infrastructure and public services that were not originally designed to accommodate higher-density development.  
Thank you for taking into account the perspectives and concerns of Calgary residents.  
Sincerely,  
Simon Scott



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First name [required]

Gary R

Last name [required]

Webb

How do you wish to attend?

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Calgary

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

ATTACHMENT\_02\_FILENAME

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

The current citywide zoning was set up to increase the number of housing units at lower cost for city residents however, this does not appear to have happened. In Lake Bonavista two townhouse were built on a single lot with legal basement suites, but the asking price for each townhouse was over \$1,000,000. Certainly not low cost housing.



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First name [required] William

Last name [required] Gardner

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

Support for the REPEAL of the Blanket Upzoning

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

D\_260323\_submission\_regarding\_Upzoning\_Gardner.pdf

ATTACHMENT\_02\_FILENAME

D\_260316\_submission\_background\_regarding\_Upzoning\_Gardner.pdf

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

I wish to support the REPEAL of the Blanket Upzoning put in place by the previous council. As a retired architect, my opinion is that the majority of developments under this policy have resulted, and would continue to result, in serious damage to the quality of housing and lifestyle of the affected communities. It is a near-total negation of the concept of zoning itself, a concept developed over generations to provide the citizens of a community some control over the environment in which they live, and in which they have invested so much of their life and money.

March 23, 2026

William A. Gardner  
2515 Charlebois Drive N.W.  
Calgary, AB T2L 0T5

Mr. D.J. Kelly, Councillor  
City of Calgary, Ward 4

Dear Sir:

**RE: Motion to repeal the Blanket Upzoning**

I wish to support the REPEAL of the Blanket Upzoning put in place by the previous council. As a retired architect, my opinion is that the majority of developments under this policy have resulted, and would continue to result, in serious damage to the quality of housing and lifestyle of the affected communities. It is a near-total negation of the concept of zoning itself, a concept developed over generations to provide the citizens of a community some control over the environment in which they live, and in which they have invested so much of their life and money. Specifically:

- Successful communities require stability. Communities function better when the majority of residents buy a house with a plan to live there for a significant length of time. When choosing a community they consider many factors such as schools, parks, other families, retail proximity, and quality of the housing. They buy into a community lifestyle and not just a house. It is a significant and long-term decision. Therefore, the zoning of the neighbourhood is important, and is not expected to change.
- Buying a residence is a very large financial investment. A significant change in zoning puts that investment at risk.
- The argument that allowing the construction of high-density housing in any neighbourhood will reduce the cost of housing (that is, to create more affordable housing) is false. There is ample evidence that the new “pack ‘em and stack ‘em” housing is not the solution to the high cost of existing housing. Once a developer has bought a house and property and replaced it with a high-density infill, the selling price (or rental cost) of the units is not significantly different from the original housing when lifestyle is considered.
- Higher density can be achieved through good planning and community consultation. Forcing it through a top-down mandate driven by financial deals rather than an understanding of what makes a great city is unwise. As an architect I spent considerable time studying what makes a community a good place to live. Attractive communities grow organically when the people who live there and understand it have control over how it develops. A community is people who like where they live and who bring more to the neighbourhood than what is often just short-term rental income. Many people have written about what makes a healthy community, including Jane Jacobs, and forcing higher density through a policy of almost unlimited density is, in my opinion, unlikely to lead to a much higher quality of life in our communities and a better city.

I will also attach a paper I wrote in 2014 focused on a related densification issue. It covers most of the current negative effects of poorly planned Upzoning.

Yours very truly,



William A. Gardner

## Densification and Zoning

### A Critical View

**(This paper submitted in 2014 related to a type of increased densification is still germane to the current Upzoning issue)**

Calgary City Council is poised to deal with a motion to be brought forward on June 9<sup>th</sup> by Alderperson Druh Farrell that would “allow secondary suites throughout wards 7, 8, 9 and 11, as well as within 600 metres of primary transit nodes (LRT and Bus Rapid Transit) in all wards in the city.” Such a motion would override zoning restrictions in older neighbourhoods and is ostensibly aimed at issues of density and available rental accommodation.

A recent editorial in the National Post presents many of the arguments for this proposed policy change at City Hall. I have many concerns about such a policy and have used the editorial as a method of presenting these concerns. I live in Charleswood (Ward 7) not far from the Brentwood shopping centre.

The editorial in the National Post dated June 2, 2014 entitled<sup>1</sup> “A quick fix for Calgary”, which lauds the idea of secondary suites and laneway housing, has so many problems of economics and logic it is difficult to know just where to start. It implies that this “common-sense proposal” is a panacea for practically all rental housing ills in the city. I would suggest that the editorial writer who describes support of this proposal by some councillors as “to their credit”, is giving credit where none is due. This proposed blanket approval of secondary suites in many communities is in fact a poorly thought-out knee-jerk reaction to a problem rather than a well-considered and properly planned solution. As the editorial title accurately says, it is a “quick fix” and experience tells us that we should all have a generous skepticism of quick fixes to long-term challenges.

The only valid economic argument made in the editorial is that increasing the supply of something does tend to have the effect of reducing prices in a competitive market. The other economic points the writer tries to make are, I would argue, simply not valid. In addition, the push for allowing secondary suites everywhere misses entirely the historical reason for land use zoning.

The editorial writer states “Homeowners should be able to make their own decisions about how they use their property – including whether they want to bring in some additional income by renting out parts of the house”. Now, this is Alberta, a place where property rights are held in very high regard. But a statement such as this ignores the balance between community and individual rights, and a long history of resolving conflict and keeping the balance through defined land-uses in particular areas: generally called zoning. In rural areas where there is sufficient space it is less necessary, but as density rises the conflicts also rise. There is an old real-estate saying that goes “location, location, location”, meaning that it is not only the house that is important in a purchase but also the community around it. One family or person may move to a multiple residential unit zoning area while another may look for an area designated for single-family homes. It is both a lifestyle and an economic choice. Zoning gives people clear guidelines and some assurance about the community and the street on which they choose to live. When they invest significant funds in buying a house they expect that the zoning will not be changed without due process. It is a principle of zoning that there is a place for everything but not everything in one place. There is a defined method for changing the zoning of an area that requires community consent and which is already in place in Calgary. It is inappropriate for the city to make an

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<sup>1</sup> Note that the online version of the story has a different title than the print version.

end-run around this requirement by simply allowing secondary suites anywhere. I would argue that this is a form of forcing a policy on a community without their informed consent.

Cities that are experiencing sprawl are well aware of the need for higher density. It is an economic problem that just keeps getting bigger with each new perimeter suburban residential community approved and built. The requirements for new roads, sewers, water supply, schools, community centres, firehouses, emergency services, hospitals and other public infrastructure over a larger and larger area ultimately will place a city in a difficult, if not impossible, economic bind. This need for higher density is often used as a reason for policies such as the current secondary suites and laneway housing proposal. Yet the number of infill housing units being constructed plus the construction of new multi-story residential buildings near transit hubs is already moving us to a higher density in an appropriate way. The new residential apartment complex at Brentwood is a good example. These methods of increasing density are appropriate and approved in consultation with the community. They work to improve the cityscape. I would argue that blanket approval on secondary suites and laneway housing will more often degrade the cityscape and lower the quality of living in the community, encouraging more families to flee to the suburbs where the lack of transit pushes them to use their cars for almost all trips and errands. Is this the way we want our city to evolve? It seems to ignore the principle of unintended consequences.

Another economic argument used by the editorial writer is that secondary suites will make housing more affordable for those who otherwise may not be able to buy a house. Yet building a secondary suite or laneway housing to code is an expensive undertaking. How is a homeowner who is, presumably, already having trouble affording a house, able to come up with so much extra cash to build these units? If they manage to find a loan, the extra mortgage payments from this borrowed money, plus the increase in taxes (yes, the city will increase the assessment on the property), plus utility costs, will offset much of the potential income from the rental unit. If a homeowner has already built the additional rental unit and now is selling the property, they will simply increase the sale price to take the potential income into account. Thus the selling price will rise with a secondary suite. How will this make housing more affordable? Are we talking about people who are “priced out of the housing market”, or people with capital who want to get into the rental business? Also, the writer quotes figures on the annual increase in housing prices, but this is evidently caused by people who can afford to bid-up housing prices, not those who are unable to afford a down-payment and monthly costs.

Another argument made in the editorial is that the lack of cheap rental accommodation means that more people are taking advantage of the city’s subsidized housing and “...taking spots away from those who truly need them”. So are they suggesting that secondary suites and laneway housing are another form of subsidized housing? Who’s going to subsidize it? The homeowner? Economics will suggest that the homeowner with such a unit will try to extract the maximum rent from the unit just as would any other landlord. How much rent? The writer seems to imply that the rent will be low. Well, low rent is synonymous with low-quality housing. So, what sort of community are we building here? The writer also says that the increase in rental units will not place a burden on the taxpayer. Yet the city of Calgary has already spent \$6 million in grants to homeowners to cover the cost up creating new or upgrading existing suites in existing homes. This does not seem to support the writer’s point that these new units will “...drive down prices, without placing a burden on the taxpayers.” If it is such a great deal for the homeowner then why does the city need to subsidize it? The city is trying to fix one problem but most likely creating another in inner-city neighbourhoods.

Another strange piece of logic on the part of the writer is his saying that “Vancouver has allowed secondary suites for some time...” in the same article where he sees such a policy as increasing affordability. Yet in the same newspaper a recent article talked about how the average price of a house

in Vancouver (where I used to live and work) now exceeds one million dollars.<sup>2</sup> Apparently allowing secondary suites and laneway housing on an anywhere basis in that city has not done much to create affordability.

Another argument made for legalizing all secondary suites is safety. While not part of the editorial, it is nevertheless an important element of this discussion. The argument is that many people build secondary suites in their houses anyway and, because they do it surreptitiously due to zoning restrictions, they are often poorly constructed and without the required safety features as mandated by building codes and regulations. And yes, this is a concern. Yet the argument could also be made that, due to public and personal safety and the inability to stop such activity, we should also modify our societal rules to allow crack and cocaine factories, grow-ops, and other activities that are seen as public and personal safety risks yet are not uncommon. Is the answer to the inability of the state, or city, to prevent such activity the subsequent legalization of same? If so then we perhaps need to redefine what community means. Or is the proper solution to people flaunting regulations the enforcement of them? Of course, an unsaid argument that applies to secondary suites is one which has been used in arguing for the legalization of marijuana: we should legalize it so we can tax it.

Many people who oppose secondary suites, especially in areas where they are not currently allowed, point to the likelihood of increased community conflict due to extra vehicles and traffic, noise, and transient renters who do not participate in the community. While this should not be a primary concern, it nevertheless has some validity.

Rather than quick-fix solutions we need a discussion about the type of city we want and a plan on how to get there based on sound planning principles that reflect how people want to live. There are many examples of cities where the inner-city has been hollowed out, and also examples of inner-city neighbourhoods that have been rejuvenated by infill housing, appropriate commercial development, and recreational amenities. This tends to be a slow and organic process but, as is reasonably well known, an evolution that can be aided by sensitive city planning and investment. A community is people who like where they live and who bring more to the neighbourhood than what is often just short-term rental income. Many people have written about what makes a healthy community, including Jane Jacobs, and forcing higher density through a policy of unlimited secondary suites is, in my opinion, unlikely to lead to a much higher quality of life in our communities. When I worked as an architect I often reflected that the reason people want to move to rural acreages is because of how badly we design our cities. Calgary is well on its way to being a great city, but a blanket policy of secondary suites and laneway housing is not a good way to continue this process. Such a policy is no more than a quick-fix with many potentially unintended consequences.

As a final comment, the editorial writer says in his piece, "It's time Calgary city council got with the program." Such a comment reflects a position favouring top-down central planning, currently seen as the Chinese Government way of getting things done. There is a current debate on whether central planning or democracy is a better way of organizing our society.<sup>3</sup> On my street I would prefer the current democratic method of zoning change, not a government-imposed, top-down, central-planned edict from city council.

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<sup>2</sup> 'Canada's million-dollar housing markets: Look out Vancouver, Toronto's moving in'; Garry Marr, National Post, May 6, 2014.

<sup>3</sup> 'Ontario's political dysfunctionality: a case study in Western Decline', Jonathan Kay, National Post, June 3, 2014.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Lisa

Last name [required]

MacCuish

How do you wish to attend?

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

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

Council



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CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed city wide zoning 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 hoping that this city council will vote to embrace and celebrate the differences in our Calgary communities and bring back low density neighbourhoods.



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CC 968 (R2026-03)

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First name [required] Margaret Elaine

Last name [required] Tomm

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 writing in opposition to the repeal of the blanket citywide rezoning bylaw. I do however support the proposed revisions to the R-CG district rules.  
-The population of the city continues to grow, with an accompanying need for increased housing stock. If we continue to meet this need by expanding outward we increase the burden of infrastructure to be maintained, and services to be deployed further afield (e.g. fire, ambulance, police, electrical, water, sewer). These are ongoing costs. Given the global geopolitical realities becoming apparent, we should not be continuing to take agricultural land out of production.  
-The loss of Federal funds, obtained through the blanket rezoning, would be particularly unfortunate at a time when the city faces the necessity of upgrading aging infrastructure in established neighbourhoods. Increasing density in these neighbourhoods will help support their infrastructure maintenance needs.  
-Having a range of housing options available in established communities promotes social cohesion. These communities become more affordable for younger people and growing families, and older residents are able to downsize without leaving their community connections and supports behind. As the community densifies it can support increased amenities such as grocery stores, restaurants, professional offices, and small businesses. This decreases the need to travel for all services, providing an environmental bonus. I live in West Hillhurst and have observed and experienced these benefits for myself and my family.  
-Newer suburban communities have successfully been built to higher density with a



## Public Submission

CC 968 (R2026-03)

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wider variety of housing options. This needs to be expanded to established communities. The proposed changes to the R-CG district rules should ease concerns particularly in formerly R-C1 districts.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

2026-03-16 Letter to Council .pdf

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

## **Re: Opposition to the Proposed Repeal of Blanket Rezoning**

Dear Mayor and Members of Council,

### **Purpose of This Letter**

**I am writing to express my opposition to the proposed repeal of Calgary’s blanket rezoning.** While I understand and respect that this change has generated strong feelings, I believe the rezoning represented a very modest, yet critical, first step toward addressing Calgary’s housing supply and affordability challenges.

At its core, the blanket rezoning did not radically transform neighbourhoods. Rather, it allowed for a small amount of additional housing choice within existing communities, a necessary shift if we are serious about increasing supply and improving affordability over time.

### **Equity, Inclusion, and the “Density Should Go Elsewhere” Argument**

One of the most concerning arguments I continue to hear from opponents is that additional density should go “elsewhere.” My question is: elsewhere for whom? When we say density belongs somewhere else, what we are often saying — whether intentionally or not — is that people who can only afford multi-unit housing should not be able to live in desirable, well serviced neighbourhoods.

While I can appreciate the concerns about interruptions to community character, or impact on adjacent properties, when densification is done poorly (e.g., apartment in the middle of a single family home street), what I am perplexed by is this notion that our City Council would so blatantly put aside the priorities of the missing middle in this City.

Every Calgarian, regardless of income, deserves the opportunity to live in great places — places with sidewalks on both sides of the street, nearby parks and pathways, access to daily needs within walking distance, and safe, complete streets. **These qualities should not be reserved exclusively for those who can afford a detached single-family home.**

### **Sensitivity to Context — Not a Case for Repeal**

I fully acknowledge that not every location is appropriate for increased density. I support thoughtful refinements — such as focusing additional density along collector roads, near transit, or in locations with strong access to amenities — rather than inserting it arbitrarily in the middle of quiet residential streets. Planning should always be sensitive to context.

However, that is a very different conversation than a full repeal, which would remove an important tool entirely.

### **Housing Supply and the Reality of Affordability**

It is also important to address the common criticism that many of the new units enabled by this rezoning may not be “affordable” at the time they are built. While I understand this concern, it overlooks a fundamental reality of how housing markets work: increasing overall supply is one of the most effective ways to improve affordability over time.

New housing is almost always more expensive when it is first built, but as higher income households move into new units, they free up existing housing stock for others. This process, often referred to as “filtering,” helps stabilize prices across the market and reduces pressure on older, more affordable homes.

If we block new supply because it is not immediately affordable, we only intensify competition for existing housing, driving prices up even further. Inaction does not preserve affordability; it erodes it.

### **A Personal Perspective: The Missing Middle Reality**

I am 35 years old and soon I will be looking to purchase a home with my partner and raise a family in Calgary. Despite being firmly middle income and deeply invested in this city, my housing choices are already starkly limited.

Based on what I can afford, my options are essentially:

- A family sized home far from the amenities and walkability that support quality of life , where even basic errands require a car; or
- A small apartment with no yard, limited space, and little flexibility for a growing family.

This should not be the reality for people who want to build a life here. Allowing gentle density (e.g., 4 plexes, duplexes, townhomes, rowhouses) in a smart and sensitive way allows people to stay in the neighbourhoods they already love, rather than forcing them to sacrifice everything they value simply to find a roof over their head.

Why is it that in our city, if you don’t make enough money, you are expected to give up walkability, community character, access to parks, and daily convenience, while still paying taxes to support those same amenities elsewhere?

## **Fiscal Responsibility and Infrastructure Sustainability**

Beyond housing choice and equity, there is also a clear municipal responsibility to consider long term fiscal sustainability. Increased density means increased tax revenue; revenue that is essential to maintaining and operating the infrastructure we already have.

Continuing to build outward adds roads, pipes, and facilities that far outpace the tax base needed to sustain them, deepening our infrastructure deficit.

By contrast, modest density within existing neighbourhoods allows us to better utilize infrastructure that is already in place. Cities and towns across North America have demonstrated that compact, incremental growth is far more fiscally responsible than endless expansion. **Densification is not about growth for growth's sake; it is about ensuring we can afford to maintain the city we already have.**

## **The Risk of Freezing Neighbourhoods in Time**

There is also a very real risk in freezing neighbourhoods in time. When we do not allow incremental reinvestment and modest intensification in established areas, older housing stock inevitably deteriorates.

Homes that could otherwise be renewed, adapted, or thoughtfully redeveloped instead become increasingly run down, inefficient, and costly to maintain. Over time, these properties often end up in the hands of people who cannot afford the significant repairs required, not because of poor choices, but because housing options are so constrained.

This is not a preservation strategy; it is a slow decline. Allowing sensitive densification creates opportunities to reinvest in aging neighbourhoods, replace failing housing stock with safer and more efficient homes, and prevent the cycle of disinvestment that ultimately harms both residents and the broader community.

## **Closing**

The blanket rezoning was not a silver bullet, nor was it perfect. But it was a small, reasonable step in the right direction. **Repealing it would send a clear signal that Calgary is unwilling to confront its housing and fiscal challenges, and that access to great neighbourhoods should remain limited to a shrinking few.**

I urge Council to maintain the blanket rezoning, refine it where necessary, and continue moving toward a more inclusive, livable, and financially resilient Calgary.

Respectfully,

**Becky Soby**



## Public Submission

CC 968 (R2026-03)

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First name [required]

Ron

Last name [required]

Murphy

How do you wish to attend?

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

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)

Attached is a letter indicating opposition to Blanket Rezoning and supporting its repeal.

City Council,

March 16, 2026

The City of Calgary's Blanket Rezoning Policy continues to disrupt the lives of many in the city. Lifetime savings of many Calgarians are threatened by this policy. It is broadly recognized that there is a need to create density by way of affordable housing in the City of Calgary, yet I believe Calgary residents have made it very clear that this policy does not appropriately address the need. In fact, an unintended consequence is the harm it is causing to Calgarians. Many permits are currently being rushed through to avoid any upcoming changes to Blanket Rezoning. An example of this can be found in City of Calgary Development Permit recently issued in Windsor Park. I have many concerns with this planned development. This permit leaves very little time for a response. The deadline is way too tight for an issue of this significance. In this case it appears the permit is being rushed to beat the impending changes to the Blanket Rezoning Project. This is not appropriate.

Many of these oversized new developments encroach on existing properties significantly blocking sunlight from the adjacent property and taking away views in that direction, replacing it with a view of only this structure. These large structures, including windows, often loom over the adjacent property destroying the privacy of its neighbor. They also create overcrowding and parking issues. This will have a significant negative impact on the market value of existing nearby properties. Many of these impacted neighbours have made major investments in their homes with an expectation that new developments in their neighborhood would not have significant negative impacts on their quality of life, lifestyles or property values.

The large number of these developments in many neighborhoods is changing the nature and character of the community. It is placing major stress on existing homeowners. They are faced with tough decisions because of these projects. No one wants to live next to them, but the market value of existing homes is decreased by their presence making it difficult for impacted residents to move elsewhere. Why should existing homeowners be put in this situation? I would also point out that, in many cases, these projects do not help address the shortage of affordable housing. These new homes are anything but affordable".

As previously stated, I understand the need for density initiatives undertaken by the City of Calgary but feel strongly that the Blanket Rezoning Policy has had major negative consequences on residents who deserve better treatment from its elected officials. The impacts of infill properties needs to be carefully evaluated considering their impact on the adjacent properties and greater community.

Regards,

Ron & Margaret Murphy





## Public Submission

CC 968 (R2026-03)

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First name [required]

Irene

Last name [required]

Hendry

How do you wish to attend?

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

Calgary

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am requesting a full repeal of blanket rezoning and a return to R-C1 and R-C1L zoning. Speaking from my own experience, since the blanket rezoning, we now have 2 large homes on either side of us that are to be completed at the end of May 2026. We are losing privacy due to the second-floor windows facing our backyard, the possible loss of trees whose many roots were excavated, and the brightness in our yard and house from the newly-built houses. It's too late for us, but not for others. Our street no longer has the coziness it once had. As well, there are to be 3 4-plexes with secondary suites on 66th Avenue to be built. This will increase the density, reduce the privacy of neighbouring homes, and the infrastructure may not be capable of accommodating the extra units that are expected. Also, there will be an increase in the number of bins in such a small section (where now there are three per unit, there will be 24). There will be more vehicles parked on the street, and parking may be harder to find near these future 4-plexes with secondary suites. I fear, if this by-law is not repealed, we may be another Altadore, Killarney, or Marda Loop. Thank you.



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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?



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First name [required] Sean

Last name [required] Hicks

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support a full repeal of RCG blanket rezoning. I and many calgarians don't support amendments.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Janet L

Last name [required]

Carlson

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 a long time Varsity resident and have seen the destructive and unacceptable results of the current Rezoning Bylaw. Please repeal the Blanket Rezoning and go back to the Land Use Bylaw 1P2007 prior to Aug 6 without any amendments.

Yours truly,  
Janet L Carlson



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First name [required] Diane

Last name [required] Blair

How do you wish to attend?

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No translator service needed.

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



Public Submission

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[required] - max 75 characters

Proposed city wide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

As a resident of the Lake Bonavista community I wish to share my concerns about blanket rezoning. Calgary is growing and needs more housing options and densification but every community is unique and a one size fits all approach doesn't work. The streets are not designed for high density housing and the infrastructure is old. Adding additional units will affect parking, traffic, garbage, recycling and the aging utilities. More people; increased water usage and more sewage passing through our pipes! Newer community districts have focused density near transit routes and major corridors. Choosing more appropriate redevelopment sites would make more sense and would increase supply without putting demands on older established communities. There is city owned land and land in commercial areas that may serve the people better. I agree that we should reinstate the previous zoning in my community.



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First name [required]                      Persica

Last name [required]                      Jear

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Repeal Blanket Rezoning 16Mar2026.docx

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

Dear Mayor Farkas and Members of Council,

I am writing in support of the repeal of blanket rezoning and the reinstatement of the wording of the land use bylaw prior to August 6, 2024.

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

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

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

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

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

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

Yours truly,

Persica Jear  
Varsity Acres



## Public Submission

CC 968 (R2026-03)

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First name [required]

Evgeny

Last name [required]

Zhuromsky

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)

I don't require language or translation services

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

Citywide Rezoning Change, agenda is not published yet.

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 Public Hearing Submission EZ EP Mar162026.pdf

ATTACHMENT\_02\_FILENAME

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

Please see the attached submission

## Public Hearing Meeting of Council on March 23, 2026 Public Submission to City Clerk's Office

March 16, 2026

Re: Repealing the Blanket Rezoning Bylaw

Dear Mayor Farkas and Councilors,

My name is Evgeny Zhuromsky. I have lived in Calgary resident for 21 years. My wife Elena and I live in the community of Windsor Park, which is in Ward 11.

I urge you to repeal the blanket upzoning bylaw. It is a very bad piece of city policy. It has inflicted a lot of harm and unnecessary loss on Calgary homeowners. It has generated a lot of waste, and it should not have been enacted in the first place.

In my opinion this bylaw has not achieved any of its stated goals, which were:

- 1) Increase the supply of housing to meet demand
- 2) Streamline planning approval process
- 3) Improve housing affordability
- 4) Develop residential grade-oriented contextual infills (R-CG) that would look like this, i.e.
  - be similar in scale and built form;
  - compatible and complementary to the existing physical patterns and character of neighborhoods;
  - sensitive to the communities they are built in.



Source: "Rezoning for Housing", City of Calgary, Feb 2024, Page 19

crisis. One of these actions is the proposed citywide rezoning to a base residential zone. This change will increase the supply of housing to meet demand.

Calgary needs more homes. **Citywide rezoning will help.**



- Allowing more new homes will help improve housing affordability by:

### **Rezoning improves affordability and choice**

The research is clear: a variety of abundant housing is fundamental to affordability. Take a look at these case studies on the effects of rezoning on housing supply from around the world.

Sadly, after almost two years of this bylaw in effect the reality is very different.

#### **1) Increase the supply of housing to meet demand**

The increase in the supply of housing is insignificant. The developers seek out and selectively buy mostly corner lots to achieve the lowest price of land per square foot of R-CG rowhouses they build. Their main and only goal – maximize profit by exploiting the new policy at the expense of adjacent homeowners and communities.

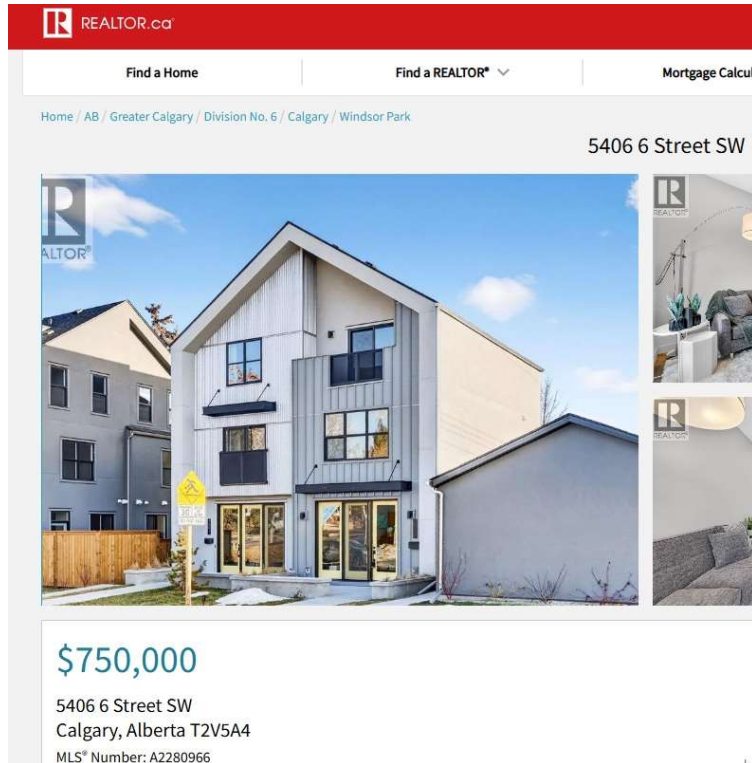
#### **2) Streamline planning approval process**

There is a 300% increase in the Subdivision and Development Appeal Board appeals of R-CG development permits. The Appeal Board is backed up for months. This is because there is overwhelming opposition to R-CG development in established residential communities. The affected homeowners fight the unwanted R-CG developments, even though it's an unfair and one-sided fight. The added step of Appeal Board appeal adds several months to the overall development permit approval process. The planning approval process lengthens, not shortens.

In case of my development permit appeal (DP2023-07626, SDAB2024-0052), I've been pausing the adjacent R-CG development for almost two years. I intend to continue to fight it until the developer starts considering me as a stakeholder and finally decides to communicate with me.

#### **3) Improve housing affordability**

A typical R-CG rowhouse unit is listed for >\$750,000 (see below). The example below is a 1,500 square foot unit. It is sold for more than a larger single-family home in new communities. It is narrow, dark and unsuitable for families or older people, because it has three sets of stairs to get from one room to another and barely any amenity space outside.



REALTOR.ca

Find a Home Find a REALTOR® Mortgage Calculi

Home / AB / Greater Calgary / Division No. 6 / Calgary / Windsor Park

5406 6 Street SW

**\$750,000**

5406 6 Street SW  
Calgary, Alberta T2V5A4  
MLS® Number: A2280966

In this R-CG example the only “amenity space” is the third-floor balcony.



The R-CG rowhouse shown below is a professionally operated full-time AirBnB, i.e. a commercial hotel. Each of four rowhouse units rents for \$300 per night, more during Stampede and holiday seasons.

A collage of interior photographs showing a modern townhouse. The images include a dining area with a wooden table and chairs, a living room with a sofa and armchair, and a bedroom with a bed and large windows. A price details pop-up is overlaid on the bottom right of the collage.

Price details	
8 nights x \$303.88 CAD	\$2,431.00 CAD
Weekly stay discount	-\$340.65 CAD
Taxes	\$188.13 CAD
<b>Total</b>	<b>\$2,278.48 CAD</b>

~~\$2,620 CAD~~ **\$2,279 CAD total**


Hosted by Kyle  
Superhost - 4 years hosting

How is this affordable?

**4) Develop residential grade-oriented contextual infills (R-CG) that would look like on this City presentation below:**



## What would my new district be?



**Residential – Grade-Oriented Infill (R-CG)**  
Allows for single- and semi-detached homes, rowhouses, townhouses, and suites.



**Residential – Low Density Mixed Housing (R-G)**  
Allows for single- and semi-detached homes, rowhouses, and suites in suburban greenfield locations.

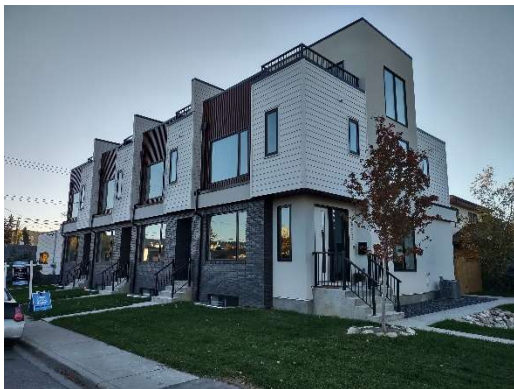
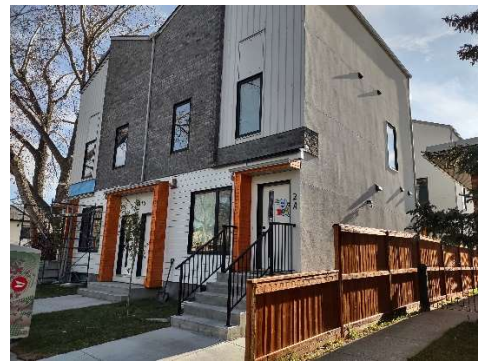


**Housing – Grade-Oriented (H-GO)**  
Allows for a range of grade-oriented (ground-level access) housing in the Inner City and Centre areas of Calgary. Allows higher intensity redevelopment than R-CG.

Source: “Rezoning for Housing”, City of Calgary, Feb 2024, Page 19

In reality these R-CG structures typically look like this:





These buildings have anywhere from 8 to 12 dwelling units on a single residential R-C1 or R-C2 lot. They are excessively massive and tall. They block view lines from adjacent properties. They introduce excessive density and intensification in single family residential communities. They create problems with excessive pedestrian and vehicle traffic on and around them. They create unacceptable problems with insufficient, crowded parking, quantity, positioning and odor of multiple garbage and recycling bins, the list of problems goes on and on.

In other words, contrary to the Calgary Municipal Development Plan (Section 2.2.5, “Strong Residential Neighborhoods”), these developments are **NOT** sensitive, compatible and complementary to the existing physical patterns and character of neighborhoods. These developments are **NOT** similar in scale and built form to existing development in low-density neighborhoods.

Intensification should be accommodated within existing communities in a sensitive manner. In commercial areas, infill and redevelopment can create more cohesive and vibrant neighbourhoods. Integrating new development with existing buildings can enhance or fill in gaps in the street wall to improve the vitality, appearance and security of streets and public spaces.

The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

## Policies

### Neighbourhood infill and redevelopment

- a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.

Because of these problems R-CG developments obliterate the use, enjoyment and most importantly the value of adjacent properties.

The combination of R-CG district rules of:

- 75 units per hectare,
- Basement suites not counting towards lot density
- Three stories
- 11 meter tall buildings
- 60% lot coverage
- No minimum setbacks on corner lots
- Two buildings on mid-street lots
- No designated amenity space at ground level for each dwelling unit
- Dwelling unit entrances not facing the street or avenue
- 0.5 vehicle parking stall requirement per dwelling unit
- Confusing garbage and recycling bin placement requirements

creates disastrous results. A building built to these district rules destroys the value of adjacent properties and reduces them to land value only.

The blanket rezoning bylaw allows uncontrolled, uncontested proliferation of these unacceptable structures throughout the city and adversely impacts people's lives and property values. It must be repealed. The promise of repealing this bylaw is why most of you were elected, so please live up to your main election promise.

Evgeny Zhuromsky and Elena Petrenko  
Windsor Park, Ward 11



## Public Submission

CC 968 (R2026-03)

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First name [required]

Laura

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-

Council



## Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

Laura MacGregor Letter in Support of Repealing Blanket Rezoning.docx

ATTACHMENT\_02\_FILENAME

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

Please see my attached Letter in Support of Repealing Blanket Rezoning

**Laura MacGregor**  
**Varsity Homeowner**  
**Letter in Support of a full Repeal of Blanket Rezoning**

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Dear Mayor Farkas and Members of Council,

Every time a property in my community goes up for sale, neighbours start panicking about what is going to happen. Are they going to be faced with a massive row house or double duplex (2 buildings front and back) + garage(s)? (Either way, 8 new residences will replace 1.) Or, will it be worse... will the developer apply for HGO to try to build something even more massive?

This is no way to live...in constant fear of what could be built beside you and how it could impact your enjoyment of your home, street and neighbourhood.

I live in Varsity and it is a well maintained, quiet, park-like (lots of trees and green-space) community. It's why we bought here. We are above the city average for density as we have a wide variety of condos, apartments buildings, affordable housing, retirement housing and single family homes. These are all nicely designed into the community.

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

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

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

Trust was further eroded, because citizens had been told that the rationale for blanket rezoning and the building of row houses would provide more affordable housing. We all knew that this was a farce... row houses are hardly affordable.

To make matters worse, The City had other planning programs, that were an “add on” to Blanket Rezoning or separate City plans that were attempting to change other critical aspects of building on a property; other bylaw amendments, that the previous Council was trying to “slip through”... like changing Discretionary Use to Permitted Use, thereby eliminating public consultation; changing the requirement for parking from .5 spots to 0 spots/residence; and eliminating the contextual set-back requirements, so buildings could be built closer to the sidewalk in front of a property and extend further into the back. Many of these things were sneakily part of other City planning programs and very hard for the average homeowner or resident to know about and keep track of. All of these things greatly affect the form of what can be built on a property, so they have a massive impact on existing neighbouring homes. This sneaky stuff has further decimated trust that Council actually “has a homeowner’s back”.

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

It would be nice to trust that City Council will actually support existing homeowners, take their concerns to heart and establish policies to protect their homes, properties and neighbourhoods! Having to “look over our shoulders” all the time is exhausting and unacceptable.

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

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

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

*Laura MacGregor-Varsity Homeowner  
Letter in Support of Repealing Blanket Rezoning*

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

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

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

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

Yours truly,

Laura MacGregor  
Varsity Community Homeowner

,

*Laura MacGregor-Varsity Homeowner  
Letter in Support of Repealing Blanket Rezoning*



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CC 968 (R2026-03)

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First name [required] Kevin

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) 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]

Neither

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Densification must be a priority in addressing Calgary's housing challenges. If we are serious about curbing costly urban sprawl, every part of Calgary must share responsibility for densification. Growth cannot be concentrated only in a few inner-city wards. Ward 7 and Ward 8 should not be expected to absorb the majority of new density. As a Ward 7 resident, I am concerned by proposals for 38-storey buildings in areas where the established limit is 26 storeys. A more balanced approach would distribute densification across the entire city, including the suburbs. At the same time, Calgary's blanket rezoning policy should be amended rather than repealed. With hindsight, larger developments such as 8-plexes and 12-plexes require more community input and planning. Blanket rezoning should remain city-wide for duplexes and four-plexes, while larger multi-unit projects should involve greater consultation on issues such as building placement, shadowing, waste management, parking, and the concentration of such developments within a block. From what I have observed, there has been relatively little opposition to duplexes and four-plexes, but significantly more concern about 8-plex and 12-plex projects. Repealing blanket rezoning would be a step backward and could return Calgary to a system where roughly 67% of the city allows only single-family homes. Duplexes and four-plexes are an important part of the "missing middle" housing Calgary needs. They add density without dramatically changing neighbourhood character and provide more attainable options for two-income households. While not low-income

## Public Submission

CC 968 (R2026-03)



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housing, they are far more affordable than single-family homes and help increase overall housing supply.

Allowing duplexes and four-plexes city-wide would gently increase density while giving the city time to better plan for larger developments.

At the same time, Calgary must continue investing in below-market housing. Truly affordable housing—such as rent-to-income models capped at about 30% of income—requires public land and government leadership. The private sector alone cannot deliver this at scale.

For these reasons, Council should amend—not end—blanket rezoning.

Kevin Johnston

Ward 7 Resident

**Public Submission**

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First name [required]

Barb

Last name [required]

Smith

How do you wish to attend?

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

Mar 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 want this repealed.its ruining our neighborhoods



## 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]

Patricia

Last name [required]

McCunn-Miller

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Calgarians for Thoughtful Growth Submission.pdf

ATTACHMENT\_02\_FILENAME

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

Please see the attached (1) the written submission of CFTG. (2) The PowerPoint presentation that will be required at the Hearing by various CFTG individual speakers was too large to attach to this electronic submission and will be emailed separately as per your instructions.



**Calgarians For Thoughtful Growth**

# **Support for Repeal of Blanket Rezoning**

Public Hearing - March 23, 2026

## **I. Introduction**

Few municipal policy decisions in Calgary’s history have generated as much public concern as the approval of the 2024 blanket rezoning bylaw 21P2024 (the “**Blanket Rezoning Bylaw**”). Public participation during the original hearing reflected the scale of the proposed change. There were 736 speakers and 6,101 written submissions, making it the longest public hearing in the City’s history. Public reporting at the time also noted that more than 70 per cent of respondents opposed blanket upzoning. Yet the then Council approved the bylaw by a 9–6 vote.

For many Calgarians, the issue extends far beyond zoning. It raises broader questions about how planning decisions are made, how communities are engaged, and whether citizens have a meaningful role in shaping the future of their city.

The public hearing on March 23, 2026 (the “**Public Hearing**”) gives Council an opportunity to address those concerns and chart a path forward that restores clarity, transparency, and public confidence in Calgary’s planning system.

Calgarians for Thoughtful Growth (“**CFTG**”) believes that full repeal of the Blanket Rezoning Bylaw is an important first step. The next step is to restore the prior land-use bylaw 1P2007 (the “**Prior Bylaw**”). The final and most important step is to re-engage Calgarians at the local level to help shape the evolution of their communities and create a more durable, trusted plan for growth. That includes revisiting existing Local Area Plans (“**LAPs**”) and improving engagement on those still being prepared.

The goal is not less growth. It is more thoughtful, community-informed growth.

## II. Public Trust and Democratic Engagement

Public trust is a cornerstone of effective municipal governance.

Planning decisions affect the most personal aspects of people’s lives: their homes, neighbourhoods, financial security, and sense of place. For that reason, public engagement must be more than a procedural formality. It must be meaningful, intelligible, and responsive to community concerns.

The 2024 blanket rezoning process drew extraordinary civic participation. Hundreds of Calgarians attended information sessions, prepared written submissions, and appeared before Council in good faith. Yet many left with the impression that, although they had been heard, they had not truly been listened to. Whatever view one takes of the final decision, that perception has had real consequences. It has weakened confidence in Calgary’s planning system and contributed to a broader sense that major city-shaping decisions can proceed without meaningful regard to the concerns raised by affected communities.

That erosion of trust matters. Cities function best when citizens believe their participation has value, when they can understand the decision before Council, and when they can see that public input has meaningfully informed the planning discussion. Residents bring important local knowledge about infrastructure constraints, environmental conditions, tree canopy, traffic, schools, drainage, and neighbourhood dynamics. A sound planning system should treat that knowledge as an asset, not an obstacle.

Trust is also closely connected to certainty. A planning process that engages communities early and transparently is more likely to produce outcomes that are durable, accepted, and easier to implement. By contrast, when major change proceeds without sufficient public confidence, conflict is often shifted downstream into appeals, delay, added cost, and uncertainty. The recent report by Stephen Shawcross and Sano Stante, *“The Unassailable Case Against Blanket Rezoning 2.0: An Empirical Assessment of Urban Planning Failures and Sustainable Alternatives (2026 Update)”* (the **“Shawcross/Sante Report”**), argues that this is what occurred following blanket rezoning: rather than creating a smoother process, the removal of meaningful front-end engagement contributed to increased conflict at the development permit and appeal stages. The same report emphasizes that LAPs can create greater certainty for both residents and builders by identifying where intensification should occur through a more context-sensitive process.

A full repeal of the Blanket Rezoning Bylaw would provide an important opportunity to begin rebuilding trust. Repeal would show that this Council is willing to listen, reassess, and pursue a more collaborative planning approach. It would also provide a clearer foundation for future growth by allowing intensification to proceed through local planning processes better aligned with infrastructure, neighbourhood context, and public understanding.

### **III. Housing Affordability and Supply**

The case for blanket rezoning rests on the premise that allowing more density everywhere will significantly increase housing supply and improve affordability. The recent evidence suggests that this proposition has been overstated.

Housing affordability is a serious concern for many Calgarians, including our members and their children. Ensuring residents have access to housing that meets their needs at different stages of life is an important objective for any city.

Affordability, however, is shaped by many factors beyond municipal zoning policy, including migration, interest rates, construction costs, labour availability, land values, financing conditions, and broader market forces – not simply by zoning capacity. For that reason, blanket rezoning should be assessed not by theory alone, but by its actual results.

A central argument advanced in support of blanket rezoning was that increasing zoning capacity citywide would increase supply and materially improve affordability. The evidence now available does not clearly show that result. The Shawcross/Sante Report concludes that only a small share of recent housing output in Calgary was directly attributable to blanket rezoning and that the policy has not delivered housing accessible to lower-income households. It further notes that median detached assessment values rose to \$706,000 in 2026, multi-residential rental values increased, and new R-CG units were often priced well above entry-level affordability.

The Shawcross/Sante Report also identifies a structural problem with blanket upzoning as an affordability strategy. When land is broadly upzoned, land values can rise to reflect the new “highest and best use.” That increased land basis is then built into redevelopment costs, encouraging more expensive products rather than housing affordable to lower-income households. In that sense, blanket rezoning may increase theoretical development capacity without meaningfully improving affordability for those most in need.

Expanding theoretical zoning capacity across an entire city, therefore, does not necessarily translate into additional housing supply, and importantly, non-market housing which is truly affordable. What it does produce, however, is increased land speculation, accelerated demolition of existing homes, and redevelopment patterns that may not align with infrastructure capacity or community planning objectives.

A distinction must be made between delivering housing supply in the for-profit market sector and delivering it in the non-market sector. Non-market housing can be truly affordable because factors that would otherwise affect housing development decisions in the for-profit sector do not necessarily affect those in the non-market sector.

Repealing the Blanket Rezoning Bylaw should therefore not be understood as a rejection of housing affordability as a policy objective. Rather, it reflects a belief that Calgary should pursue

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affordability through more targeted, collaborative, and durable tools that are better aligned with infrastructure, context, and local planning, and importantly, non-market sector opportunities.

Calgary experienced record housing construction in 2025. However, the available evidence suggests that this boom was not driven by blanket rezoning. The Shawcross/Stante Report concludes that only approximately 1,302 units, or about 5.6 per cent of total starts, were directly attributable to blanket rezoning.

This matters because it shows Calgary does not face a choice between blanket rezoning and no growth. Housing growth can continue, and has continued, through more targeted planning tools. The issue is not whether Calgary should add supply, but whether supply should be added through a one-size-fits-all citywide upzoning model, or through planning processes better aligned with infrastructure, local context, and public understanding.

Blanket rezoning also produces unintended consequences: land speculation, accelerated demolition of existing homes, and redevelopment patterns that do not align with infrastructure capacity or community planning objectives.

Effective housing policy requires a broader approach that considers land economics, infrastructure, transportation, neighbourhood context, and meaningful public engagement together. Calgary can support additional housing supply without relying on blanket rezoning and can do so in a way that is more predictable, more durable, and more likely to retain public confidence.

## **IV. Federal Funding**

Some opponents of repeal have suggested that repealing the blanket rezoning bylaw would jeopardize Calgary’s remaining federal Housing Accelerator Fund (“**HAF**”) funding. A careful review of: (i) the HAF Contribution Agreement, signed on October 27, 2023, and later amended on March 21, 2025, between Calgary and Canada Mortgage & Housing Corporation (“**CMHC**”) (the “**HAF Agreement**”); and (ii) the public record does not support the claim that citywide blanket rezoning was ever a stand-alone legal condition of funding.

The HAF is a federal program intended to accelerate housing supply through agreements based on action-plan commitments, milestones, and housing-supply performance. The HAF Agreement required the City to pursue broad initiatives set out in Schedule A. Of the nine initiatives, only a small number relate to zoning reform, and even those use broad language such as “undertake city-initiated redesignations” and “undertake land use bylaw amendments.” The HAF Agreement does not require blanket rezoning by name, does not prescribe universal citywide scope, and does

not require redesignation of approximately 311,000 residential parcels. Council therefore retained discretion as to how those commitments would be implemented<sup>1</sup>.

That is also consistent with what Council was told publicly during the 2024 rezoning process. Former Mayor Gondek and senior Administration officials repeatedly stated that the HAF Agreement did not fetter Council's discretion and that funding depended on overall progress and housing-supply targets, not on a single yes-or-no vote on blanket rezoning.

Most importantly, Calgary has already exceeded its overall "Housing Supply Growth Target" of 42,667 units under the HAF Agreement ahead of schedule, according to City and CMHC reporting summarized in the briefing materials of July 23, 2025. "*Calgary Surpasses Housing Supply Growth Targets Ahead of Schedule*" <https://newsroom.calgary.ca/calgary-surpasses-housing-supply-growth-targets-ahead-of-schedule/>

That substantially weakens any credible argument that repeal of one bylaw would automatically trigger breach, claw back, or loss of funding. At most, any funding issue would be indirect and prospective: whether CMHC remains satisfied that Calgary continues to advance the broader initiatives and milestones through other lawful means.

Council should not approach repeal on the assumption that it must choose between democratic accountability and federal funding. The clearer public record is that the HAF Agreement did not legally compel blanket rezoning, and that any remaining funding issue depends on future performance under the broader terms of the agreement, not on preserving one bylaw in perpetuity.

## V. Impact on Established Communities

Although only a relatively small share of recent housing growth appears to be directly attributable to blanket rezoning, the localized impacts on established communities can be significant. The issue is not simply how many units are added across the city, but where redevelopment pressure is concentrated and what that pressure does to the communities most affected.

Anxiety about where the next multi-plex application will strike has created stress and uncertainty. Residents describe this experience as "density roulette." Some neighbourhoods may

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<sup>1</sup>See the analysis of the HAF Agreement provisions prepared by Calgarians For Thoughtful Growth. "**HAF Funding Not Conditional on Blanket Upzoning**", November 28, 2025 and "**Statement regarding Calgary's HAF Contribution**", February 12, 2026 <https://www.calgariansforthoughtfulgrowth.com/advocacy-updates>

experience little visible change, while others face rapid and repeated redevelopment that alters streetscapes, lot patterns, parking conditions, tree canopy, and the overall sense of predictability on which residents rely when making long-term decisions about their homes and communities. The burdens of blanket rezoning are therefore not distributed evenly across the city but are felt most acutely in particular established areas.

The impacts also extend well beyond neighbourhood character. One significant concern is the inflationary effect of blanket rezoning on land values in established communities. As the Shawcross/Stante Report explains, once a property is valued for its redevelopment potential rather than its existing residential use, land prices can rise sharply. That process encourages the replacement of older, relatively attainable homes with substantially more expensive rowhouse products, often priced well beyond the reach of ordinary households.

This means blanket rezoning may not simply add supply; it may also accelerate the loss of Naturally Occurring Affordable Housing in established communities. Instead of preserving or expanding attainable housing options, it can create redevelopment pressure that replaces older lower-cost homes with new market-rate products at much higher price points.

There are also important infrastructure and planning consequences. Redevelopment that proceeds in a scattered and uncoordinated way is less likely to align with infrastructure planning and more likely to generate downstream conflict. The Shawcross/Stante Report argues that blanket rezoning shifted conflict from the front end of the process to the development permit and appeal stages, contributing to increased SDAB activity, longer timelines, and additional costs for all parties.

For these reasons, the impact on established communities should not be evaluated only in terms of aggregate housing numbers. It should also be assessed in terms of livability, infrastructure alignment, preservation of attainable housing stock, and the fairness of concentrating disruptive redevelopment pressure in particular neighbourhoods without a more deliberate local planning process.

## **Loss of Mature Urban Canopy**

Calgary's mature urban tree canopy is a significant environmental asset and an important part of the livability of established communities. Mature trees contribute to climate resilience, cooling, biodiversity, carbon sequestration, air quality, stormwater management, and neighbourhood well-being. Once lost, mature canopy can take decades to replace.

This issue is especially important in established communities, which contain a substantial share of Calgary's mature canopy. Redevelopment patterns associated with blanket rezoning have increased concern about the demolition of older homes and the accompanying removal of mature private trees. The concern is not merely that redevelopment changes neighbourhood appearance. It is that the physical form commonly associated with R-CG redevelopment, including higher lot

coverage, on-site parking, amenity space, and accessory structures, often leaves little meaningful opportunity to retain mature trees on site.

The environmental consequences are significant. Reduced canopy increases urban heat exposure, diminishes carbon sequestration, and reduces the ability of established lots to absorb and slow stormwater runoff. As more permeable landscapes are replaced by building footprints, parking pads, and hard surfaces, additional pressure is placed on older drainage and sewer infrastructure.

This concern must also be viewed in light of Calgary's own urban canopy objectives. If redevelopment patterns enabled by blanket rezoning are difficult to reconcile with those objectives, then planning policy must take that conflict seriously. Planning policy should account not only for the number of units produced, but also for the cumulative effect of redevelopment on Calgary's urban forest and long-term environmental resilience.

## **Infrastructure Capacity**

Recent infrastructure challenges in Calgary have heightened public awareness of the importance of responsible asset management. Growth that occurs without alignment with infrastructure capacity risks creating long-term financial and operational pressures for the City. Responsible planning requires land-use decisions and infrastructure investment to be closely coordinated.

Concerns have been raised about whether existing infrastructure can support rapid densification across established communities without coordinated planning. Most of the districts affected by the Blanket Rezoning Bylaw that were zoned as R-C1 and R-C2 under the Prior Bylaw were developed prior to 1970, and accordingly, questions arise about the condition and capacity of the infrastructure, including sanitary and storm sewer networks, water distribution, roads, garbage collection, schools, parks, police and fire services. The issue is not simply the effect of one project on one parcel, but the cumulative effect of multiple developments on the overall infrastructure of the particular community and the corresponding downstream impacts on the City's aggregate systems.

The City Administration's assertion that established communities can absorb more population today simply because infrastructure was built for more people in the 1960s and 1970s is overly simplistic, technically flawed and potentially misleading. It conflates historical population counts with modern infrastructure performance, while ignoring how infrastructure actually functions, ages, and is funded.

The responsible question is not whether infrastructure once served more people, but whether it can reliably serve additional demand now, under current conditions, without degrading service levels or shifting risk and cost onto residents.

Planning for growth must therefore consider not only theoretical or historical capacity but also operational resilience, asset condition, cumulative impacts and long-term infrastructure sustainability.

## **Scale and Massing**

Changes to lot coverage, building height, and setbacks have raised concerns about compatibility with existing streetscapes and contextual integration into established communities.

The “front-back” configuration has been particularly controversial because it allows mid-block lots to support multiple buildings, not only rowhouses facing the street. This has intensified concerns about scale, massing, overlook, shadowing, contextual front setbacks, the cumulative effect of redevelopment on neighbourhood form and the use and enjoyment of property.

## **Parking**

Parking is often dismissed as a minor inconvenience, but it is one of the clearest indicators of whether growth is being thoughtfully planned or simply imposed on community infrastructure that was never designed to support it.

Reducing onsite parking requirements may reduce costs for the developer, but it does not reduce the real-world need for parking. Instead, it shifts that burden onto neighbourhood streets and existing residents. What is presented as a development efficiency is, in practice, a transfer of cost and impact from the project site to the public realm.

The result is increased congestion, parking conflict, reduced accessibility, and added pressure on streets never designed to serve as overflow parking for intensified redevelopment. In this way, the apparent savings to the developer are achieved by externalizing the economic and operational impacts onto the surrounding neighbourhood.

## **VI. Why Full Repeal Is Necessary**

Some have suggested that the Bantek Rezoning Bylaw could simply be modified or partially adjusted rather than fully repealed.

In our view, that approach would not resolve the core problem. The issue before Council is not merely whether some aspects of blanket rezoning should be refined. It is whether a citywide planning change of this magnitude, adopted through a process that left many Calgarians feeling unheard, should remain in place at all.

An additional concern arising from the 2024 blanket rezoning process is the expansion of the Housing-Grade Oriented (H-GO) district. While public debate has been focused on the redesignation of low-density districts to R-CG, H-GO zoning was applied to many corridor parcels identified in Local Area Plans as “Neighbourhood Connector” routes. In several communities, this occurred without a distinct public discussion of those changes.

H-GO permits substantially greater building scale and intensity than the districts it replaced, allowing multiple three-storey buildings up to 12 metres in height. While such development may be appropriate in carefully planned locations, its broad application through the blanket rezoning process lacked the focused corridor planning and consultation normally expected.

A full repeal is necessary to restore clarity, predictability, certainty, and public confidence in Calgary’s planning system. Partial amendments would leave the City operating under a framework that remains disputed in substance and uncertain in its application. They would perpetuate the perception that City Council prioritized outcome over consultation, prolong uncertainty for residents, communities, and applicants alike, and do little to restore the trust lost through the original process.

A full repeal would restore the previous land-use framework under the Prior Bylaw and give Council the opportunity to reconsider future zoning reform through a more transparent, deliberate, and community-informed process. Repeal does not prevent future planning reform. It simply ensures that future changes are advanced through a process Calgarians can clearly understand and meaningfully participate in.

More than 50 Community Associations across Calgary have endorsed a joint call for full repeal. Their support reflects concern not only with the substance of blanket rezoning, but also with the need to restore fairness, transparency, and local confidence in the City’s planning system.

Full repeal should therefore not be viewed as a step backward. It should be viewed as an opportunity to reset the planning framework, rebuild public trust, and move forward with growth through processes that are more targeted, more collaborative, and more likely to endure.

## **VII. Clarity, Fairness, and Proper Consultation**

The draft repeal Bylaw 9P2026 goes beyond simple repeal and restoration. In addition to reversing the Blanket Rezoning Bylaw, it also includes further amendments to the Residential – Grade-Oriented (“**R-CG**”) district. Those amendments represent new policy choices, not merely the restoration of the previous framework.

That creates a fairness problem.

Public communications have widely described the March 23, 2026, hearing as addressing one central question: whether Calgary should repeal blanket rezoning and restore the prior zoning framework. The City’s public advertisement in the *Calgary Herald* on March 10, 2026, stated that Council was proposing to revert residential properties to the zoning they had prior to citywide rezoning. It did not clearly identify that the draft bylaw also includes additional R-CG amendments. As a result, many residents may reasonably believe they registered to speak at a hearing about the repeal of the Blanket Rezoning Bylaw alone.

Where the hearing is publicly framed as a repeal, but the bylaw before Council contains unadvertised or unexplained broader zoning changes, this creates a compelling risk that citizens will not fully understand the actual scope of the decision before Council. That undermines meaningful participation. Speakers have only a limited time. If they are prepared to address repeal, but not additional R-CG amendments that were not clearly highlighted in the public-facing notice, they are not being given a fully fair opportunity to address the real decision before Council.

Combining repeal of the Blanket Rezoning Bylaw and the R-CG amendments also creates a voting-clarity problem for Council. A councillor may reasonably wish to support repeal of Blanket Rezoning Bylaw but oppose some or all of the proposed R-CG amendments. Those are distinct policy questions and should be considered distinctly.

This concern is not about denying Council the authority to consider future R-CG changes. It is about ensuring that any such changes are advanced through their own clearly identified process, with proper notice, proper consultation, and a public hearing that allows Calgarians to understand and address the actual proposal before Council.

For that reason, the most transparent and orderly course is a clean repeal. Council should confine the March 23 decision to repealing the Blanket Rezoning Bylaw and restoring the Prior Bylaw to its pre-May 2024 state. If Council wishes to pursue broader changes to the R-CG district, those changes should proceed through a separate bylaw, separate notice, and separate public hearing. That approach would protect public participation clarity, hearing fairness, and Council voting clarity, while helping to rebuild confidence in the integrity of Calgary’s planning process.

## **VIII. Recommended Path Forward: Repeal, Reset, and Re-engage**

The most transparent and orderly way to resolve this issue is to separate the repeal decision from any broader zoning redesign.

Council can do so by returning to the scope originally set out in the Notice of Motion:

- **Repeal** the citywide blanket rezoning enacted through the Blanket Rezoning Bylaw (Bylaw 21P2024).
- **Reset** the zoning districts and parcel designations under the Prior Bylaw (Land Use Bylaw 1P2007) to their pre-21P2024 state.
- **Re-engage** residents to determine where additional density is appropriate, informed by neighbourhood context, infrastructure capacity, and a review, re-engagement and refinement of existing Local Area Plans (LAPs).

This approach allows housing growth to continue while ensuring that zoning changes occur through deliberate planning processes. It preserves the integrity of the legislative process, ensures that Calgarians clearly understand the decision before Council, and allows future zoning reforms to be considered through dedicated and properly scoped planning exercises.

## IX. Conclusion

Blanket rezoning attempted to address housing supply and affordability through a sweeping citywide policy change. However, both the scale of the change and the manner in which it was implemented have generated significant public backlash. Cities function best when citizens believe their participation matters. Many Calgarians do not feel that their voices were heard.

Calgarians care deeply about their communities and the future of their city. The challenge before Council is to guide planning and development in a way that balances housing needs, infrastructure capacity, environmental stewardship, and community context. The March 23 Public Hearing gives Council an opportunity to reset Calgary's planning approach.

A full repeal of the Blanket Rezoning Bylaw would:

- restore certainty to the planning process and framework;
- rebuild public trust in civic decision-making; and
- allow Calgary to pursue growth through a more thoughtful and community-informed planning process, including genuinely contextual local plans.

CFTG stands ready to participate constructively in the development of a planning framework that supports both responsible growth and meaningful public engagement.

Respectfully submitted,

### **Calgarians for Thoughtful Growth**

Jennifer Baldwin, Chris Davis, Robert Lehody, Rusty Miller, Patti McCunn Miller, Lisa Poole

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## About Calgarians for Thoughtful Growth

Calgarians for Thoughtful Growth (“CFTG”) is a volunteer-led civic coalition formed in response to concerns about the City’s 2024 blanket rezoning initiative.

Our members include residents, community association leaders, planners, architects, engineers, business leaders, and concerned citizens from neighbourhoods across Calgary. What unites our members is a shared belief that:

- Growth must be thoughtful and well planned
- Growth should align with infrastructure capacity
- Communities deserve meaningful engagement in decisions affecting them
- Planning processes should be transparent, evidence-based, and locally responsive

Since its formation, CFTG has contributed constructively to Calgary’s civic dialogue through research, public engagement, and participation in municipal processes. Our activities have included:

- Providing research and policy analysis on planning issues
- Encouraging residents to participate in democratic processes
- Submitting written and oral presentations to City Council
- Engaging constructively with elected officials

Our goal has never been to prevent growth. Rather, we advocate for growth that is thoughtful, infrastructure-aligned, environmentally responsible, and supported by meaningful public engagement.

MARCH 23, 2026 PUBLIC HEARING

CALGARIANS FOR THOUGHTFUL GROWTH

# SUPPORT FOR REPEAL OF BLANKET UPZONING



CALGARIANS FOR THOUGHTFUL GROWTH

**CORE MESSAGE**



Repeal the blanket rezoning bylaw, restore the prior framework, and restart planning through local, transparent, community - informed processes.

**WHY NOW?**



This repeal hearing is a chance to rebuild trust, separate repeal from new R-CG changes, and reset Calgary's planning process.



# WHY THIS HEARING MATTERS

CORRECT TRUST ISSUES FROM 2024  
ISSUE IS LARGER THAN ZONING ALONE

UNPRECEDENTED PUBLIC INTEREST  
AND PARTICIPATION

STRONG PUBLIC OPPOSITION

TRUST CONSEQUENCES



# BY THE NUMBERS

The 2024 hearing drew 736 speakers and 6,101 written submissions - the longest public hearing in the City's history.

Public reporting at the time indicated that more than 70% of respondents opposed blanket upzoning, yet Council still approved the bylaw 9 - 6.  
Diminished trust and acceptance.





March 23, 2026 Public Hearing

ISC: Unrestricted

**TRUST  
CONSEQUENCES** →

For many Calgarians, the process created the impression that they were heard but not truly listened to.

**MARCH 2026  
HEARING** →

This is an opportunity to restore clarity, fairness, and public confidence

THE GOAL IS NOT LESS GROWTH-  
IT IS BETTER PLANNED, MORE DURABLE GROWTH.

**CFTG's position:**

- Repeal the bylaw,
- Restore the prior framework,
- Re-engage communities through Local Area Plans and corridor planning.



## MEANINGFUL PARTICIPATION IS A PLANNING ASSET, NOT AN OBSTACLE.

- Planning decisions affect homes, neighbourhoods, financial security, and sense of place. Engagement must be meaningful, intelligible, and responsive.
- When citizens believe their input does not matter, confidence in the planning system erodes.
- Residents contribute valuable local knowledge about infrastructure, drainage, traffic, schools, tree canopy, and neighbourhood dynamics.
- Consultation also supports certainty: strong front-end engagement can reduce downstream appeals, delay, added cost, and conflict.
- Repeal is a chance to begin rebuilding trust and move future intensification into better-scoped local planning processes.

### KEY TAKEAWAY

Consultation does not undermine certainty, it creates certainty

## AFFORDABILITY AND SUPPLY

The evidence does not show blanket rezoning was necessary to achieve record growth or meaningful

affordability gains.



### HOUSING AFFORDABILITY

Affordability is shaped by many factors beyond zoning: migration, financing, construction costs, labour, and land values.

- The evidence available to date does not clearly show blanket rezoning materially improved affordability, especially for lower-income households.
- Broad upzoning may also raise redevelopment land values, making new product more expensive rather than more attainable.



### HOUSING SUPPLY

- Calgary saw record housing construction in 2025, but the submission argues the boom was driven mainly by market conditions, greenfield development, and existing Local Area Plans - not blanket rezoning.
- Calgary therefore does not face a choice between blanket rezoning and no growth. More targeted planning tools can continue to support supply.

**Calgary can reject blanket rezoning without rejecting housing growth.**

## FEDERAL FUNDING / HOUSING ACCELERATOR REPEAL DOES NOT EQUAL AUTOMATIC LOSS OF FEDERAL FUNDING.

- The HAF Agreement is framed around broad initiatives, milestones, and overall housing-supply performance - not a single mandatory blanket rezoning bylaw.
- The Agreement does not require blanket rezoning by name, universal citywide scope, or redesignation of approximately 311,000 parcels.
- During the 2024 process, Council was repeatedly told that HAF did not fetter Council's discretion and that funding depended on overall progress, not one yes-or-no vote.
- The Agreement does not require blanket rezoning by name, universal citywide scope, or redesignation of approximately 311,000 parcels.
- Any remaining funding issue would therefore be indirect and prospective, not an automatic breach or clawback caused by repeal alone.

Council should not treat repeal as a choice between democratic accountability and federal funding.

## IMPACT ON ESTABLISHED COMMUNITIES

THE CONCERN IS NOT ONLY CITYWIDE TOTALS - IT IS WHERE PRESSURE LANDS AND HOW IT CHANGES NEIGHBOURHOODS.

- “Density roulette”: some areas see little change, others face rapid and repeated development.
- Impacts - altered streetscapes, parking pressure, loss of predictability, and concentrated disruption in particular neighbourhoods.
- Redevelopment pressure inflates land values and replaces older, relatively attainable homes with more expensive replacements.
- Redevelopment imposed without consultation shifts conflict into development permit disputes, SDAB appeals, delay, and added cost.

Assess Established-community impacts in terms of livability, infrastructure, and preservation of attainable housing stock - not just aggregate unit counts.

## LOSS OF MATURE URBAN CANOPY

Tree loss is an environmental, infrastructure, and livability issue.

### WHY CANOPY MATTERS

Mature trees contribute to cooling, biodiversity, carbon sequestration, air quality, stormwater management, and neighbourhood well-being. Once lost, they take decades to replace.

### WHY THE CONCERN

Blanket upzoning arbitrarily without regard to local conditions increases lot coverage, on-site parking, amenity space, and accessory structures - leaving less room to retain mature private trees.

### WHY POLICY SHOULD RESPOND

Reduced canopy can worsen heat exposure, runoff, and pressure on older drainage systems. Reduction in canopy due to upzoning is contrary to Calgary's stated canopy objectives.

## INFRASTRUCTURE, SCALE, AND PARKING

GROWTH SHOULD BE ALIGNED WITH SERVICING, COMPATIBILITY, AND OPERATIONAL REALITY.

- Land-use decisions should be coordinated with water, sanitary, roads, schools, parks, and long-term asset condition.
- No study or proof that infrastructure in inner city communities can simply absorb more population.
- Changes to lot coverage, height, setbacks, and front-back building configurations raise concerns about scale, overlook, shadowing, and neighbourhood form.
- Parking is not just a convenience issue: reduced onsite parking can create congestion and conflict when surrounding streets cannot absorb added demand.
- The central planning question is whether intensification is occurring through a rational, context-sensitive framework that infrastructure can support.

## WHY FULL REPEAL IS NECESSARY

### PARTIAL “ON- THE- FLY” ADJUSTMENTS WITHOUT PROPER CONSULTATION CONTINUES TO ERODE PUBLIC TRUST

- The issue is not merely whether some aspects of blanket rezoning should be refined. It is whether a citywide planning change adopted through a deeply contested process should remain in place at all.
- Partial amendments would preserve a framework that remains contested in principle and confusing in practice.
- Full repeal restores a known land-use framework and creates a clear opportunity to reconsider future zoning reform through a more transparent, deliberate, and community-informed process.
- Repeal does not prevent future planning reform. It simply requires future changes to proceed through a process Calgarians can understand and meaningfully participate in.
- The submission notes that more than 50 community groups across Calgary have endorsed a joint call for full repeal.

## CLARITY, FAIRNESS, AND PROPER CONSULTATION

People were told this hearing was about repeal -  
But the draft bylaw contains more than repeal.

### HOW THE HEARING WAS FRAMED

Public communications described the March 23 hearing as a decision on whether to repeal blanket rezoning and restore the prior framework.

### WHAT THE DRAFT BYLAW DID

Draft Bylaw 9P2026 includes additional R-CG amendments - new policy choices beyond simple repeal and restoration.

### WHY THAT MATTERS

The NOM and City Ad emphasize repeal; but the bylaw contains broader changes. Speakers may not have a fair opportunity to address distinct policy questions separately.

**IMPLEMENT REPEAL CLEANLY NOW; CONSIDER ANY R-CG REDESIGN LATER THROUGH SEPARATE NOTICE, CONSULTATION, AND HEARING**

## RECOMMENDED PATH FORWARD



Repeal Bylaw 21P2024 and end the citywide blanket rezoning enacted in 2024.

Restore the Land Use Bylaw districts and parcel designations to their pre-May 2024 state

Undertake Local Area Plan and corridor planning processes to determine where additional density should occur, based on infrastructure capacity, neighbourhood context, and community engagement.

This approach preserves legislative integrity, gives Calgarians clarity about the decision before Council, and allows future zoning reform to proceed through a dedicated process

## CONCLUSION

RESET THE FRAMEWORK. REBUILD TRUST. PLAN GROWTH MORE THOUGHTFULLY.

- Blanket rezoning unsuccessfully sought to address supply and affordability through a sweeping citywide policy change. But both the scale of the change and the way it was implemented generated major warranted public backlash.
- Calgarians care deeply about their communities and want growth to be balanced with infrastructure, environmental stewardship, and neighbourhood context.
- Full repeal will restore certainty to the planning framework, rebuild public trust, and allow Calgary to pursue growth through more thoughtful and community-informed process.

**Repeal, Reset and Re-engage**

MARCH 23, 2026 PUBLIC HEARING

CALGARIANS FOR THOUGHTFUL GROWTH

# THANK YOU.

[www.calgariansforthoughtfulgrowth.com](http://www.calgariansforthoughtfulgrowth.com)





## Public Submission

CC 968 (R2026-03)

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First name [required]

Kim

Last name [required]

Melanson

How do you wish to attend?

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

Council



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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of repealing the citywide blanket rezoning. Council please listen to what the people want.  
If an effort to build more housing, please look at gentler options (ie setbacks being in line with previous community standards, adhere to any valid privacy concerns, keeping tree canopies in tact in mature neighborhoods, removal of basement suits)



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First name [required] Simon

Last name [required] Becker

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I am a resident of St. Andrews Heights, writing on behalf of myself and several concerned neighbours in support of fully repealing blanket rezoning and restoring the RC-1 and RC-2 zoning designations.

I chose to live in St. Andrews Heights because of the single-family character protected under RC-1 zoning. Blanket rezoning has removed that option not only from our community, but from all Calgarians. There is now no neighbourhood in the city where single-family character is formally protected.

The effects of this policy are already being felt in our community. St. Andrews Heights has historically been entirely RC-1 and contains no side-by-side developments, yet we are already facing two proposed 10-plex projects. Our community successfully challenged one of these proposals through a provincial appeal, in part because the City failed to properly account for how housing units were counted. The fact that residents must resort to a provincial appeal process in order to be heard by their own municipal government highlights a serious failure of this policy.

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

The democratic mandate is also clear. The previous Council implemented blanket rezoning without adequately listening to Calgarians. The most recent election delivered a decisive response: the incumbent mayor placed 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, well-planned development. What we oppose is a blanket policy that removes choice from Calgarians about the type of community in which they wish to live.

We respectfully ask Council to:

Fully repeal blanket rezoning and restore the previous RC-1 and RC-2 designations.

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

Calgary needs thoughtful housing policy—not the erasure of neighbourhood identity. We ask this Council to restore that balance.

Submitted respectfully 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] Kevin

Last name [required] Jones

How do you wish to attend?

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

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



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CC 968 (R2026-03)

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[required] - max 75 characters

proposed citywide rezoning change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Some reasons for my opposition to removing zoning bylaw: Less bureaucracy, less time consuming, lower costs in the whole process, lower cost for housing, which Calgary desperately needs

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Roy

Last name [required]

Heise

How do you wish to attend?

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

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Repeal Blanket Upzoning Mar 16 2026 RH.pdf

ATTACHMENT\_02\_FILENAME

Dear Mr. Mayor and Councillors,  
I am Roy Heise and live in Ward 11. I am in support of the proposed Citywide Rezoning Change being addressed at the Public Hearing, commencing March 23, 2026. This bylaw will change the zoning of residential properties back to what existed before the citywide upzoning approved in May 2024, except for properties already upzoned or with applications in the system. My concerns and questions remain the same as last time.  
1) While I do believe more housing will be built, will blanket upzoning create affordability? If a developer buys a single detached home for \$600K on a 50 by 100 ft lot and then puts in 4 townhomes that cost \$700K each this is not helping with affordability. The developer makes more money and the city gets more taxes but affordability has actually worsened.  
2) While I understand the city's goal to have people drive less, I think it is reasonable to expect a family to have one car not 0.5 cars and that parking for one car for each unit should be the minimum. Most communities are not close enough to grocery stores, doctor's offices



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

etc to  
manage with walking or transit alone.  
3) What about preserving our green spaces and trees. Blanket Upzoning goes completely against that. How is the city going to compensate for mature trees lost and less permeable land?  
4) Can the present infrastructure for utilities, water, sewer etc. handle upzoning? Clearly we have seen evidence that our infrastructure has serious problems and densification in those areas will likely make things worse.  
5) Privacy is a big issue. The fact that most densified housing goes almost to the property line and fills a higher percentage of the lot and is much higher means adjacent properties are shaded and have the intrusiveness of the densified multi homes looking directly into their private yards.  
6) There are several mixed density areas in Calgary already. Altadore has some very beautiful infills and townhomes. I also see some nightmare scenarios. Present this as an example of what worked and didn't work when upzoning was permitted. What was done correctly? What would you change next time?  
7) For now go back to the old way and rework this issue so that the majority support your new proposal.  
8) Discourage name calling. Being called a NIMBY or entitled or privileged for liking to live in a neighbourhood with R-1 housing is counter productive.  
I request a full repeal of blanket upzoning and a return to planned, community-supported growth.  
Sincerely R Heise

Dear Mr. Mayor and Councillors,

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

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- 2) While I understand the city's goal to have people drive less, I think it is reasonable to expect a family to have one car not 0.5 cars and that parking for one car for each unit should be the minimum. Most communities are not close enough to grocery stores, doctor's offices etc to manage with walking or transit alone.
- 3) What about preserving our green spaces and trees. Blanket Upzoning goes completely against that. How is the city going to compensate for mature trees lost and less permeable land?
- 4) Can the present infrastructure for utilities, water, sewer etc. handle upzoning? Clearly we have seen evidence that our infrastructure has serious problems and densification in those areas will likely make things worse.
- 5) Privacy is a big issue. The fact that a lot of densified housing goes almost to the property line and fills a higher percentage of the lot and is a lot higher means adjacent properties are shaded and have the intrusiveness of the densified multi homes looking directly into their private yards.
- 6) There are several mixed density areas in Calgary already. Altadore has some very beautiful infills and townhomes. I also see some nightmare scenarios. Present this as an example of what worked and didn't work when upzoning was permitted. What was done correctly? What would you change next time?
- 7) For now go back to the old way and rework this issue so that the majority support your new proposal.
- 8) Discourage name calling. Being called a NIMBY or entitled or privileged for liking to live in a neighbourhood with R-1 housing is counter productive.

I request a full repeal of blanket upzoning and a return to planned, community-supported growth.

Thank you for listening.

Sincerely,  
Roy Heise



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First name [required]                      Margaret

Last name [required]                      Fong

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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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)

To Honorable Mayor Farkas, City Councillors, and especially my councillor Myke Atkinson.  
My name is Margaret Fong. I am a senior that has lived in the same house purchased 40 years ago in West Hillhurst, Ward 7. It is my desire to live in my home until my death. I support repealing blanket up zoning without amendments. Every affordable bungalow in the area, some with basement suites, has been bought for it's land value, torn down and redeveloped for significant higher value above the original selling price. Realistically, blanket upzoning has only benefited building developers ability to generate more profitable options, usually ruining existing neighbours privacy and enjoyment of their much earlier previously chosen environments. The blanket upzoning bylaw creates a wild west attitude in the housing building market that needs no further incentive. Also it creates uncertainty for buyers and owners that the surrounding area of the biggest purchase of their lives remains reasonably consistent. Blanket up zoning will not increase affordable housing as evidenced from data from New Zealand. Blanket upzoning was influenced by global organizations and ideology that the previous Mayor never campaigned or revealed. The uproar it created has created huge turnover and hopefully a much different city council. Please repeal blanket up zoning fully without amendments.



## Public Submission

CC 968 (R2026-03)

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**Public Submission**

CC 968 (R2026-03)

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First name [required] **Heather**

Last name [required] **Sturdy**

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 - In favour of reverting back to R-C2

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

I support reversing the process of Rezoning for Housing in my neighbourhood from R-CG back to R-C2. I live in (Upper) Highwood, a relatively small community with limited access. A wall separating the neighbourhood from John Laurie Boulevard to the west means the only way into the community is from Northmount Drive NW.

Creating greater density by allowing R-CG developments in our smaller community no matter their location adds to problems including traffic flow, safety, privacy, impact to the urban forest and parking issues.

Building of multiple units (town homes/row houses) particularly in mid-block areas should not in my opinion be permitted. This type of densification is overwhelming.

With new builds, mature trees are removed and not replaced because there isn't space for them once the build is completed. In my opinion, larger builds impact the character of the neighborhood overpowering original bungalows. Three-story heights impact privacy of adjacent properties, enjoyment of backyards and decreased exposure to the sun.

Comments - please refrain from providing personal information in

I know part of the City's plans were to increase affordable housing especially as demands for housing overall increased. To increase density in our neighbourhood, infills and attached duplexes have started to appear and these are well over \$800,000.

## Public Submission

CC 968 (R2026-03)

Calgary



this field (maximum 2500 characters)

properties. Because there are no rental caps, landlords can charge unbelievably high rents for suites. In my opinion, densifying neighbourhoods does not equal meeting the needs for affordable housing.

Back in 2022, the owner/developer of the property next to us (114 Hounslow Dr. NW) applied to build three attached units (with the possibility of 3 basement suites for a total of 6 individual residences) in a property located mid-block, replacing a single bungalow.

The concerns I raised in 2022 at the public hearing included location of the proposed development, increased traffic flow, issues relating to safety and parking, and impact on a neighbourhood with limited access. Thankfully, the proposal was turned down by Council for a two-year period.

In the last month there have been new surveys completed and I was advised by the surveyor the owner's intention was to tear down the current bungalow. The surveyor didn't know what sort of development was being proposed and advised we would have to wait until a sign appeared on the property from the City. We are hoping a multi-unit development will not again be proposed on this site as the issues raised previously have not changed.

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First name [required] Janet

Last name [required] Lahey

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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



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First name [required]

Kyler

Last name [required]

Siemens

How do you wish to attend?

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

Council



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

Attach-2-Supporting-Data-and-Maps-IP2025-1002.pdf

ATTACHMENT\_02\_FILENAME

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

I am writing to express my opposition to efforts to repeal Calgary's citywide housing rezoning bylaw.

From a fiscal perspective, the previous system was inefficient and wasteful. Prior to the rezoning bylaw, most housing projects required individual land-use redesignations and public hearings at Council. The vast majority of these applications were ultimately approved. Livewire reports that, since the bylaw change, 460 land-use redesignation hearings have not needed to be held. Saving such significant amounts of administrative time and resources with the elimination of a redundant process is a positive result.

Evidence suggests the bylaw is working as intended. Since its adoption, Calgary has seen a substantial increase in applications for townhouses and other "missing middle" housing forms. The City of Calgary's Housing Trends data, as well as information presented in the Quarterly Briefing on the Effect of the Rezoning for Housing on Calgary's Housing Supply, shows that housing starts have reached record levels and that the city's rental vacancy rate has risen. A healthier vacancy rate indicates that supply is beginning to catch up with demand which helps stabilize housing costs.

Finally, I will note that public hearings exist so that Calgarians can present evidence and attempt to persuade Council before a decision is made. When councillors campaign on predetermined outcomes before those hearings occur, it raises concerns

## Public Submission

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about whether the process is being approached with an open mind.

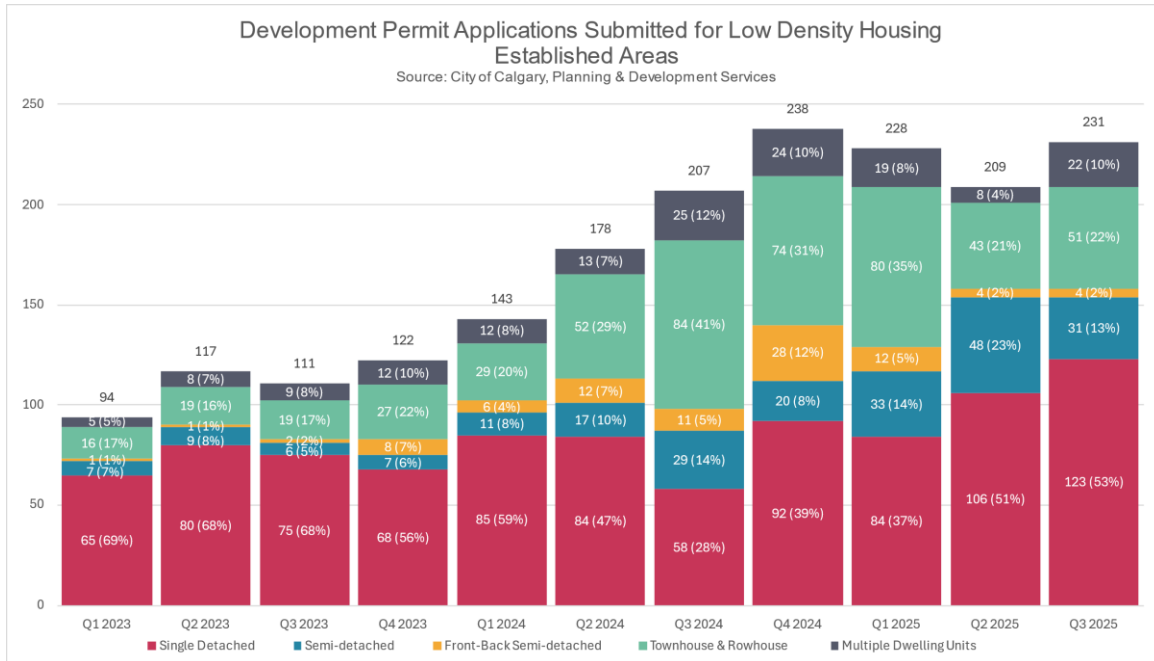
I encourage Council to maintain the bylaw and allow time to produce the intended results.

Thank you for your consideration.

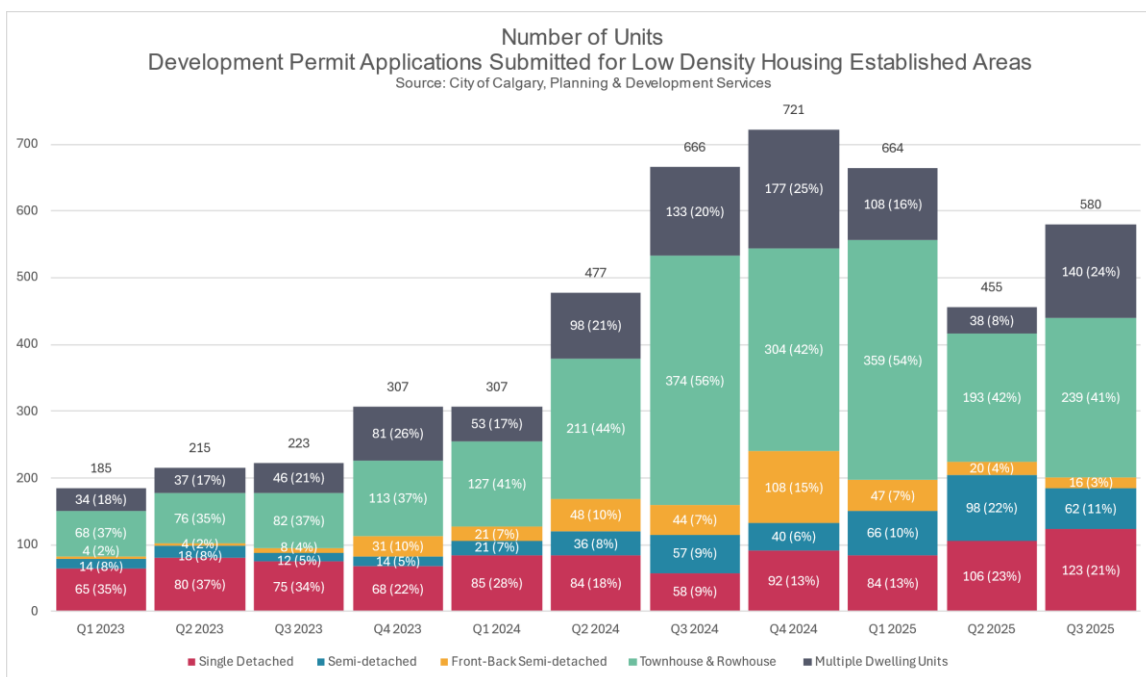
## Supporting Data and Maps

Figures 1 and 2 present development permit activity within the R-CG and H-GO Districts for new housing. Figure 1 shows the number of applications submitted, while Figure 2 illustrates the total number of units proposed. The data covers the period from Q1 2023 through Q3 2025 to allow for comparison over time. The citywide rezoning took effect on August 6, 2024 (Q3 2024), which serves as a key reference point for interpreting trends. For this analysis, Multiple Dwelling Units are defined as any application within the H-GO District proposing three or more units. The data does not include new secondary suites, and unit counts exclude proposed secondary suites.

**Figure 1 Development Permit Applications Submitted for Low Density Housing – Established Area**

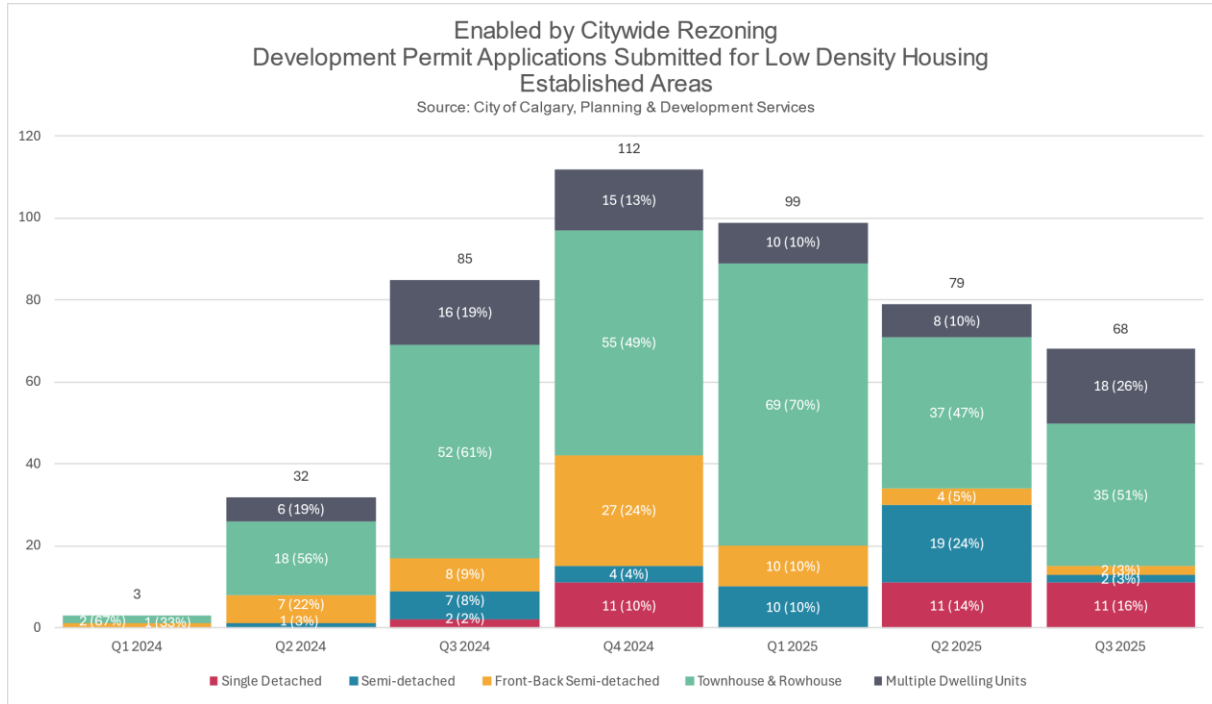


**Figure 2 Number of Units - Development Permit Applications Submitted for Low Density Housing – Established Area**

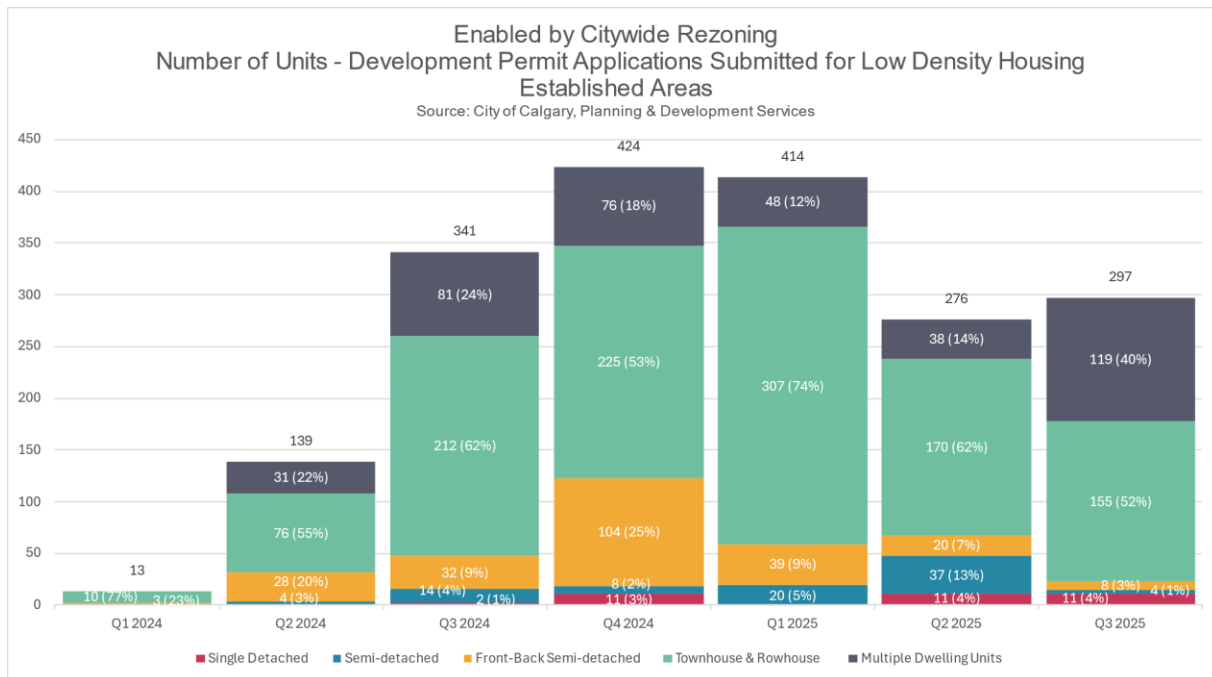


Figures 3 and 4 illustrate development permit applications within the R-CG and H-GO Districts for new housing that would have required a land use redesignation prior to the citywide rezoning. Figure 3 shows the number of applications submitted, while Figure 4 presents the total number of units proposed. The data covers Q1 2024 through Q3 2025 to capture all applications enabled by the citywide rezoning. Applications submitted before the effective date were placed on hold until August 6, 2024, when the rezoning came into effect.

**Figure 3 Enabled by Citywide Rezoning - Development Permit Applications Submitted for Low Density Housing – Established Area**

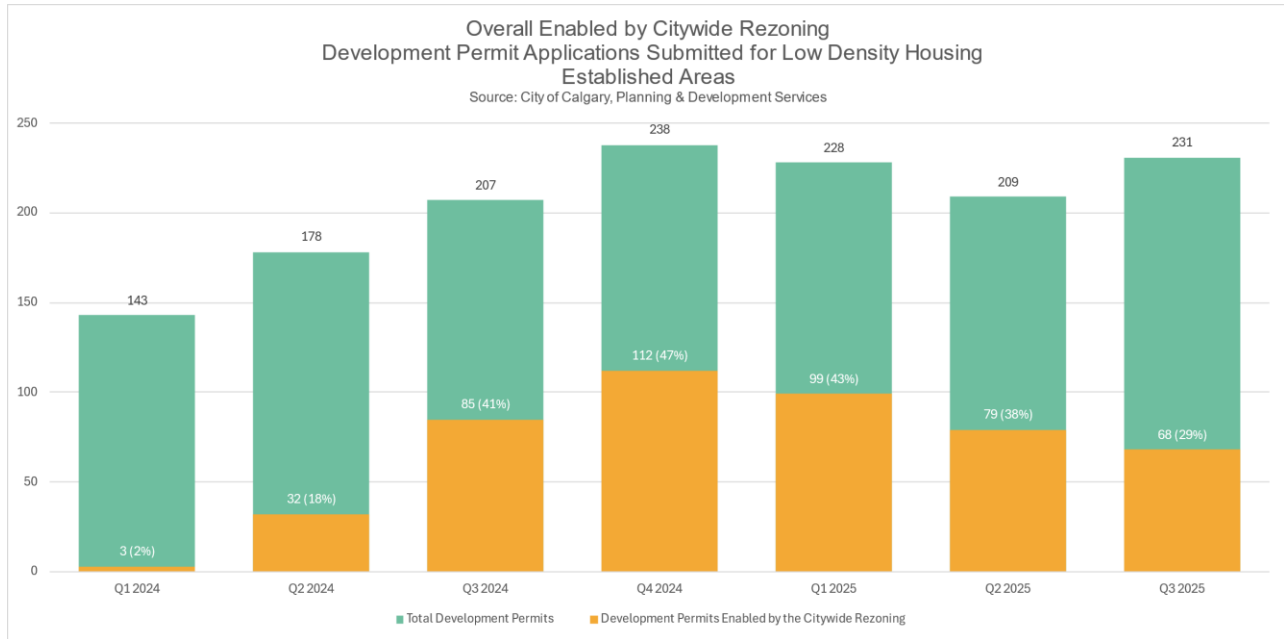


**Figure 4 Enabled by Citywide Rezoning - Number of Units - Development Permit Applications Submitted for Low Density Housing – Established Area**

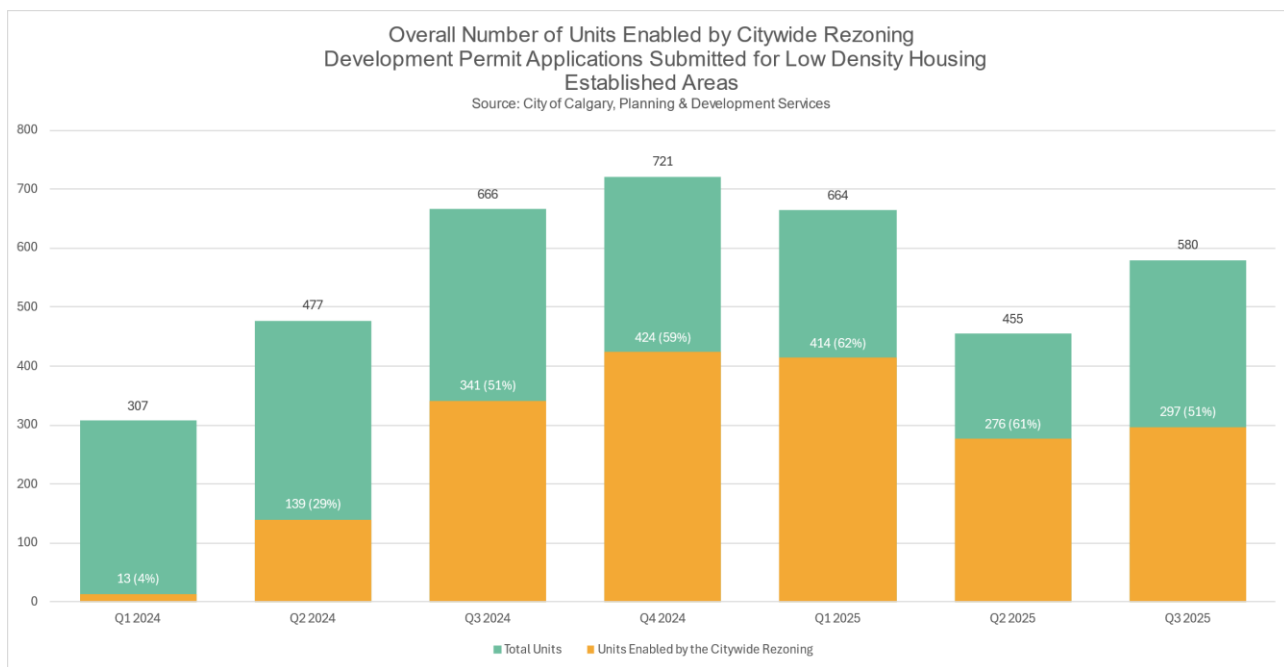


Figures 5 and 6 compare the number of development permit applications submitted within the R-CG and H-GO Districts for new housing that would have required a land use redesignation prior to the citywide rezoning against the total number of applications. Figure 5 shows the application counts, while Figure 6 illustrates the number of units proposed. This comparison highlights the proportion of projects enabled by the rezoning relative to overall activity.

**Figure 5 Overall Enabled by Citywide Rezoning – Development Permit Applications Submitted for Low Density Housing – Established Areas**



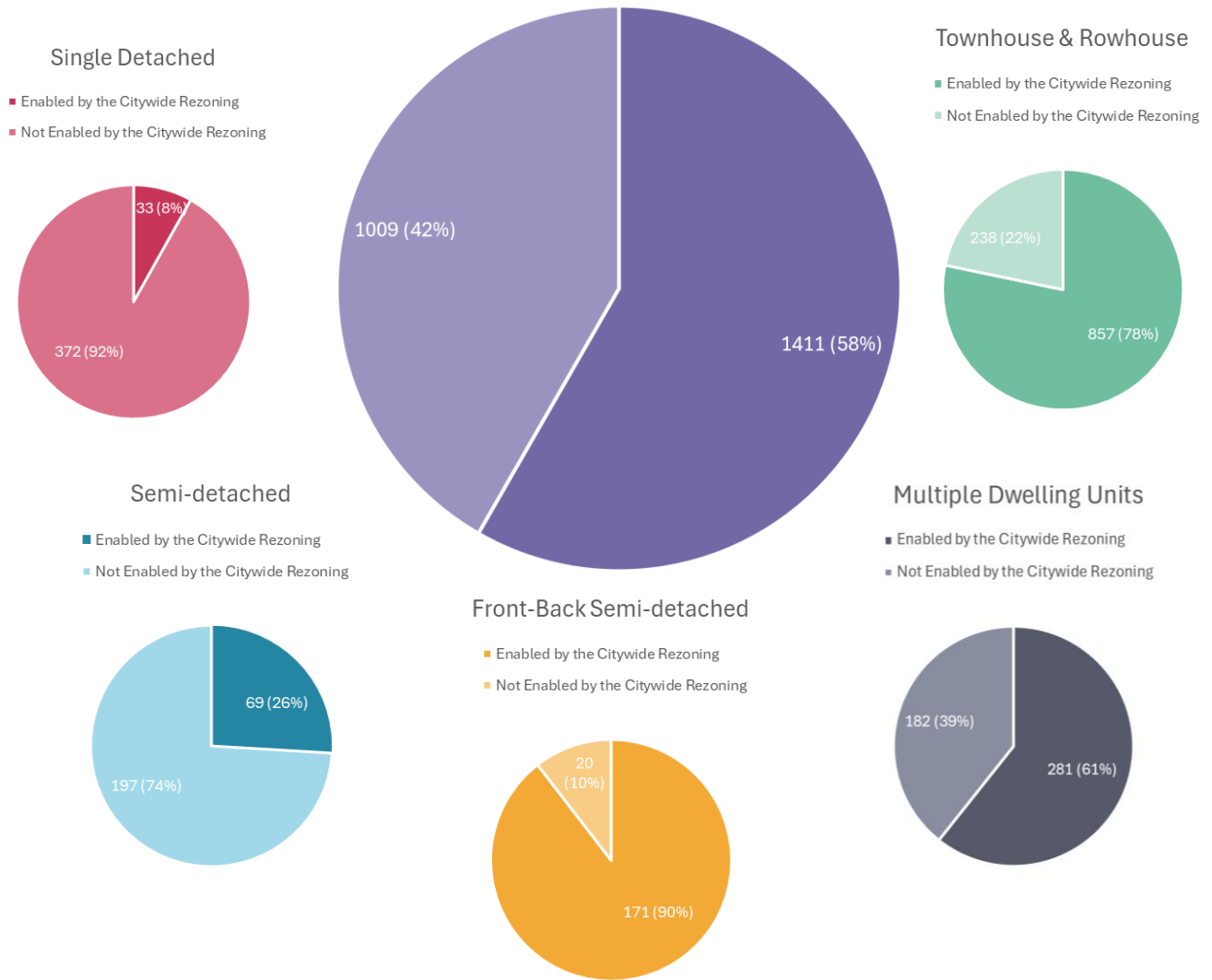
**Figure 6 Overall Number of Units Enabled by Citywide Rezoning – Development Permit Applications Submitted for Low Density Housing – Established Areas**



**Figure 7 Total Proposed Units – Development Permit Applications – Submitted for Low Density Housing – Q4 2024 – Q3 2025 (with type breakdown)**

Total Proposed Units- Development Permit Applications  
 Submitted for Low Density Housing  
 Q4 2024- Q3 2025

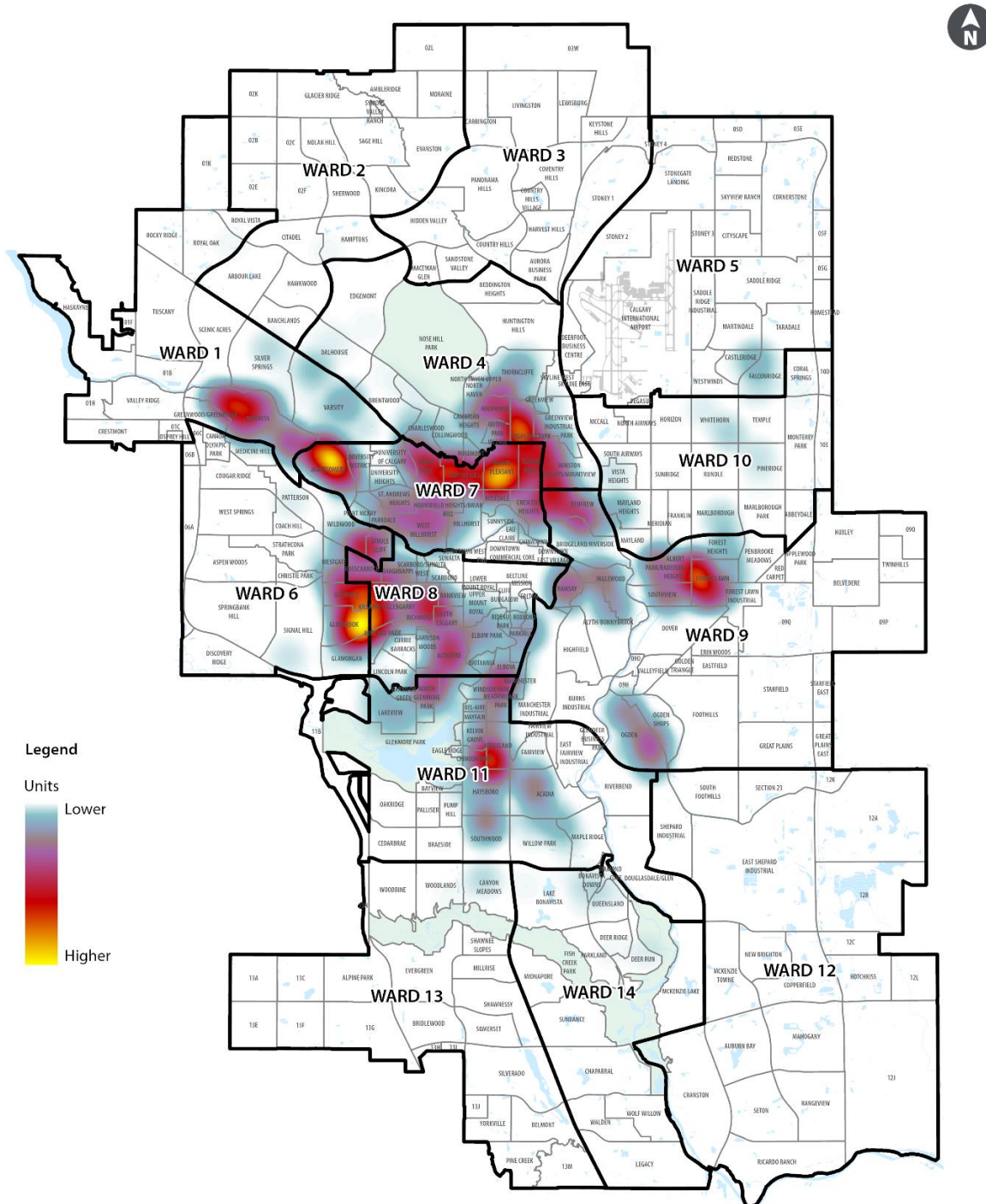
- Enabled by the Citywide Rezoning
- Not Enabled by the Citywide Rezoning



**Figure 8 Map of Number of Units – Development Permit Applications Submitted for Low Density Housing – Established Area (Q4 2024 – Q3 2025)**



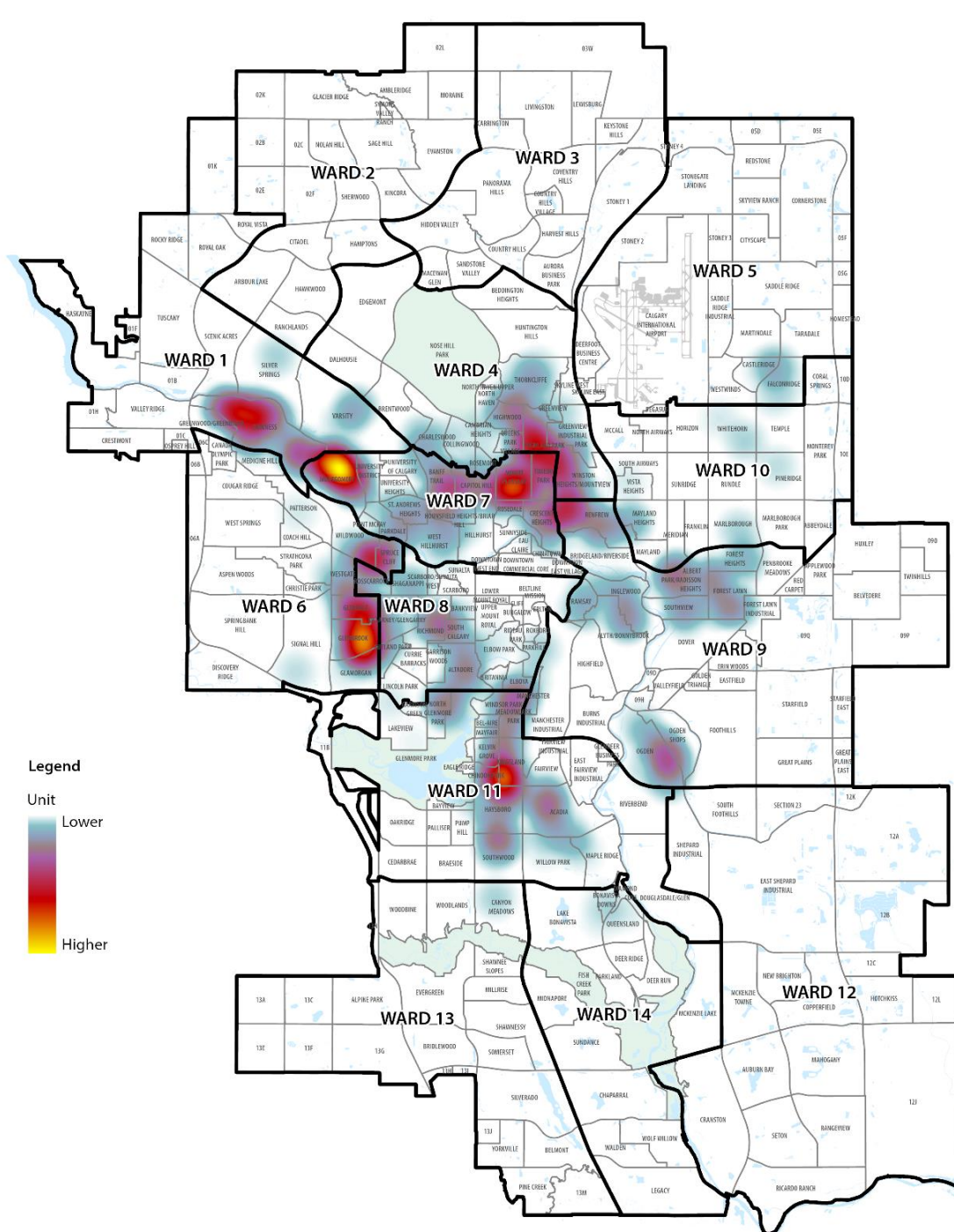
**Number of Units - Development Permit Applications Submitted for Low Density Housing – Established Area (Q4 2024 – Q3 2025)**



**Figure 9 Map of Number of Units Enabled by Citywide Rezoning – Development Permit Applications Submitted for Low Density Housing – Established Area (Q4 2024 – Q3 2025)**



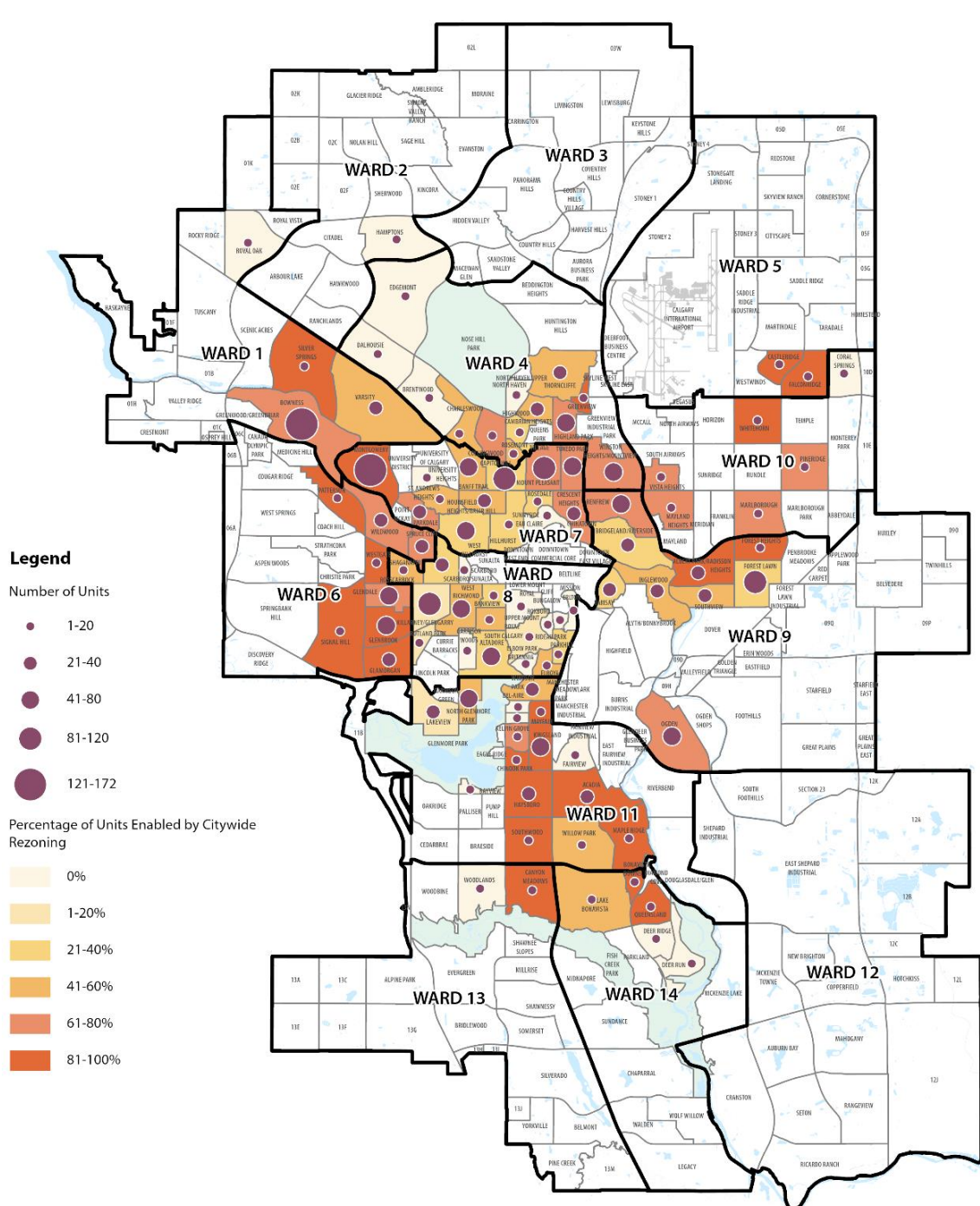
**Number of Units Enabled by Citywide Rezoning - Development Permit Applications Submitted for Low Density Housing – Established Area (Q4 2024 – Q3 2025)**



**Figure 10 Map of Number of Units – Development Permit Applications Submitted for Low-Density Housing with Percentage Enabled by Citywide Rezoning, Established Area (Q4 2024 – Q3 2025)**

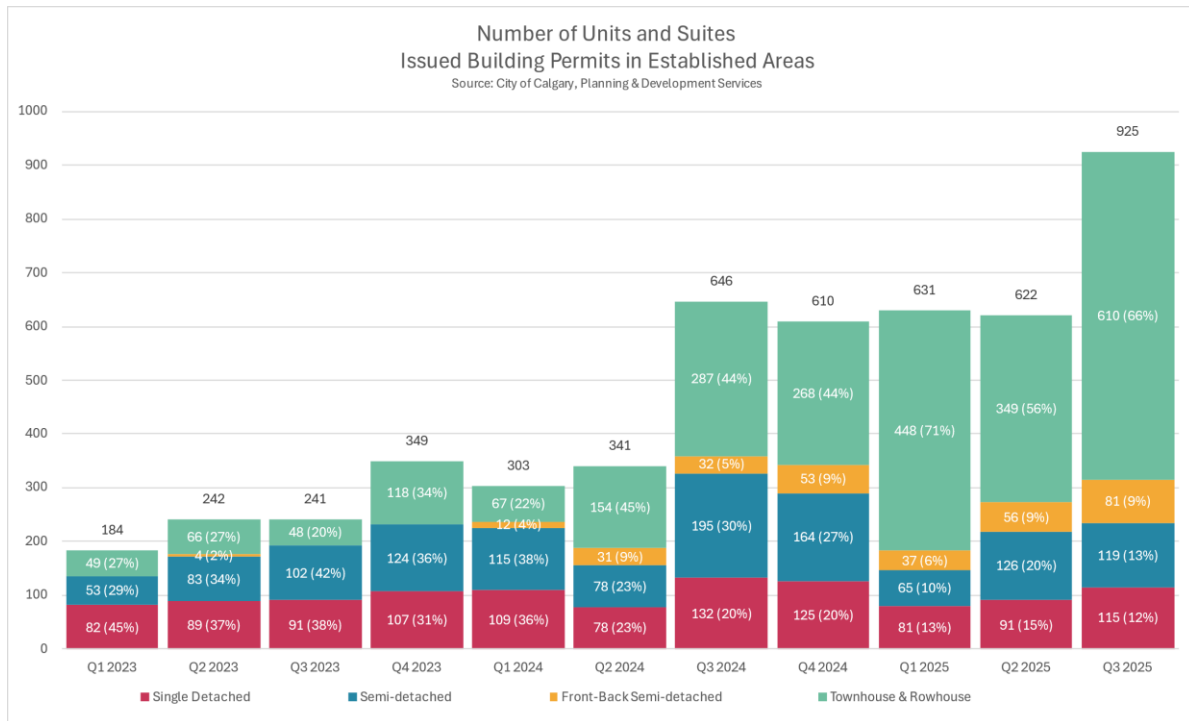


**Number of Units - Development Permit Applications Submitted for Low-Density Housing with Percentage Enabled by Citywide Rezoning Established Area (Q4 2024 – Q3 2025)**

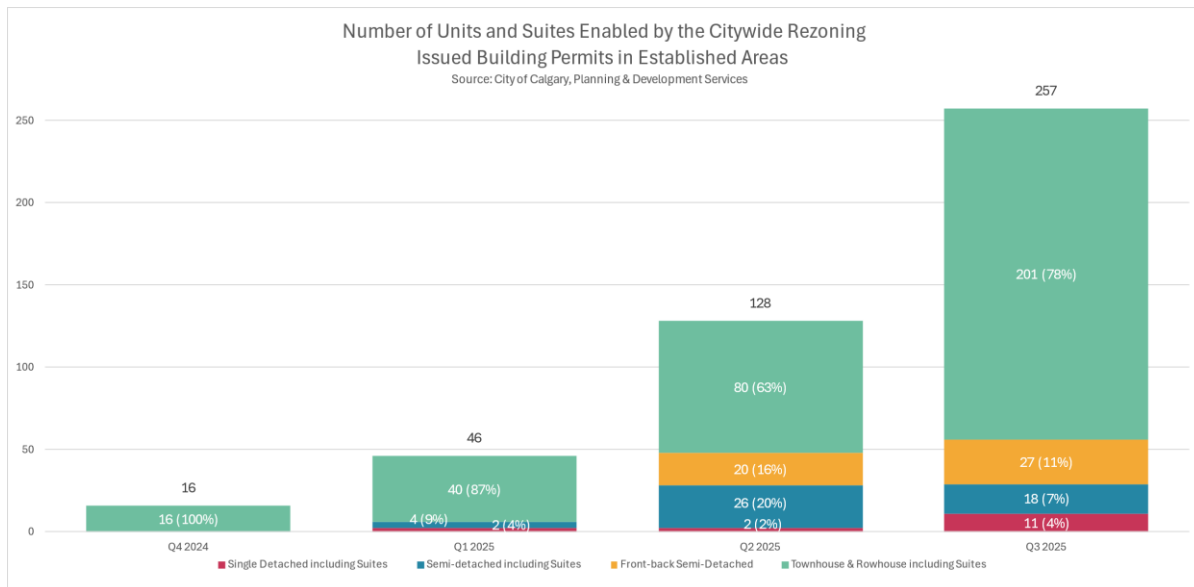


Figures 11, 12, and 13 provide an overview of building permit activity within the R-CG and H-GO Districts for new housing. Figure 11 shows the number of units and secondary suites attached to issued building permit applications. Figure 12 illustrates the number of units and secondary suites associated with permits that would have required a land use redesignation prior to the citywide rezoning. Figure 13 presents the percentage of units that would have required a redesignation before the citywide rezoning. The first building permits enabled by the citywide rezoning were issued in Q4 2024, reflecting the time required for development permit review and approval prior to issuance.

**Figure 11 Number of Units and Suites – Issued Building Permits in Established Areas**



**Figure 12 Number of Units and Suites Enabled by the Citywide Rezoning – Issued Building Permits in Established Areas**



**Figure 13 Overall Number of Units Enabled by Citywide Rezoning - Building Permit Applications Issued for Low Density Housing - Established Areas**

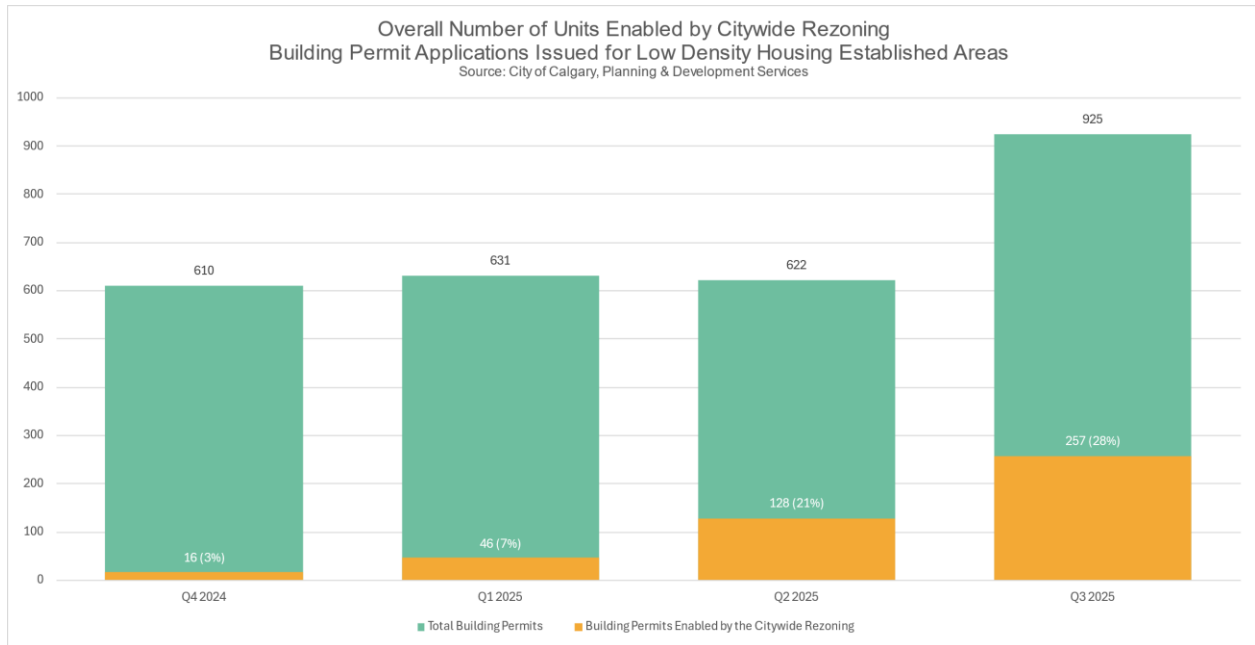


Figure 14 shows the number of days to decision for development permit applications within the R-CG and H-GO Districts for new housing. Review times are separated by housing type, and the number of approved applications is displayed on the same graph. The data indicates that the volume of approved applications increased noticeably in 2025.

**Figure 14 Number of Days to Decision – Development Permits for Low Density Housing**

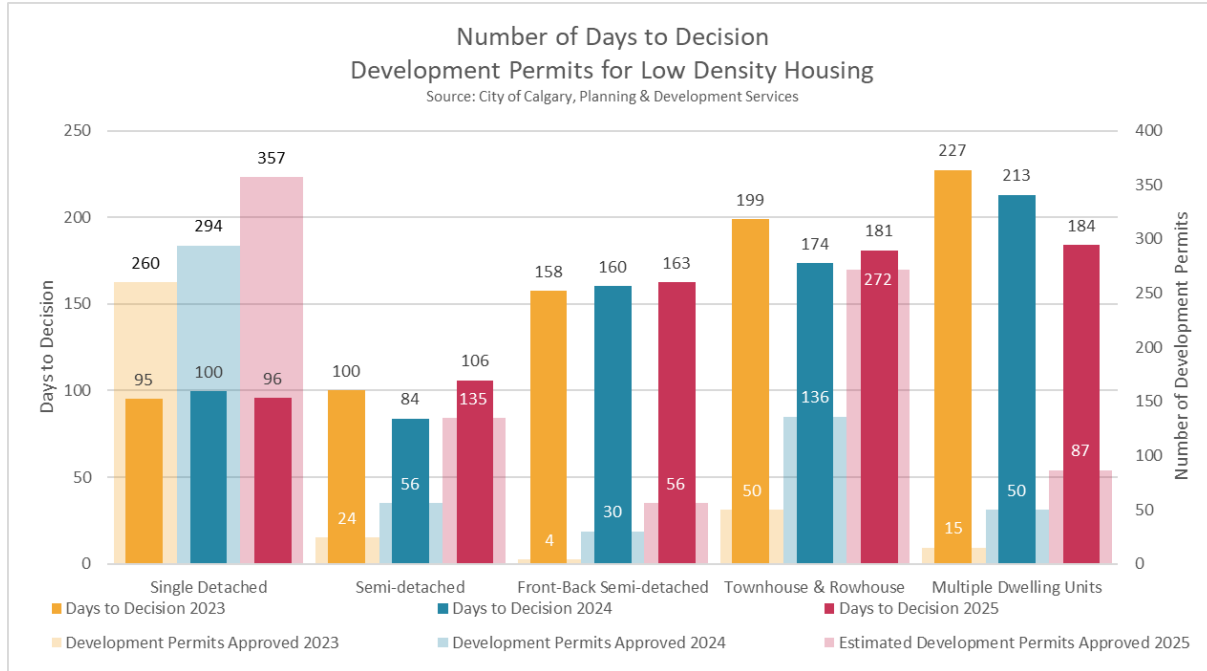
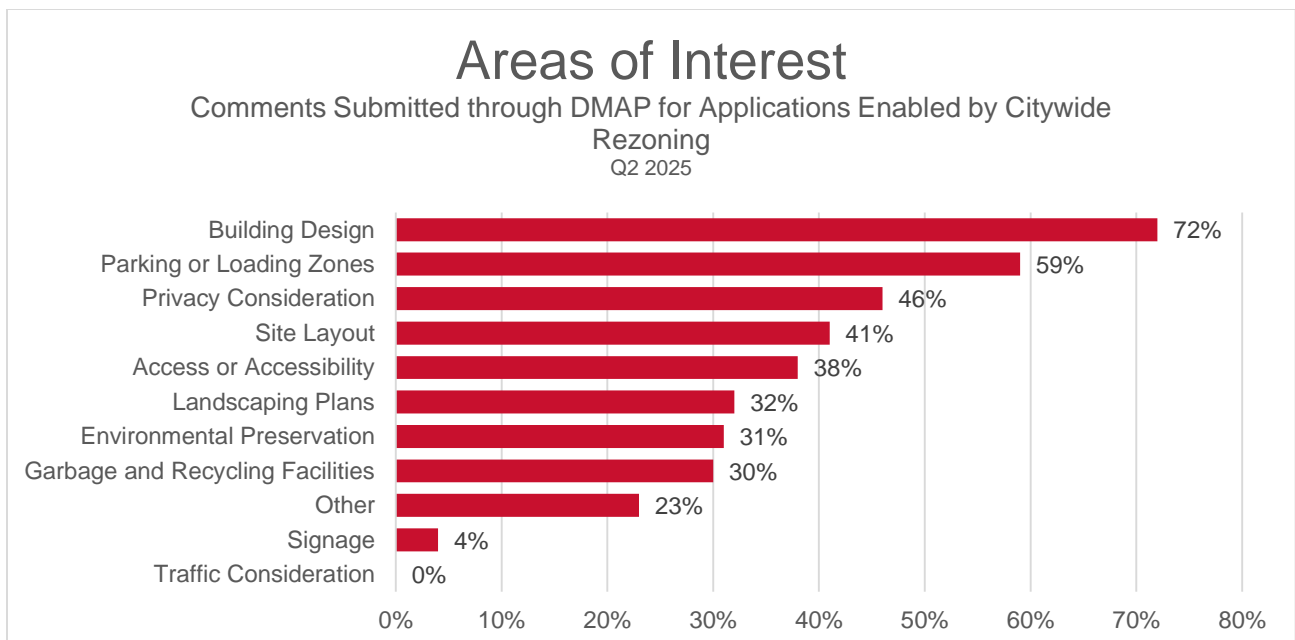


Figure 15 illustrates the areas of interest selected for comments submitted through the DMAP platform on development permit applications enabled by the citywide rezoning. A total of 422 comments were received, of which 343 expressed opposition, 39 indicated support, and 40 were neutral.

**Figure 15 Areas of Interest – Comments Submitted through DMAP for Applications Enabled by Citywide Rezoning**





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First name [required]	Hugh
Last name [required]	Stewart
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

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

[required] - max 75 characters

"Proposed Citywide Rezoning Change"

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

Neither

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I spoke against the original Citywide Rezoning change in early 2024. I recommended an expedited Local Area Planning process that would include substantial input from local residents. I suggested some locations in Oakridge, that could be similarly replicated in other established neighbourhoods, that would increase local housing density, likely with affordable units, and yet allow the individual character of the neighbourhoods to remain only slightly modified. This would prevent the type of unwanted 'high density' developments popping up adjacent to single family homes. I do SUPPORT the repeal of the Citywide; however I do have CONCERNS with the amendments to the proposed R-CG changes. This will again definitely change the nature of many neighbourhoods without input from local residents. It is interesting to note that the "Proposed R-CG district rules" are only somewhat changed from the "Current R-CG district rules" and do NOT revert to the original pre May 2024 R-C1 and R-C2 rules. The road intersections and 3 lots back from them will still have significant structures on them. Reduction in parking stalls, represented as unchanged from the current district rules, will still result in street parking issues as compared with the pre May 2024 rules. On closer inspection, the REPEAL with the Proposed R-CG rule changes actually looks closer to the Current R-CG district rules than the original pre May 2024 rules. Hence I support the repeal but with the removal of the 3rd clause : Make changes to the rules in the Residential – Grade Oriented (R-CG) district, the low density residential general rules and defined uses. These R-CG changes need further discussion and



## Public Submission

CC 968 (R2026-03)

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should not be slipped in as part of the repeal. Thank you



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First name [required] Debra

Last name [required] Renz

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I'm writing to express my unequivocal opposition to Blanket Rezoning. Moving into a mature community many years ago, I'd assumed that what I moved into would be somewhat predictable. I never thought it would become a community where fear and anxiety would become heightened (including a few neighbours referring to the status of their mental health), simply by the staking of a FOR SALE sign. The process of the blanket rezoning has been very frustrating to me as a home owner, and has me as a homeowner and taxpayer feeling helpless, due to:

- the city holding "engagement sessions" when it seemed the decision about rezoning was a fait accompli;
- the disrespect of developers who have no qualms in proposing corner-to-corner-to-corner-to-corner, sky-high developments which leave neighbours in the dark (literally) and silenced when trying to defend their most precious asset - their home;
- the disrespect of homeowners and communities by the city's planning department in approving oversized, multi-occupant buildings that lack any kind of alignment with the community's aesthetic, and ignoring pleas about massing, parking and infrastructure (e.g. water, sewage concerns); and,
- the disregard for maintaining bungalows in the housing stock, which – in my opinion – is the most suitable house design to support aging-in-place.

Over the years, I had assumed that my property would maintain its value and that I wouldn't be met with a situation where my streetscape could be fundamentally changed and my property value potentially substantially depreciated because of a

## Public Submission

CC 968 (R2026-03)



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massive, disfigured and ill-fitting development of a nearby property. It feels like single dwelling homeowners have become the sacrificial lamb for densification, to enable the poor practice of developers (i.e. multiple sales on one property, as one old house often doesn't become two housing options, but rather 4 or 6 or 8) and the city (i.e. multiple property tax incomes). Further, the multi-home replacements on single lots in this area are not what one would consider "affordable housing / low income", which was – apparently - the original driver of all of this.

In closing, I understand the need for some redevelopment and that densification is necessary. The unfettered size and scale is what is of concern. This current, ugly chapter in city redevelopment needs to come to an end and a more thoughtful, and co-designed, trust-building approach with communities needs to replace it.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Parmeet

Last name [required] Parmar

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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Want this gone and no amendments.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Irene

Last name [required]

Buxton

How do you wish to attend?

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Council



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[required] - max 75 characters

Council

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We need to repeal the blanket rezoning and reset to the previous zoning bylaw with no amendments due to issues such as...existing neighbourhoods were not built for the drastic increase in density, entry level homes have been replaced with higher priced builds, immigration has slowed which has reduced housing demand and decrease in available parking in our own neighborhoods. There are just too many detriments to list. I also would like to note that the Mayor and council of that time went against the public's wishes and went forward with the blanket rezoning. I do hope that Mayor Farkas and council will listen to the people that voted for them and repeal and correct the previous Mayor and council. Thank you for letting me put forward this request.



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First name [required] Gary

Last name [required] Makar

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

Gary Makar Letter in Support of Repealing Blanket Rezoning.docx

ATTACHMENT\_02\_FILENAME

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

Please see my attached letter in support of repealing Blanket Rezoning

**Gary Makar**  
**Varsity Homeowner**  
**Letter in Support of a full Repeal of Blanket Rezoning**

---

Dear Mayor Farkas and Members of Council,

After Council ignored hundreds of citizens, who spoke and provided written submissions to vehemently oppose Blanket Rezoning, trust in the City's planning process and City Council was decimated.

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

In the last 18 months, and particularly in since the Civic election, I have seen a dramatic escalation in Varsity of both construction and Development Permits (DP's) for Row Houses in our community. The impact on neighbouring homes is, or will be, if the DP properties are constructed, devastating.

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

You have an opportunity to begin to earn trust again by supporting existing homeowners, taking their concerns to heart and establishing policies to protect their homes, properties and neighbourhoods! It would be nice to know Council actually "has a homeowner's back".

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

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

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

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

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

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

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

Yours truly,

Gary Makar  
Varsity Community Homeowner

,

*Gary Makar-Varsity Homeowner  
Letter in Support of Repealing Blanket Rezoning*



## Public Submission

CC 968 (R2026-03)

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First name [required] Seaman

Last name [required] O'Reilly

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Please return it to the pre RCG zoning.



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First name [required] Chris

Last name [required] Bell

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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

As someone who works in the affordable housing sector, I want council to maintain the city-wide zoning that enables gentle density across our city.

Many have said that homes built under Rezoning for Housing (e.g. R-CG) are not affordable. This is untrue and misses the point. Though Rezoning for Housing was primarily about increasing housing supply and choice, it also supports affordability in three main ways, 1) by creating many more basement suites, which are naturally the most affordable typology of market housing, 2) filtering, which enables families with means to move into more suitable housing and to stop competing with lower-income households for more affordable units, and 3) access to federal financing through programs like MLI Select where developers are required to rent many newly built units at below market rates.

Affordable housing providers know that our city's housing crisis is not over and that there is still huge demand for our services. Turning back the clock on the progress made to date will only make matters worse for Calgarians struggling to afford their homes.



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First name [required] Andrea

Last name [required] Freeman

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 do not

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



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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT\_01\_FILENAME

CITY OF CALGARY\_Blanket Re-zoning review\_26.03.16.pdf

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
PO Box 2100, Mail Code 8007, Postal Station 'M'  
Calgary, AB T2P 2M5

To Whom it May Concern;

**Re: Proposed Citywide Zoning Changes**

*As a lifelong multi-generational citizen of Calgary, I support the City of Calgary's goal of increasing housing supply and enabling greater residential density within established communities. Thoughtful intensification is an important component of accommodating population growth, improving transit viability, and making efficient use of existing urban land and infrastructure. The comments provided are intended to support these objectives by encouraging stronger coordination between existing and proposed blanket rezoning policies and the planning, infrastructure, and environmental systems required to sustain long-term community livability.*

I am writing to share my perspective regarding the broader planning implications of current and proposed blanket rezoning policies that enable widespread residential intensification across established communities.

The concern is not with the principle of increased density itself, but with the pace and scale at which blanket rezoning has enabled redevelopment to occur without sufficient neighbourhood-level planning or evaluation of cumulative neighbourhood-scale impacts.

While individual development applications may comply with suggested zoning requirements, the collective effect of multiple projects occurring within the same neighbourhood and on a smaller scale, the same block, significantly alter infrastructure demand, environmental conditions, and neighbourhood functionality over time. These cumulative impacts are difficult to fully evaluate through individual development permit reviews alone.

Recent public discussions around citywide rezoning have highlighted the importance of ensuring that policies supporting additional housing supply are implemented in coordination with infrastructure planning, environmental objectives, and neighbourhood-level planning frameworks. Without this coordination, an implementation gap can emerge between policy changes that enable additional density and the systems and planning frameworks required to support it. I respectfully encourage the City to consider several key planning factors as intensification policies continue to be implemented based on the current R-CG district rules and the proposed R-CG district rules.

**1) Infrastructure Capacity and Growth Management**

Increased residential density inevitably increases demand on water, sewer, electrical, and storm-water systems. While individual projects may appear manageable in isolation, cumulative redevelopment across established neighbourhoods is placing additional pressure on infrastructure originally designed for lower-density development patterns. Where one single family home once stood, in many instances 8 are now being added; 6 in the proposed changes

Ensuring that infrastructure planning, investment, and upgrades occur alongside zoning changes will help support growth in a balanced and sustainable manner while avoiding disproportionate strain on existing systems.

**2) Urban Tree Canopy and Environmental Resilience**

Redevelopment within established neighbourhoods frequently results in the removal of mature trees and long-standing landscaping. Although replacement planting is required, new trees will take decades to provide the environmental benefits currently delivered by mature canopy cover.

When this occurs repeatedly across redevelopment sites, urban canopy attrition can occur at a neighbourhood scale. The gradual loss of mature trees can contribute to increased urban heat retention, reduced storm-water absorption capacity, and diminished ecological value across communities. Strengthening policies that protect mature trees or require more robust landscaping and canopy replacement strategies could help mitigate these impacts.

**3) Neighbourhood Planning and Policy Implementation**

The Municipal Development Plan emphasizes the creation of complete communities where growth is integrated thoughtfully into the existing urban fabric. However, blanket rezoning policies are allowing redevelopment to occur more rapidly than neighbourhood planning frameworks can be updated to guide and accommodate it.

Neighbourhood-level planning plays an important role in identifying appropriate locations for increased density, managing built-form transitions, and ensuring that infrastructure, public realm improvements, and community amenities evolve alongside population growth.

#### **4) Transportation and Local Mobility**

As residential density increases across established communities, cumulative effects on local streets, parking availability, and service access is becoming more noticeable. While individual developments may comply with current transportation requirements, the combined impact of many projects within the same area can gradually influence neighbourhood mobility patterns.

Evaluating these impacts at a neighbourhood scale will provide a clearer understanding of how intensification affects daily functionality and long-term accessibility.

#### **5) Design Quality and Community Livability**

Successful intensification depends not only on increasing housing supply but also on ensuring that new development contributes positively to the long-term quality of neighbourhood environments. Strong urban design, thoughtful landscaping, environmental performance, and safety considerations such as Crime Prevention Through Environmental Design (CPTED) all play an important role in supporting vibrant and livable communities.

As a professional working within the Calgary design and architecture community, I believe Calgary's continued growth will be most successful when increased density is integrated with thoughtful planning, strong design standards, and coordinated infrastructure investment.

#### **6) Waste and Recycling**

The current model of 3 bins per household is manageable and makes sense. Where it doesn't work is on lots with increased density where you find (in the current model) 12 bins and in the proposed new model, 9 bins. For the most part, bins are not put away between services days, are often overflowing and are an eyesore. Where density is being considered, a different management model should also be considered.

#### **7) Constructive Feedback and Policy Recommendation**

I submit these comments as constructive feedback intended to support the City in achieving its housing and intensification goals while ensuring long-term community stability. By integrating blanket rezoning policies with neighbourhood-scale planning, infrastructure upgrades, and environmental safeguards, Calgary can grow in a way that balances increased density with livability, sustainability, and design quality.

Using the newly proposed changes as an example, imagine the cumulative effects based on the above points; Where it is suggested a maximum of 3 units + 3 units be allowed only on the three lots at the end of each block, the street I reside on in Westgate has 8 corners which could result in 24 lots being re-developed. That could add up to 144 individual residences where 24 once stood.

Thank you for your time and consideration.  
Sincerely,  
Andrea Freeman



## Public Submission

CC 968 (R2026-03)

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First name [required] Paulah

Last name [required] Madzinga

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Maintaining the current rezoning supports Calgary's continued growth and enables the development of a broader mix of housing options to meet evolving community needs. Preserving this direction helps communities adapt over time and ensures a more inclusive and sustainable housing landscape.



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First name [required]

Last name [required]

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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We voted 75% don't want RCG zoning.



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First name [required]	Samuel
Last name [required]	Barton-Cheffins
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)	I do not
What meeting do you wish to comment on? (If you are provid-	Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Repealing blanket rezoning runs directly counter to the long-term financial health of Calgary as a city, and the argument in favour of it is built on several misconceptions of how cities function in the public common knowledge.



## Public Submission

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First name [required]                      Helen

Last name [required]                      Larsen

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

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,

Helen Larsen

4924 Norquay Drive NW



## Public Submission

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First name [required]

ANNE

Last name [required]

MEININGER

How do you wish to attend?

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Calgary

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

Council



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[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)

It's important the Council take into consideration, homeowners who bought into neighbourhoods bc of what they were before the biased zoning change. Calgary needs housing but not at the cost of disassembling the nature and character of preexisting inner city communities. Affordable housing does not need to be at the cost of current homeowners. The former Council appeared to label communities as 'bad guys' if they did not want disruption and change thrust upon their neighbourhoods. Many established neighbourhoods are lovely, large treed, areas. The city needs to maintain those. If not, the city is well on its way to becoming homogeneous and boring. Housing growth can better be done in younger communities. All people have a right to housing, but not to the detriment of others hard earned home ownership, effecting their values by changing the nature of their neighbourhoods from single family homes with covenants, to a multi homes on some of these lots. What has been done to and planned for Marda Loop is a travesty. Please do not do allow the same to occur in other established neighbourhoods by filling the pockets of contractors and keeping the restrictions to housing non-existent. Protect current homeowners. Allow the change to rezoning and put back on some safeguards for current homeowners



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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

Blanket Rezoning

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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I DO NOT agree with BLANKET rezoning.



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First name [required]                      Dena

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)                      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

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I'm in favour of returning the re-zoning back to what existed, Low Density Rezoning. The blanket re-zoning will reduce property values and people rely on the property/home values as part of their retirement funds. Parking also needs to be considered, new housing will possibly have a garage, however, there are generally more than one occupant in a home and homeowners will no longer be able to park in front of their house, which can be an issue in the winter when a vehicle needs to be plugged in, you won't have a place to do that.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Meredith

Last name [required] Simon

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

PLEASE stop citywide rezoning. I live in a single family zone on purpose. I want it to remain that way!

**Public Submission**

CC 968 (R2026-03)

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First name [required] Janet

Last name [required] Warner

How do you wish to attend?

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



## Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I believe that mixed housing in all city areas is a good thing. We want a city that is inclusive of all people. We need more affordable housing so new people, young people, and people of modest incomes can find a place to live. Calgary is known as a friendly community and we need to live up to that reputation.



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CC 968 (R2026-03)

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First name [required] Richard

Last name [required] Warren

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The reasons that we (my wife and I) support the repeal of Calgary's blanket rezoning bylaw are numerous. We are homeowners in a former R-C1 defined community. We deliberately sought and invested in a district with features and qualities that are clearly being eroded by the implementation of the rezoning scheme. We worked for life in a community with predominant elements including a lower density (relative to differently zoned districts), a level of stability found where the majority of properties were owner-occupied and many features inherent to said density level. These features include, but are not limited to – less traffic congestion, less competition for parking, lot coverages allowing for pleasing landscaping and positive tree canopy, etc. The zoning of our district, we felt, would/should grant us the security of reasonable expectation of what may change around us and allow us to plan for the future with decent confidence. The blanket rezoning bylaw implemented in 2024 obliterated that sense of stability and confidence. Many supporters believed that an affordability crisis would be aided significantly by this policy. Many were sold on the suggestion of social crisis being remedied by this method. What we have seen in our community (Lakeview - SW Calgary) is a depletion in attainable homes as they are purchased by developers - often for development of much larger, more expensive homes (read: gentrification), or higher density structures including 8-plex (4+4) designs on parcels formerly home to a single-family dwelling. Very little in way of affordability benefit - in fact a contrary effect is being seen. Proposals for R-CG (4+4) rowhouse design has shown a tendency for the most immediate neighbours to sell out of fear and frustration for the impact, resulting in a 'domino-

## Public Submission

CC 968 (R2026-03)

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effect' of opportunity for further density in the same, concentrated pocket. Some of these projects are purpose-built rentals, detracting from stability of pride of ownership, desired social cohesion, etc. The impact to the nearest homeowners to these row-house builds includes dramatic changes in shadowing/sightlines, parking congestion, infrastructure strain and more. Beyond argument - those closest to such builds will suffer negative impact to their property values. We are not illogical, inflexible, nor change averse. The 'C' for 'contextual' is laughable in the R-CG tag. Restore former zoning definitions and continue to strategize in a more logical, respectful and effective manner.



## Public Submission

CC 968 (R2026-03)

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First name [required] April

Last name [required] Brooks

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 live in Canyon Meadows. I am worried about the lack of street parking in my community and how increasing density would further exacerbate this issue.

I am also worried about the strain on existing infrastructure, particularly electrical and sewer. We have solar panels on our roof and any tall structures adjacent to us would block our ability to capture solar energy. When we renovated our house, we were told that there was very limited space to upgrade our electrical panel from 100 Amp to 200 Amp service. If we cannot keep up with the growing needs of our existing homes, how can we service an influx of new housing in my community?



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First name [required]

Lauren

Last name [required]

Potocki

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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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

My husband and I live in Montgomery, and have lived and worked in the Montgomery and Bowness area for ~ 15 years. Over that time, we have been proud to see these communities evolve. We have welcomed new families, vibrant street activity, and new businesses that have brought life and energy to the area.

We believe Calgary's residential communities can and should support diverse housing options. Thoughtful development can bring more housing choice, more neighbours, more activity on the street, and ultimately safer and more connected communities.

However, the impact of the May 2024 rezoning changes has disproportionately affected communities like Montgomery and Bowness.

These communities historically had older populations and many original single-family homes. As a result, when the zoning changes came into effect, redevelopment began occurring in a way that feels less like intentional planning and more like a lottery. Homes that become available (often when long-time residents sell or pass away) are immediately redeveloped to maximize density, with little consideration for how the development fits into the surrounding infrastructure or built form.

Comments - please refrain from providing personal information in

To be clear, we support development. What concerns us is development that seems to only prioritize maximizing units and profit on individual lots without adequate consider-

## Public Submission

CC 968 (R2026-03)

this field (maximum 2500 characters)

ation of access, infrastructure capacity, or how people will realistically live in these spaces.

For example, there is currently a proposed 17-unit development on the keystone lot of our cul-de-sac off Home Road. This single building could house more residents than the entire existing cul-de-sac. Yet access to this area is limited to narrow alley roads that were never designed to support this level of density.

When developments of this scale are approved without careful planning for infrastructure, traffic flow, emergency access, and community integration, the result is not thoughtful growth — it is reactive growth.

Allowing unlimited development anywhere, regardless of context, risks prioritizing short-term development gains over long-term livability.

Our position is not anti-development. It is pro-planning.

Revisiting the citywide rezoning approach would help ensure Calgary continues to grow in a way that is both sustainable and livable. It would protect future homeowners from unknowingly purchasing homes in developments where infrastructure and access were never designed to support the density



## Public Submission

CC 968 (R2026-03)

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First name [required]

Brenda

Last name [required]

Graham

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 delighted that the majority on Calgary City Council have voted to rescind blanket zoning and are considering a return to the zoning that existed prior to the change in May of 2024. We Calgarians have chosen our properties based on the character of our neighbourhoods, the quality of life we want and an assurance that the status quo of the building codes won't be turned upside down. This over densification has already damaged the quality of life for many homeowners who suffer from loss of sunlight and outdoor privacy from tall structures next door, loss of street parking, loss of trees and lack of spaces for the disposal of the green, blue and black carts, as well as stress on public services. Thank you for respecting the people of Calgary who voted you into office and for allowing us to have a say about zoning and construction in our own treasured neighbourhoods.



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First name [required]                      Stephanie

Last name [required]                      Hanson

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I don't like the blanket Re-zoning, it ruins communities.



## 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] ROSEMARY

Last name [required] MACDONALD

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) That's not necessary.

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing in opposition to the rezoning proposal as it stands and as it is proposed to change. A letter I received from the City indicates that our house will be rezoned from R-CG to R-C2. Both cases are inappropriate, in my view. We live on a corner lot with no back lane and a fire hydrant on the front lawn. To suggest that there could be two units and two suites with four parking stalls on this lot is not realistic. Being on a corner and having a fire hydrant on the property would limit the room for on street parking for households with more than one vehicle, not to mention guests, in a four-suite situation.  
In addition, we have 20 trees on our lot: 16 Swedish aspen, one apple tree, one ornamental crab, one birch in the back yard, and one very large elm in the front yard. The rezoning would require only two trees. That is a big hit to the tree canopy currently on our lot. The current zoning of R-CG requires five trees, which is also significantly less than currently on our lot. In order to build a development with four units, no doubt the trees would be removed to maximize the space available.  
In summary, I believe that this area of Citadel is not suitable for the kind of development you are suggesting.



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First name [required]

Kirit

Last name [required]

Gohill

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of bringing back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024.



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First name [required]                      John Peter

Last name [required]                      Sauter

How do you wish to attend?

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Rezoning.pdf

ATTACHMENT\_02\_FILENAME

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

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

The new rezoning has been an inconsistent step in the progress of the residential zoning process over the years. Historically we have seen a logical progression of the zoning process. This latest step has introduced confusion for the residents of the City of Calgary. I have seen 6 and 8 storey apartment blocks be constructed next to single family homes in communities of single family homes. For most people their home is the largest investment and savings in their lives. The new rezoning puts this investment and savings in jeopardy.

I believe the new rezoning needs to be reversed.  
New rezoning in the future should take more appropriate steps that move forward at a reasonable pace.

Regards,  
John Peter Sauter,  
1901 Bowness Road N.W.,  
Calgary, AB. T2N 3K7  
[REDACTED]

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CC 968 (R2026-03)

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First name [required] Josephine

Last name [required] Mills

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



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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I oppose the blanket wide rezoning. As a 25 year old working downtown Calgary, my goal in life is to own an affordable single family home. I continue to see rezoning tearing down houses and rebuilding high density housing that is expensive, cheaply made and ruins the neighbourhood feel. I think the damage to the environment of tearing down homes to build these cheap multiplex units that will need consistent updates is also not being accounted for and really disappointing to see. Older homes are typically built with better materials that have already shown the test of time - real shame to see how many have been knocked down. This is removing choice for Calgarians. I have also observed an impact to green space which again goes back to long term impacts on the environment.

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First name [required]

Kelsey

Last name [required]

Stevens

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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 opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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First name [required]

Donna

Last name [required]

Kotanen

How do you wish to attend?

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Dear City of Calgary Council,

I am writing to urge you to repeal the current citywide blanket rezoning bylaw. My concern is not theoretical—I experienced firsthand how this policy affects residents and neighbourhoods.

Last year, a neighbouring property located kiddy-corner from my home attempted to build a backyard or laneway house. At no point was I directly notified by the City about this proposed development. I only became aware of the project through a Facebook post made by another resident.

During the City's advertising phase, I never saw the required signage. The property in question is located at the end of a cul-de-sac where very little traffic passes. As a result, the signage was effectively invisible to most nearby residents. In practical terms, there was no reasonable way for myself or my neighbours to become aware of the proposal through the City's notification process.

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

The City has encouraged these types of developments as a solution to the housing shortage. However, my experience—and the experience of many others—suggests that the current approach is not working as intended. Instead of strengthening communities, these developments are increasing property taxes, creating tension between

## Public Submission

CC 968 (R2026-03)

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neighbours, and eroding trust in the planning process.

A blanket rezoning approach removes meaningful local input and replaces it with a system that residents often learn about only after development is already underway. This lack of transparency leaves communities feeling excluded from decisions that directly impact their homes and neighbourhoods.

Calgary absolutely needs thoughtful solutions to housing challenges. However, a one-size-fits-all rezoning policy is not the answer. Each neighbourhood has unique characteristics, infrastructure limitations, and community dynamics that deserve consideration.

I respectfully ask Council to reconsider the current approach and repeal the blanket rezoning bylaw. Please work toward a planning process that is transparent, balanced, and genuinely considers the voices of the communities it affects.

**Public Submission**

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First name [required] Chelsea

Last name [required] Nohr

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

Blanket Rezoning Repeal

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 in support of fully repealing blanket rezoning and restoring the RC1 and RC2 zoning designations.

I chose to live in St. Andrews Heights because of the RC1 character the neighbourhood provided. Our family was attracted to Calgary because of the ability to live in a family community close to the hospital and university where we are employed, which is not available in other major Canadian cities where we could work. Blanket rezoning has removed that option for Calgarians — there is no longer a neighbourhood in the city where single-family character is protected.

The impacts are already being felt in my community. St. Andrews Heights has historically been entirely RC1 and has no side-by-side developments. Despite this, there are already two proposed 10-plex apartment developments being considered under the guise of suites although it is a functional apartment building that will be rented as 10 individual units for at least 10 years by a property manager with the suites used completely independently of their associated units. One of these proposals was successfully challenged through a provincial appeal, in part because the City failed to properly account for how housing units were counted. The fact that residents must rely on a provincial process to be heard by their own municipal government reflects a serious flaw in this policy.

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

## Public Submission

CC 968 (R2026-03)

characters)

The democratic message is also clear. The previous Council did not adequately listen to Calgarians before implementing blanket rezoning. In the most recent election, the incumbent mayor finished third behind two candidates who both campaigned on repealing the policy.

My position is reasonable. I am not opposed to increased density and I support thoughtful, well-planned development. However, I oppose a blanket approach that removes the ability for Calgarians to choose the type of community they want to live in.

I respectfully ask Council to:

Fully repeal blanket rezoning and restore the previous RC1 and RC2 zoning designations.

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

Calgary needs thoughtful housing policy — not the erasure of neighbourhood identity. I ask this Council to restore that balance.

Submitted with respect and in the interest of human and community focused planning.



## Public Submission

CC 968 (R2026-03)

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First name [required] Christian

Last name [required] Laventure

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Please keep the rezoning for housing as passed by the last council intact, and amend R-CG as a zoning class to address concerns instead of upturning densification of our inner communities without a replacement strategy.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Dani

Last name [required]

DeBoice

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

Social Policy Collaborative - March 23rd Public Hearing letter.docx

ATTACHMENT\_02\_FILENAME

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



March 16, 2026

The City of Calgary  
P.O. Box 2100, Stn. M  
Calgary, Alberta, Canada T2P 2M5

His Worship Mayor Jeromy Farkas and Calgary City Council

**RE: Letter of support for the continued implementation of rezoning**

On behalf of the Social Police Collaborative (SPC), we are writing to express our support for the continued implementation of city-wide rezoning within the Home is Here Strategy.

Access to housing is a key lever to advance the shared goals of the social serving sector in Calgary. Home is Here has increased supply, improved affordability, and has provided housing options for Calgarians at different stages of life. Increased supply of rowhouses, duplexes, and secondary suites allows ageing Calgarians to downsize and stay in their neighbourhoods, new homebuyers to purchase homes within their means, and renters to access an increased rental supply at a reduced cost. City-wide rezoning has proven itself to be an efficient and successful tool. It has allowed our City to grow more efficiently and sustainably and has accelerated the permitting process to cement Calgary as a national leader in homebuilding:

- 28,000 new homes added, over double the 10-year average of 13,000.
- 1,836 non-market housing development permits were issued in 2025, five times the 10-year annual average, and over double the 893 permits in 2024.
- 6,200 secondary suites added, compared with the 10-year average of 1,658; and
- Rents at a three-year low: down by 5.7% in January 2026.

These early positive trends can be directly attributed to good policy decisions made by City Council.

While progress has been made, there's still work to do. Over 7,000 households remain on Calgary Housing's waitlist, and over 3,000 Calgarians are experiencing homelessness. These trends point to the necessity of continuing momentum with all possible levers that drive housing affordability. City-wide rezoning contributes to affordability overall and secures critical funding from other orders of government for deeper affordable housing measures.

As we head towards a city of 2 million, we need housing policies that reflect this reality. We recommend Council maintain city-wide rezoning within a broader commitment to implement the Home is Here Strategy in full and continue building a Calgary where there is enough for all.





**social policy**  
COLLABORATIVE

---

Sincerely,

Dani DeBoice,  
Executive Director,  
Vibrant Communities Calgary

Sincerely,

Joy Bowen-Eyre,  
Chief Executive Officer,  
The Alex

The Social Policy Collaborative (SPC) includes The Calgary Counselling Centre, The Calgary Food Bank, Kindred, CUPS, Momentum, Vibrant Communities Calgary, Women's Centre of Calgary, YW Calgary, The Alex Community Health Centre, Inn from The Cold, Calgary Drop-In Centre, Trellis, Prospect Human Services, Action Dignity, Disability Action Hall, and Calgary Legal Guidance.



**Public Submission**

CC 968 (R2026-03)

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First name [required]

Ash

Last name [required]

Davis

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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Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We need to stop building because climate change is a threat

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Eva

Last name [required]

Newman

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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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)

Eva Newman Please bring back the low density residential zones that existed before the citywide Rezoning for Housing in 2024.  
thank you

**Public Submission**

CC 968 (R2026-03)

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First name [required] Lorraine

Last name [required] Kopciuk

How do you wish to attend?

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I would like to add my support for the Proposed Citywide Rezoning Change.

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

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Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am so glad to see the new emphasis on adding trees and retaining lawns. We need green spaces to mitigate flooding, create oxygen and cool the summer temperatures. I would also like to suggest that the City charge developers to up grade the infrastructure in the neighborhoods they are building in. Water and sewer will need to accommodate more people on a street. On site parking should be mandatory. The idea that people will not have cars and only take the bus is ridiculous, you just have to drive down a street with infills to see all of the cars parked there. Thank you so much for revisiting this bilaw.



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First name [required] Claudia

Last name [required] Bosch

How do you wish to attend?

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



## Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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 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.



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CC 968 (R2026-03)

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First name [required] Michael

Last name [required] McNish

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I am writing to express my opposition to repealing "Rezoning for Housing".

As a Calgarian who has not yet been able to afford a home, I greatly appreciate the work that the past council did in approving the Rezoning for Housing zone change. This allows for a greater diversity of housing options to be constructed, opening up new, smaller, more affordable opportunities for future home buyers. I am hopeful that the current council does not backtrack on this positive move for the City of Calgary.

The increased density that has come with this zone change provides an opportunity to support the institutions that we need within the inner city. More people in existing neighbourhoods means better support for existing businesses, rec facilities, and cultural spaces. I want to see Calgary grow into a vibrant, inclusive, diverse, and interesting city. This has been a positive step in that direction.

Based on the number of RC-G type developments that have popped up since the original rezoning there is clearly an appetite for this type of development. Repealing the rezoning will simply add more work for council and marginally increase the price for developers by requiring a rezoning application, consequently downloading those extra costs on to home buyers. 94% of these development permits were approved prior to Rezoning for Housing and I see no reason why this would change. Costs will simply increase, working in no ones favour.

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

characters)

From the Calgary Herald, "Between 2014 and 2023, the city received 290 R-CG amendment applications and 94 per cent were approved, the report states. It added that since blanket rezoning's implementation in August 2024, 478 development permit applications have been submitted that would have previously required individual land-use bylaw amendments and public hearings."

Rezoning has saved time and money on 478 zoning amendment public hearings. These savings can and should be maintained, allowing Council to spend their time with more impactful larger developments, or other issues altogether, and allowing developers to save money, directly impacting the price of homes for Calgarians. These applications will continue to move forward in Calgary as the demand for this type of development is evident.

Please consider all of the individuals who have not yet been able to buy in to Calgary's real estate market due in part to a lack of diversity in the housing supply. Rezoning has permitted an increase in supply in places where people want to live.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Joel

Last name [required]

Laforest

How do you wish to attend?

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

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

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Public Submission

CC 968 (R2026-03)

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Mar 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)

Reversing the upzoning changes will result in Calgary encountering the same housing affordability challenges that we've seen play out (to disastrous results) in Vancouver and Toronto. It is no secret that suburban sprawl contributes to Calgary's major transportation and infrastructure challenges and jeopardizes the financial viability of our city. In the interests of social and economic well-being you should support increasing gentle density, as R-CG upzoning does, throughout the inner city. There is no way you will be able to finance and build the required non-market housing stock that will be required by returning to exclusionary low-density zoning, and Calgarians will suffer as a result.

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First name [required]

Lisa

Last name [required]

Scott

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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

I live in the inner city where much of this infill development is happening and I am in favour of it because of the community changes we have seen. Due to our increase in population we have walkable coffee shops, restaurants, bike lanes, a grocery store, fitness opportunities. And new neighbours! Our neighbourhood has become a 15min community and I love it. I believe this redevelopment really only impacts older communities as newer communities already have a diversity of housing options. Yes the new housing in the inner city is still expensive but that's because the land is expensive. But house prices have come down in Calgary since this initiative has started.

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

I believe that complaints about changing the character of the neighbourhood, parking issues, recycling bins and lack of tree canopy are nimby issues that can be addressed within the rezoning. We should be more concerned about where people can live, than where I can park my car. Bring in paid parking on all streets and see how many people start using their garages.  
I read an article about a Calgary resident who was originally against rezoning but then reframed his thinking. He loved his neighbourhood and wanted to share his love of the neighbourhood with new neighbours. That's how I feel.  
Affordable housing isn't coming back soon. Developers develop to make money, they're not charities. Truly affordable housing has to come with government assistance. But having more supply and more housing options will get people a roof over their head and safe space to raise their families.



## Public Submission

CC 968 (R2026-03)

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Please do not repeal the blanket zoning, or if you must, amend it.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Caillie

Last name [required]

Pritchard

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I do not want the citywide rezoning to be repealed. The rezoning was a key part of the Housing Strategy recommendations and benefits our city by creating more affordable housing options for young people like me and my friends. Rezoning also reduces sprawl, thereby decreasing the negative environmental impacts of the city on surrounding flora and fauna.

**Public Submission**

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First name [required]

Terry

Last name [required]

Rogers

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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'm against RCG zoning and I don't want any amendments.



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First name [required] Michael

Last name [required] Knudsen

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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

MK-City Planning Document Response-26-03-16.pdf

ATTACHMENT\_02\_FILENAME

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

**Michael Knudsen**

2016 45<sup>th</sup> Street SW  
Calgary AB T3E 3S8

March 16-2026

City of Calgary

Mayor and Council

**Re: City of Calgary Blanket Zoning Review**

My name is Michael Knudsen. I am a long-time resident of Calgary, having spent most of 50 years here. I am an architect and urban designer, and also teach History of Design and Design Theory at MRU. My wife, family, and I have lived in the community of Glendale in the Southwest for some 20 years.

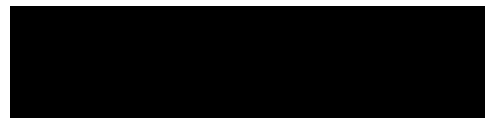
I will be making a statement on the bylaw at the public hearing, to have a precis of the statements below part of the public hearing record.

To begin, I am absolutely in favor of modification to this bylaw and adjacent policies and a reversal of the 'Blanket Rezoning for Housing'. I'm watching my block, my neighborhood and my city being eviscerated by blanket planning policies with exactly the worst kind of outcomes predicted by critics when this bylaw proposal was first presented.

The problem for me, as a long-term resident and design professional, is that the discussion should be about more than this bylaw. In my view, this particular bylaw, with its simplistic model of densification, is/was a triage tactic consequential to a series of sad and frankly just outright bad planning and development choices in the City of Calgary since the 1970s.

I've laid this out in two parts. I've outlined our experience in our neighborhood (Glendale) as well as my observations, personal and professional, on the state of our city.

Thank you for the time spent reading this information. Please contact me as needed.



Michael Knudsen BFA MArch



**Michael Knudsen**

2016 45<sup>th</sup> Street SW  
Calgary AB T3E 3S8

Part 1 – The Bylaw Personal Experience

I'll start with where we are now after the implementation of the bylaw.

The evidence is down the block and around my neighborhood, but we certainly see the results all around the city. The process, typology, and morphology have been exactly the same. Developers have been snatching up and building corner lots or lots adjacent to alleys, as they were the quickest route with best relaxation paths through the land use and planning procedures and therefore the quickest return on investment. Most have resulted in 4Plex units of varying qualities. There are a number of 6 plexes. And a particularly interesting 8 unit project with an interior pathway in Glamorgan. Certainly, where possible, multiple lots were quickly melded into larger residential blocks.

The one just north from me at 19th Avenue and 45<sup>th</sup> Street SW (in Glendale) is not interesting and can absolutely be taken as the worst case example of what has happened under this blanket plan. This is not a 'Not in My Back yard' criticism. As a designer and builder, it is astonishing to me that such a visible flagship location would be treated in such a manner. The entire process tells me everything I need to know about the developer – Birch Hill.

Immediately after purchasing the residential lot, the developer made a LUA to propose an 8 plex – 4 townhouses each with an up and down unit. This was protested vociferously at the council hearing by many in the community (myself included), with a lawyer from the developer (Birch Hill) responding eloquently at length about the owner being local and planning to live in the project. The LUA was passed, with the project was constrained to 6 units with a substantial set of building setback relaxations allowed.

It did not end there. Over time this project has now become a 10-unit rooming house because of a series of additional relaxation applications from Birch Hill. None of which could be argued against logically, or within the scope of the planning and development guidelines, because all the asks occurred within the property line boundaries and within the development guidelines. I'll speak to this notion below.

This was clearly a 3<sup>rd</sup> tier project for Birch Hill. The foundation, major framing, and rough enclosure were done within a couple of months when construction season began, but the project was worked on afterhours and weekends by numerous trades; taking roughly a year to complete. Had this not been such a warm winter, I suspect it would still be under construction. While we know, we can't legislate quality, there can be no doubt of the 'economy' model applied to all aspects of the project.

At the south end of our block, a builder has now purchased the mirror corner lot – a somewhat better situation with an alley behind – and clearly a more thoughtful approach to the design. The problem here is now the consequence of this path. There are 4 remaining interior residential lots including my own at the interior. We are now, for all intents and purposes, forced into a path of multi-family development on this block.

**Michael Knudsen**

2016 45<sup>th</sup> Street SW  
Calgary AB T3E 3S8

Which exemplifies one of the major problems for me here. This seems like exactly the consequence, planners and legislators should have expected – developers cherry picking key lots. And with all semblances of blending and contextual design, not to mention parking requirements discarded – the more ‘avaricious’ of developers have completely pushed density and design – assisted by the city. The control of context, of process, of community evolution, was completely lost when the blanket rezoning was instigated.

Part 2 - Commentary

I’m not against higher inner-city density and I welcome meaningful urban solutions. I am against planning and design that has completely missed a simple salient point - building projects do not end at the property line, or even the block and street, or neighborhood.

I would argue that simplistic models of residential, commercial, industrial, and mixed used zoning and planning, have produced a stream of intervention in the form of relaxations, redesignations, and direct control that mire the process on all sides.

Worse yet, this paradigm has sharply limited thinking on creative and yet simple solutions. If I may present a case in point.

There was an extensive debate on the LUA for a mixed use project in Inglewood at 9<sup>th</sup> Avenue and 12<sup>th</sup> Street SE in Inglewood, adjacent to the Lawn Bowling Club. I was just one of many against the project. While I thought the notion of increasing density at a gateway corner was excellent, the design was not. It was simply over scale, much too high in a way that would have placed the bowling greens in shadow for 8 months of the year. Unfortunately, the project was approved as designed – with not changes to the building shape or height.

About a month later, I realized that, had the city, developer, and bowling club engaged in a simple land swap that put bowling green in front as park space at the SE corner, the building would be better placed to leverage the street and alley. I discussed this with colleagues, wrote a joint email suggestion to the developer (RNDSQR) and when neither the emails or followup phone calls were returned, emailed Counselor Carra, and was informed that the property had been sold to a new developer, so no further discussion was possible until the next LUA discussion.

This seems like a missed opportunity but reinforces my point about the limitations in thinking on the project. A bit of creative thinking – extending beyond those property line boundaries, could produce a stunning community and architectural gateway piece for Inglewood.

**Michael Knudsen**

2016 45<sup>th</sup> Street SW  
Calgary AB T3E 3S8

Conclusion

I'm going to be blunt. We know all the decisions that were made because it is public record. But there can be not doubt we are now looking at the result of heavy handed expediency, greed, and politics that got in the way of pretty clearly understood and recommended critical objective criteria for planning, development, and transportation.

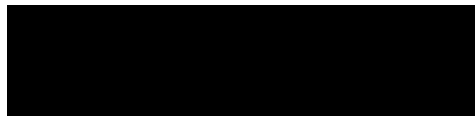
I could speak to almost every aspect of planning and development for Calgary over 40 years having seen many aspects from the point of view a junior architectural draftsman through an established architect and consultant. I've watched this city try to answer complex problems with simplistic solutions – from the LRT to the City Hall expansion to the now situation with blanket rezoning.

In economics, there is a concept known as 'The Sinkhole Hypothesis', in which the amount of time, energy, and money invested in something – company, widget, whatever – becomes so large that you have to continue to invest in them – even when they are broken.

We keep making bad decisions. This unfortunately is because initial premises were faulty, but we kept on building on those bad decisions until something breaks – like a blanket rezoning. Because we are in that sinkhole.

We are on a cusp, not to economize, but to establish a clear vision about the city and how to get there – not on a thought and some air, but with actual plans that connect planning development and transportation with the actual human experience here in Calgary. I'd be happy to talk at length about this but I'm out of time.

Thank you for reading



Michael Knudsen BFA MArch





## Public Submission

CC 968 (R2026-03)

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First name [required]

Mary

Last name [required]

Valentich

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 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)

Greetings. I favour increased density to provide affordable housing. But it should be developed strategically along transit and other nodes near amenities. If I understand correctly, repeal of the blanket rezoning means that the city would revert to 2024 bylaws. However, it appears that my house, located in a cul de sac and other end of street houses would be impacted, ie row and townhouses could be built. I oppose such units in this planned community of 221 houses built in 1988, as they were designed in a certain style with a Recreational Centre and adjoining courts and governed by a HomeOwners Association. The latter has maintained architectural designs. Having row and townhouses sprinkled in this neighbourhood would not only significantly alter the appearance/character of the neighbourhood, but would strain use of recreational resources. I think anyone wishing to change the nature of the Uplands should have to get approval through a building permit and with input from the Uplands homeowners. I support repeal of the blanket rezoning, but do not support the possibility of row or town houses within the Uplands.



## Public Submission

CC 968 (R2026-03)

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First name [required]                      Scott

Last name [required]                      Gair

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

City of Calgary Repeal of Blanket Rezoning Letter.pdf

ATTACHMENT\_02\_FILENAME

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

Please Repeal the Blanket R-CG Zoning Bylaw. Letter is attached. Thanks!

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

**March 16, 2026**

**Subject: Support for Repeal of the Blanket Zoning Bylaw**

Dear City of Calgary Counsel,

I am writing to express my strong support to the proposed repeal of blanket R-CG zoning of all neighbourhoods. While I acknowledge the urgent need to address the current housing crisis in our city, I firmly believe that the city-wide blanket zoning approach is severe overkill, counsel overreach, and will have unintended and undesired consequences.

**Existing Inventory and Overreach:**

Calgary already boasts a substantial inventory of available properties suitable for higher density housing development. The current R-CG zoning risks disrupting the delicate balance between existing communities and new developments. The current city counsel was elected substantially to repeal the blanket approach. The dramatic scope of the current R-CG zoning demands a much more nuanced approach.

**Lack of Plebiscite:**

Despite the enormous impact the proposal will have on a majority of Calgarians over time, there was no plebiscite to gauge public support for these significant changes, and indeed public input to the process in 2024 clearly indicated strong opposition to the blanket rezoning initiative..

**Support for Targeted Rezoning:**

I recognize the need for responsible growth and believe that targeted rezoning can achieve positive outcomes. Here are some considerations:

**Proximity to Transit:** Areas near transit hubs or major transportation corridors are ideal for higher density housing. By strategically rezoning these locations, we encourage transit use and reduce reliance on private vehicles.

**Traffic Flow:** Rezoning should align with traffic flow patterns. Focusing on corridors where road infrastructure can handle increased density ensures smoother traffic movement.

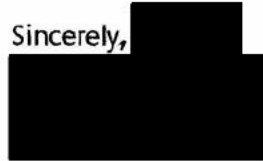
**Target Node and Corridor Areas:** Identify specific nodes (such as commercial centers) and corridors (major streets) for rezoning. This approach allows for growth while preserving the character of surrounding residential streets.

**Available Alleyways:** Some neighbourhoods have available alleyways that can help mitigate overshadowing and over-looking as well as better facilitate building access, parking and bin collection. Targeted rezoning in some of these areas is one factor that should be part of a more nuanced approach to increasing housing supply that works for everyone.

In conclusion, I implore the City of Calgary to move forward with repealing the blanket zoning. Let us prioritize thoughtful quality over "shotgun" quantity, ensuring that our neighborhoods remain vibrant, livable, and connected. Targeted zoning, guided by thoughtful planning principles, will lead to a more sustainable and harmonious city.

Thank you for your attention to these critical matters. I trust that you will make decisions that benefit all Calgarians and enhance our beloved city.

Sincerely,

A black rectangular redaction box covering the signature of Scott Gair.

Scott Gair

Concerned Varsity Resident



## Public Submission

CC 968 (R2026-03)

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First name [required] Anita

Last name [required] Hofer

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)

Since 1980, Discovery House has worked at the intersection of domestic violence and homelessness, offering access to safe and affordable transitional housing, along with counselling, and community housing supports. Our mission is to end the traumatic cycle of domestic violence for families and their children. The connection between housing and domestic violence is undeniable as domestic violence is the number one cause of homelessness among women, girls, and gender diverse people in Canada. Housing Saves Lives.

Provincial data reveals that over the past decade, survivors of domestic violence have consistently identified securing housing as their most important goal. Yet, affordability and availability of housing remains their number one barrier to securing housing.

Discovery House is opposed to repealing the rezoning. We are in support of efforts to increase affordable, family housing in Calgary. Why? A single-parent seeking housing for themselves and their 1, 2, 3, 4, 5 (or more!) children is challenged to even find housing that will fit their family. Our data shows that the average family size has been increasing year over year. Living in apartments with only one or two bedrooms is extremely challenging for these larger families. Middle housing, the type of housing that has flourished in the city since the rezoning came into place, is exactly the kind of family-sized homes that our clients want to live in.



## Public Submission

CC 968 (R2026-03)

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When housing is in short supply, our waitlist grows. In fact, when the cost of rentals were at their highest, the number of families on our waitlist was over 100 every month. That means hundreds of children, along with their mothers are waiting for safe, secure housing. Where are they while they wait? Perhaps bouncing in and out of emergency shelters, couch-surfing with friends or family, living out of cars, or even staying in a dangerous relationship - putting everyone at risk.

While I acknowledge that rezoning is just one component of addressing the housing shortage, I remain hopeful that our city will continue to adjust to rezoning. Is it perfect? No, but then make tweaks, don't repeal something that is good - replace it with something better. But do not repeal it and leave families in the dark.

Discovery House looks forward to showing support for future issues on the matter.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Brenda

Last name [required]

Enevoldsen

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)

REZONING FOR HOUSING BYLAW REVERSAL

I adamantly support the reversal of Rezoning for housing. I insist that the zoning of residential properties returns back to what existed before the citywide resigning for housing in 2024 for the following reasons:

Lack of parking for the residents of this area.

Slowing and congestion of traffic in the area to the point where movement of traffic is severely limited and much much slower.

Strain on our Water and electrical resources which will not be able to be supported.



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First name [required]

Grant

Last name [required]

Knowles

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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[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)

TO: City of Calgary Councillors  
DATE: March 16, 2026, 11:50am MST  
Councillors,

I am strongly in favour of Council repealing blanket rezoning at Council's March 23, 2026 meeting. I, together with thousands of other Calgarians, submitted my opposition to the original blanket rezoning bylaw wrongly passed by Council in 2024. I was part of the overwhelming majority of 70% of Calgarians who submitted written positions or made presentations AGAINST blanket rezoning in 2024. By voting to enact this policy, Council chose to follow the undemocratic path, betraying their electorate. Rightfully, many or most of these Councillors chose not to run again in the 2025 election or were defeated. Council, do the right thing on March 23rd and vote to repeal blanket rezoning. While I oppose this bylaw, I do recognize that some amount of selective density control over the future growth of Calgary is needed. Please, fully repeal the original bylaw now and then work to develop and present Calgarians with a wiser and more applicable bylaw. Now is not the time to re-work the original bylaw with various amendments. Repeal now and re-engage with Calgarians to present a better way forward.

Respectfully submitted,  
Grant Knowles, Calgary



## Public Submission

CC 968 (R2026-03)

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## Public Submission

CC 968 (R2026-03)

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First name [required]                      Massimiliano

Last name [required]                      Acteson

How do you wish to attend?

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Public Submission

CC 968 (R2026-03)

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am for the return to the original zoning framework prior to the city wide blanket rezoning. I do not think painting with a large brush is best for Calgarians. Specific areas need specific parameters on what can be built. That is what gives a community character, whether that is high or low density, and allows the market to give Calgarians options - detached homes, townhouses, condos, etc. all have there place in this city, but we should be able to have options, rather than being at the mercy of what is the best bang for the buck for developers to make and sell.

I also take great issue with the current development direction from developers. They are knocking down well built homes and throwing them in the landfill, to replace them with poorly designed, poorly built, and low quality materials homes that cost more and provide less space and value to the buyer. This is not an environmental improvement. There needs to be an emphasis on quality and value in new developments or maintenance and repair of existing homes. I do not see how knocking down a 600k, well built, detached home, and replacing it with 800k townhomes built as quickly and cheaply as possible is adding value to Calgarians lives. It's killing the character of our neighbourhoods and robbing us of power to choose what is the best dwelling for us individually.

I am 30, have worked in residential construction since I was around 14, among other industries, and it pains me to see what is happening to the nice inner city neighbourhoods I grew up in. I am all for density but the direction this city is going is going to



## Public Submission

CC 968 (R2026-03)

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destroy the cities charm and appeal. There needs to be a more calculated approach to neighbourhoods and developments that aims to provide quality and value to Calgarians.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Jarrod

Last name [required] Brooks

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

Repealing Citywide Rezoning

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am for repealing the city wide zoning change. The rezoning for housing policy is overly broad and lacks planning. There is lack of infrastructure in place in established neighborhoods. Large structures in single story established communities reduce privacy, property green space, and will strain parking and infrastructure. Better policy would be to expedite approvals for new subdivisions and development permits. Focus density in new communities where it can be planned for and prioritize Transit-Oriented Development where density makes the most sense.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Attila**

Last name [required] **Estok**

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Our area of Cedarbrae was designated R1 and that's why we purchased here in 1990. Changing the by-law as City Council did several years ago to allow for basically any kind of structure in previously R1 neighbourhoods, when the majority of citizens were against doing so, was wrong. There is insufficient infrastructure (traffic, parking, roads, utilities) and the major disruptions to the neighbourhood caused by all that is involved in putting in multiple dwelling structures is significant. Crowding of lots presents a fire hazard. Higher density lowers property values, ruins the character of the original neighbourhood, as well as the social connections created in the lower density neighbourhood. Higher density = higher crime rates. Adequate parking is never taken into consideration. City Planning always assumes that there is only one vehicle per family and the rest of the family members will take public transit. The reality is that most families have 2 vehicles, especially those with young children, but the City seems to want to force a different reality on us. The truth is that public transit is inadequate in the suburban areas of the city and impractical in many different situations. Once a week, I am in Marda Loop and have witnessed first hand the densification of a neighbourhood and the havoc that ensued, not just for residents, but especially for the local businesses whose livelihoods were deeply affected by years of road closures for infrastructure to be put in. Plus, some of the changes to the sidewalk areas along 33rd Avenue messed up turn lanes and rather than being "traffic calming" they have produced more unnecessary congestion and frustration. Finally, City Hall is deluded if they think they are creating more affordable housing! Many of the new apartment buildings going in are

## Public Submission

CC 968 (R2026-03)

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advertised as “luxury suites” (eg, McLeod Trail and Heritage Dr.), and the new duplexes or fourplexes that are being built in lots that once held single home dwellings, are too expensive to rent, let alone purchase.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Alex

Last name [required]

Spence

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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## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Repeal Blanket Rezoning

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

In favour

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

ATTACHMENT\_01\_FILENAME

Alex Spence - Repeal Blanket Rezoning - Public Hearing.pdf

ATTACHMENT\_02\_FILENAME

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

please see attached letter in favour of a full repeal.

Myself and my family of four have been heavily affected by this policy as residents living in Bowness. With good understanding of this policy, the history leading up to it, and the shared experience of between us and our neighbours and greater community, we are **STRONGLY IN FAVOUR of REPEALING BLANKET REZONING** on the basis:

- Blanket Rezoning was not an election issue nor did it go to a plebiscite, though considering its significance, it should have gone to a plebiscite.
- The public majority at the end of the Blanket Rezoning public hearing were in opposition, yet the Council majority still voted in favour of it. **The Public is a major stakeholder and was completely dismissed.**
- **Change in some communities or areas HAVE NOT BEEN GRADUAL.**
- Much of the data used to justify increasing density was misleading or out-of-date. Vibrancy is a subjective term and does not rest sole or even in majority on density, it is our view that it relies on proper planning and balancing all factors.
- The actual 'Diversity of Housing' is being reduced as a result of Blanket Rezoning, as the majority of development permits are for 8 plexes.
- The entire process was anti-democratic, as far back as the Oct 04, 2022 amendments to Bylaw IP2007, increasing maximums and minimums of R-CG while creating the H-GO designation, as there was no public input nor engagement before that hearing - followed by further amendments like removing contextual requirements when redeveloping adjacent to existing homes are reducing setbacks.
- I believe that at least a few on Council, at the time, were not amenable to persuasion and therefore biased, on a non-election issue where they were given no direction in majority by their constituency, prior to the issue.
- The Housing Crisis, was created by the Federal Government in pursuit of lobbyist agendas, compounded by their money creation during the Covid pandemic. Residents of the Established communities should not have to pay with their quality of life, function and cohesion of their communities to increase the exploitative potential of their land for speculators or developers to make profit while driving the cost of housing higher.
- Outcomes from redevelopment enabled by Blanket Rezoning, in most cases, remove more affordable housing which served a greater variety of lifestyles - opposite to what the City stated as a reason that blanket rezoning was necessary. In our opinion, the City was more **focused on the 'Tax Lift' results, not the goal of housing affordability.**
- The City's own findings prove that infrastructure within Established Communities do not support the level of density sought by their density goals, (City of Calgary OSL Disclosures).
- The redevelopment of R-CG and H-GO does not allow for large trees and severely reduces the tree canopy in established neighbourhoods.
- The qualities that large, mature trees create and provide are a desired quality of Established Communities, having attracted and retained residents (tax payers and stakeholders) in their choice to reside in these communities.

- The negative consequences of reduced mature tree canopy is that it reduces the biodiversity that these neighbourhoods can support. Trees offer natural cooling effects and sequester CO2 - planting more trees away from of these affected neighbourhoods and homes is missing the point that proximity matters for their positive effects - like on mental health.
- Blanket rezoning does not offer residents certainty, amounting to a complete lack of planning that prioritizes exploitation certainty for developers by removing every other certainty for residents and homeowners.
- The City's engagement process leading up to the initial Blanket Rezoning public hearings in 2024 had **misleading information** that was vague on the additional units of secondary suites, leading many to think that only a 4-plex would be possible on an average lot, when it was actually 8 units total.
- Displacement through **Redevelopment Eviction** is a huge issue. This initiative talked about affordability but after displacing residents (our neighbours) they were unable to afford the cost of the new (much smaller) units offered by the developer upon completion. As a result of the blanket nature of this policy's implementation and the severity of its adoption within our entire community, they could not find another affordable unit to rent within our community. This experience is not uncommon as we have learnt.
- Despite opposing opinions (mostly from those unaffected or profiting from up-zoning), non-contextual R-CG or H-GO built next to existing housing, often have **negative effects on neighbours' quality of life**, mental health, privacy, shadowing, parking, and finally saleability once they feel defeated having lost the qualities that mattered to them and **decide to move**. This is a **horrible outcome!**
- It is **detrimental to the environment** to have perfectly good and well maintained homes, torn down and all that material sent to the infill.
- Up-zoning as a solution to housing can further incentivizes slum lording as it becomes more profitable to wait for up-zoning to raise speculative value then to maintain property to attract better tenants and rents.
- Lack of parking considerations - current parking assessments by the City of Calgary considers available street parking within three blocks of a proposed development. It is a ludicrous expectation and is not acceptable. Residents with kids, groceries, mobility issues, etc. need to park at least within a block. This will lead to double parking, traffic and pedestrian risk and ultimately higher costs to residents.
- The municipality is not a for-profit corporation and should not be heading in that direction. Nor should it be empowered to make unilateral decisions to engineer behavioural changes to society. Blanket rezoning appears to have been designed to accomplish this.

Should a repeal be approved, we **recommend** the following:

- A full repeal of blanket rezoning.
- Reinstating the land uses that existed before the up-zoning policy was implemented.
- Reinstate the need for contextual redevelopment, taking the neighbouring dwellings into consideration.
- Reinstate R-CG back to pre Oct 2022 amendments and add a full parking stall per unit to H-GO.
- Perhaps automatically approving secondary suites to duplex, which would bring unit totals to an actual 4 (not 8).

Thank you for your time and consideration.

Alex Spence and family,  
Residents of Bowness



## Public Submission

CC 968 (R2026-03)

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First name [required] Lorraine

Last name [required] Laverdure

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



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Mar 16, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

March 16 Letter for Rezoning.docx

ATTACHMENT\_02\_FILENAME

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

March 16, 2026

RE: Citywide Rezoning.

2727 43 Street SW

Good morning,

I am writing in favor of repealing the current Blanket Rezoning. Our home is in the Glenbrook area and was subject to Blanket Rezoning. I understood that it was to help provide housing that was attainable and affordable, all the homes that have been built have been massive infills that are not affordable. We have lived in Glenbrook for over 40 years; it is my opinion that the only Individuals that benefited from the Rezoning were the developers. In looking at the proposed Rezoning for the above address I support it going back to R-C1. At this point it may not be of much help as developers have purchased the property to the North of us (2710 Grant Crescent SW is excluded) and it is my understanding they plan to build either 6 or an 8 plex property. This will significantly impact not only privacy but parking and further increase the density in the community. To date none of the developments that have been completed in Glenbrook have not been affordable. In the past I have found dealing with the developers has been exhausting. They have no respect for neighbor's properties, have caused damage to fences and are not happy if you ask them to replace or repair the damage. The employees and Sub-Contractors do not respect that neighbor's wanting to park close to their own homes and not 2 blocks away. I was hoping that the Grant Crescent property zoning would be adjusted.

Thank you

Lorraine Laverdure

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Krishn

Last name [required]

Ramesh

How do you wish to attend?

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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 name is Krishn Ramesh. I'm a young professional who moved to Calgary two and a half years ago and chose to put down roots here with my wife in Ward 8. I'm writing to oppose the repeal of Rezoning for Housing — because this decision directly affects whether people like me can afford to stay.

I live as a one-car household by choice. That works for me because I can access housing near transit, bike lanes, and the amenities I actually use. R-CG is what makes that possible — it allows gentle density in the established neighbourhoods where that infrastructure already exists. Repeal it, and you're not just limiting housing supply. You're telling younger Calgarians that the only path to affordability runs through a car-dependent suburb 45 minutes from everything.

I've heard the argument that R-CG failed to deliver affordability. It's been just 18 months. Supply-side reforms take years to move prices and we have already created nearly 1,900 new units under this policy. Calgary also leads the country in housing starts. This is just the beginning of what's possible with R-CG zoning and unlocking more housing supply.

The fiscal argument against repeal should give every councillor pause (especially the self-proclaimed conservatives). A full repeal deepens Calgary's reliance on unsustainable sprawl — a growth model that's already contributed to a \$7.7 billion infrastructure



## Public Submission

CC 968 (R2026-03)

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deficit. We can't keep building outward and pretending it's the smart fiscal option.

I'm not asking Council to pretend R-CG is perfect. Reform it. Fix the design rules, improve community engagement, iterate. But repealing it entirely — reverting to 2007 zoning — is an abject failure of leadership. City administration has already prepared amendments that address the most common concerns while keeping gentle density and federal funding intact. That's the path forward.

Calgary is growing faster than almost any city in Canada. The question isn't whether we accommodate that growth — it's where and how. I'm asking Council to choose established neighbourhoods with existing infrastructure over endless sprawl. Choose housing options over housing scarcity. Don't make it harder for the next generation of Calgarians to stay.



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First name [required] Max

Last name [required] Cozins

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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)

Are sewer systems can't handle these multi Plexes.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Denise

Last name [required]

Gibson

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

Submission in support of reversing the citywide rezoning.docx

ATTACHMENT\_02\_FILENAME

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

Please find attached my letter in support of reversing the citywide rezoning that came into effect in 2024.

## Submission in support of reversing the citywide rezoning

Denise Gibson  
Owner: 99 Signature Heights S.W. Calgary

Dear Honorable Mayor, Councillors and members of the public

I would first like reaffirm that my position and rationale on this matter remains consistent with my original submission and presentation to city council in 2024. That is to say, I was vehemently opposed to the rezoning at that time and equally supportive of reversing that decision.

1) Density (or densification) does not equate to affordability!

2) Against blanket rezoning but understand the need for density and more so, creating livable spaces. "Density where density make sense."

Ex: Truman controls development area between 69 St and 85 St south of 17Ave. S.W. Aggressive density, that is without question, changed the neighborhood but perhaps appropriately so given the proximity to amenities/C-Train. Development aligned with activity areas/corridors/nodes and existing area structure plans.

3) Infrastructure concerns can no longer be ignored and certainly have come to the forefront with the ongoing water main breaks (Bears paw, smaller one affecting business in Wildwood/Westbrook Mall etc.). It seems that any concerns or extent of the issues remain unanswered, unknown or only considered in isolation.

- In 2024 the cost of upgrades ie: costs required to proposed/allowed densification in established neighborhoods and who would absorbed those costs - developer, city, taxpayer - was never addressed. We are just getting a sense of that now and the state of the city's water infrastructure.

-WATER! WATER! WATER! The city administration states there is a water issue in established communities.

- Traffic, parking, water, sewage, natural gas, electricity and we haven't even talked about the electric vehicles!

- Other aspects of infrastructure/services were not addressed in 2024 and the issues remain. Existing services were built for existing populations - Firehalls, ER/healthcare facilities, schools, policing, bylaw enforcement, daycare, recreation etc.

3) The city professed a mandate to increase the tree canopy/green/livable space. This is not achieved with the rezoning where the building encompasses 60% of the lot square footage. I believe a reversal of the rezoning would be a step in the right direction to maintain a minimally acceptable green canopy.

4) A reversal of the rezoning would, hopefully, reflect a return to comprehensive urban planning and a need to consider the broader perspective. Such that:

- New communities with R-CG zoning are planned that way with appropriate amenities.

Propose density adjustments at activity areas/corridors- supported amenities opposed to spread throughout family areas.

- Respects that one size doesn't fit all. It has been suggested by 42 community associations; proper urban planning involves a community-by-community approach in accordance with an approved area structure plan.

- Community -means a diversity of options that reflects people's individual uniqueness and choices. More so, means that you uphold the zoning that was put in place when people made the biggest investment of their lives.

- The current approach takes away any community controls/input and shifts it to the developers/builders and people that do not live/work in the community. Furthermore, it did not meet the objective of affordable housing.

Examples: Fraser valley, Vancouver (result addressed neither homeless nor affordability).

Within the city - infills over 1M, villas upwards of \$800,00, 4 unit condo in Mahogany

starting at 1.3M. Aspen - row townhomes starting price 1.36M. Marta Loop....elderly have to move out of the neighborhoods.

5) The 2024 rezoning did not address the real issue- uncontrolled/unplanned immigration and a city that is approaching a population of 2M.

- Addiction/Homelessness/Inflation. None were addressed by the original addressed proposal.

- To have impact, any development would conform to urban planning principles of increasing housing options aligned with amenities and transportation corridors - not adversely effecting established communities.

- I applaud the initiatives undertaken to date that I believe to attempt to address these issues. Specifically, the conversion of vacant office space in the downtown core, and conversion of vacant properties.

- Something that I haven't heard virtually any discussion about is the impact of airbnb's, multiple ownerships for investment for profit etc. All are options that may better address the underlining issues of housing and affordability.



## 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

Proposed Citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Please repeal the blanket upzoning across the city. Continued implementation of the zoning change will negatively impact the fabric of our neighbourhoods and ultimately, our city. This lazy initiative hands over the keys of our city to developers, who guided Mayor Gondek in her decisions. The developers will carve up our neighbourhoods resulting in over priced housing, small streets overwhelmed by parked cars, inner city schools having inappropriate teacher/student ratios (overcrowding), water/electricity/ sewage infrastructure being overwhelmed due to an unplanned increase in usage, not to mention a continually empty downtown core that is struggling with crime as there aren't enough people around to keep vibrant/healthy streets after dark. How can we not combine finding housing for people with filling empty space already designed for lots of people?

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

This city has lots of space to build. A good Mayor/Council should provide strong strategic direction to thoughtfully plan out neighbourhoods/downtown spaces that are designed to handle this population growth. It is not clear to me how giving the developers the ability to build expensive multi-family units will solve this housing problem. Anyone who has been watching Calgary inner city real estate over the last decade would see this clearly. Lots that are dividable are priced too high for families to buy them so they go to developers. After the developer builds on it, a single-family home that could have been affordable, has now turned into multiple 1-million dollar row houses, out pricing any young family. How is this the solution to our housing crisis?



## Public Submission

CC 968 (R2026-03)

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The zoning change will not fix the housing shortage, but it will line the pockets of developers.

I'm so happy that our new council and mayor are ready to repeal this abhorrent policy. Please save our city and reinstate zoning in our neighbourhoods!

thank you

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Sam

Last name [required]

Rivers

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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

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The shadow from these overbearing buildings cover my solar panels.



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First name [required]

Last name [required]

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

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First name [required] Marissa

Last name [required] Bennett

How do you wish to attend?

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

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



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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing to express my strong opposition to the proposed repeal of the city-wide rezoning policy. This decision risks dismantling the progress made under the Calgary Housing Strategy and threatens our city's fiscal and social stability. The original intent of rezoning was to remove exclusionary barriers, and the 2025 Housing Strategy Progress Update confirms it is working. Since implementation, city-wide rezoning has enabled 46% of all new low-density housing development permits in established areas, creating 814 new units and 765 new secondary suites. These are not just numbers; they represent essential entry points for low-income and marginalized Calgarians. Furthermore, Calgary is now leading the country in housing starts, and we have seen our housing price-to-income ratio finally begin to decline from 5.7 to 5.4. A repeal would stop this momentum exactly when the data shows it is beginning to work. The attempt to renegotiate HAF terms without a viable alternative is a dangerous gamble with Calgary's budget. The federal government's intent for the HAF was clear: to incentivize systemic structural change. There is no evidence that an exception will be granted to Calgary. Mayor Farkas's current strategy risks losing the remaining federal funding, which would leave a massive deficit in our housing budget and force local taxpayers to cover infrastructure costs that federal grants are currently mitigating. The alternatives proposed to follow the repeal if successful, —such as localized density or infrastructure-led changes—are not mutually exclusive with city-wide rezoning. Council could implement parking reform and targeted infrastructure upgrades while maintaining rezoning. Repealing the policy first creates a "policy vacuum" that slows

## Public Submission

CC 968 (R2026-03)

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development and increases the "uncertainty tax" for builders, ultimately making housing more expensive and harder to find. Repealing rezoning disproportionately hurts the most vulnerable. By limiting density, we reinforce housing scarcity, which keeps rents high and vacancy rates at near-zero. Statistics show that increased supply in established neighborhoods is the most effective way to provide "missing middle" housing for those most affected by the housing crisis. In the best interest of all Calgarians, Council must maintain the rezoning policy. We should focus on refining the policy—addressing parking and design concerns through specific bylaws—rather than a total repeal that invites extreme risk. 11:54AM



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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 opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

I rigorously support repeal of the blanket zoning. I have condensed my comments to sentences reflecting ideas that should each be a paragraph. Housing development needs to achieve an increase in density. Appropriate planning is needed so that development results in FUNCTIONAL HOUSING and LIVABLE NEIGHBOURHOODS. The current CHAOS must be stopped and changes in bylaws must lead to REASONABLE outcomes.

-Promote R-2 housing, semi-detached (duplex, side-by-side) and infill detached lots, as well as R-1 single family homes.

Provide functional designs and better spaces for LIVING.

-Rowhousing should require the equivalent of two or more city lots to provide adequate space for enjoyable outdoor space, plus parking and/or garages. For example three side by side, two-story units, with garage under half of the second floor.

-New builds for single family homes are unfettered in the far flung suburbs. Many people looking for LIVABLE housing they can enjoy for years to come, want to be in established areas. Some want to live closer to older parents for family bonds.

-Younger or first time buyers getting priced out of getting older homes they can enjoy now, grow in and renovate if needed.

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

-February housing information from CREB shows semi-attached homes are a STRONG area of interest for buyers and AVAILABILITY is DECLINING.



## Public Submission

CC 968 (R2026-03)

characters)

BLANKET ZONING provides DISRUPTIVE DISSATISFACTION.

- In many cases developers reach for the lowest common denominator for profitability.
- End results are not necessarily more affordable.
- Architectural exterior abominations.
- Dysfunctional floor plans.
- Doors that a regular refrigerator won't fit through.
- Animosity over lack of parking at a person's home.
- Inadequate space for recycling, compost and garbage bins.
- EIGHT ground oriented living units on a lot best suited to two, maybe three, is a dangerous experiment, especially in a snow climate like Calgary. These shoebox homes and suites are failing in the Toronto market.
- If this experiment is allowed to continue unchecked Calgary will have a deluge of untested product that communities will be living with forever.

GET CREATIVE CALGARY. Take a deep breath. Think this through. Promote proper, livable housing; blanket zoning is not the way. In closing I call for change, a moratorium on new approvals, even if an application has been made. Those lots can be sold if the developers want to defer to another builder and concept. (We don't owe them anything; just in case you thought we did.)



## Public Submission

CC 968 (R2026-03)

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First name [required]

Fanni

Last name [required]

Alberto

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

Support the total Repeal of Blanket Rezoning (BRZ) without Amendments (1).pdf

ATTACHMENT\_02\_FILENAME

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

I strongly support the total Repeal of Blanket Rezoning (BRZ) without Amendments.

I've already sent a more personal email to the Mayor and Councillors stating all the personal impacts that BRZ has had on my family with the approved 8 Unit Townhouse next door to our single family home. I would rather not have those details on Public record, but would still like to ensure that my comments are considered at the Public Hearing.

In these comments I'd like to focus on a simplified list of facts, queries and concerns.

We need Local Area Plans, Land Use Designations and a more thorough and thoughtful approach to any and all changes. A one size fits all approach is not only detrimental to our neighbourhoods, but will change things in ways that can't be reversed. There is a reason that neighbourhoods were planned the way they were - with thought, considerations for space and rules for setbacks, height etc. Not every corner lot can become a townhouse, and not every situation is the same.

I've stated my concerns many times over (mainly through dMap and emails with our assigned File Manager), and I don't know if I can share anything new that hasn't already been shared by folks more well versed in this subject than myself.

Personal feelings aside (though there are many of those too), here are the reasons that the blanket rezoning should be repealed. I am using my bullet points directly from conversations I've had with the City about the approved DP next door to my home - but from it, you can get a clear picture of the real life concerns and issues that a DP of this type creates, and why blanket rezoning should be repealed as soon as possible and why local area planning is critical to ensure that density is focused into appropriate areas.

### **Building Design:**

- I am not sure what the prerequisites are for a permit application and what that should look like, but after having seen some other proposals, I am disappointed that the application in our area didn't require a proper streetscape image. When presented with a design, the context is important. A stand alone image of a townhouse doesn't look so bad if you can't see what it will be next to. How will the proposed trees look, how will it blend into the surroundings, how will it tower over the neighboring homes? etc. These are all important pieces of the puzzle and I feel that a proposal should be required to show these details.
- A streetscape view from all angles would demonstrate how the design fits into its surroundings - which would often highlight how inappropriate a design is and why context should always be considered.
- In our case, the design was modified so that the "style" would fit into our street a little better. The new design was better in terms of its aesthetics, but the scale and height were still alarming, as was the fact that it would have such a small setback in comparison to the previous home and other homes in the area. The new design removed the 3rd level of suites, but was still 11m high and encroaching on the perimeter by being so close to the surrounding sidewalk on either side. The building I am referring to wasn't designed for this location - it is simply trying to fit a developer's idea into a space where it makes no contextual sense. Example: We would lose our morning sun due to the change in setback.

### **Safety/Privacy/Quality of Life:**

- While I understand that change is inevitable, I think that context is important. There are suitable locations for more density, and there are locations where density will only cause more problems - this one fits into the second category.
- The location of the current home is on a corner, but it's an inside corner with houses all around. The paved back alley is used by many people to get around for school drop offs or as a way to get out of 110 Ave without turning around. This area already sees a vast number of people driving straight through the stop sign on the corner, not slowing down for the playground zone and whizzing by. I think visibility will be reduced and the influx of extra people will only amplify this problem. Kids are riding bikes, pedestrians are walking their dogs etc.
- Concern over windows looking west into our backyard.
- Calgarians drive, especially those living in suburban areas - to assume that 8 units of people won't have 8+ vehicles isn't realistic. Most people on our street have at least 2 vehicles, with many having up to 4. Then you add on guests etc. and I don't know where people will park. When someone buys in an area that is already dense, they may plan for this but those of us who live here already, and any renters coming into the townhouse may not have made accommodations for this. I can't imagine where all of these vehicles will go when there is a stop sign and fire hydrant on the corner as well.

### **Infrastructure Issues:**

- While the proposal includes a "waste and recycling" alcove for the 8 units worth of tenants to use, this is only 8 bins they will share - 3 garbage, 3 recycling and 2 compost. I am not sure this will be enough in the long term, but even having those 8 bins in the alley on various days, would add a lot of extra bulk to the alleyway - especially when it already has ice issues in the winter and spring.
- The extra shading from the taller building will also create a buildup of ice in a spot that already gets really bad in the winter/spring months.
- A number of residents have had sewer backups in the past, as well as we've experienced long stretches of time with street lights going out.
- I am concerned about our water pressure, fire safety, flooding/draining, strain on our old pipes etc. We recently had our pipes augured out for tree roots.
- 8 units (8 fridges, 8 stoves, 8 washers & 8 dryers, 8 dishwashers, 8 electrical panels and 8 separate households with different practices around safety with no common standards/norms/procedures as would be the case with a condo or multi-family development)
- This part of Braeside is almost 60-years old, and there has already been documented periodic water & wastewater, electrical and communication issues. How does an 8x increase in density not increase the risk or severity in the future?

- With so much additional concrete and no mature trees to soak up water, where does the water go? Have provisions such as grading or additional drainage been made for this?
- As the 8-plex will be managed by a property manager, they have to ensure they stay on top of clearing the two storm drains on that corner. Both fill up with leaves, pine needles etc. and since there won't be one single responsible homeowner to manage that, they will have to stay on top of snow removal, clearing storm drains etc.

**Urban canopy and climate change:**

- The applicant is proposing to remove every tree (14) and bush (10) on the property, as well as 3 on city property, all of which are of a significant caliper, canopy and height that have taken decades to develop and cannot be replaced.
- The health and viability of our existing trees near the property line with the planned removal of these trees next door and subsequent excavation that would take place with the proposed building. How can they ensure that our 60+ year old beautiful trees are not damaged or die as a result?

I appreciate your time and consideration - I know that I am a small drop in the bucket of many, many Calgarians who all feel this exact same way.

Please Repeal Blank Rezoning without Amendments, Reset to previous zoning bylaws and restart local area planning so that developments can be designated to the appropriate sites that can handle density.

Kind regards,

Fanni Alberto (Resident of Ward 11)



## Public Submission

CC 968 (R2026-03)

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First name [required]

Aaron

Last name [required]

Zimmerman

How do you wish to attend?

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

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

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## Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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[required] - max 75 characters

Proposed citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

In Support of Repealing Blanket Rezoning.docx

ATTACHMENT\_02\_FILENAME

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

Please see the attached comments in support of repealing blanket rezoning.

## **In Support of Repealing Blanket Rezoning**

I support repealing Calgary's blanket rezoning policy because it represents a one-size-fits-all planning approach that has produced significant unintended consequences for many inner-city neighbourhoods.

While increasing housing supply is an important goal, the blanket rezoning policy removed the context-sensitive planning that has traditionally guided responsible development in Calgary. Good planning recognizes that neighbourhoods have different infrastructure capacities, street designs, transit access, and built forms. Applying the same zoning permissions across nearly every residential parcel ignores these differences and encourages random, unplanned densification.

One of the most visible impacts has been the introduction of **mid-block multi-unit developments with 6-10 units immediately adjacent to single-detached homes**. These projects dramatically alter the scale and character of established residential blocks that were never designed to accommodate this level of density.

For adjacent homeowners, the impacts are significant and real:

- loss of privacy due to overlooking into yards and homes
- increased shadowing from larger building mass
- significant increases in on-street parking congestion
- increased traffic on narrow residential streets
- removal of mature trees and established landscaping

Individually, these developments may appear manageable, but **the cumulative effect across entire neighbourhoods is fundamentally changing the character and livability of these communities**.

Equally concerning is that blanket rezoning removed meaningful public participation from the planning process. Previously, proposals to increase density required site-specific rezoning applications and public hearings, allowing residents and communities to provide feedback. Blanket rezoning effectively bypassed that process by granting citywide permissions without considering neighbourhood-level impacts.

The policy was also justified as a way to improve housing affordability, yet there is little evidence that it has meaningfully delivered housing at price points accessible to most Calgarians. Much of the redevelopment occurring under the new zoning consists of row housing and multi-unit complex projects rather than attainable housing.

Repealing blanket rezoning does **not mean rejecting housing growth or density**. Calgary can still pursue thoughtful densification through targeted approaches that are widely accepted in urban planning practice, including:

- transit-oriented development along major corridors
- strategic redevelopment zones
- context-sensitive gentle density
- local area plans developed collaboratively with communities

These approaches allow the city to accommodate growth while maintaining neighbourhood compatibility and public trust.

Blanket rezoning attempted to address a complex housing challenge with a single policy applied across the entire city. The result has been neighbourhood disruption, reduced public input, and limited progress on affordability.

For these reasons, **I urge Council to repeal the blanket rezoning policy and pursue a more balanced, context-driven approach to housing growth in Calgary.**



## Public Submission

CC 968 (R2026-03)

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First name [required]

Daryl

Last name [required]

Ronsky

How do you wish to attend?

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

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

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## Public Submission

CC 968 (R2026-03)

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Mar 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 original Blanket Rezoning initiative has resulted in numerous unintended and unsavoury consequences. Repealing will allow for a more measured approach to achieve the original objectives.



## Public Submission

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First name [required] Brenda

Last name [required] Shyba

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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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

Mayor and council of the city of Calgary.

I overwhelmingly support a total recall of Blanket Rezoning (BRZ) Although the residents have already let those who represent us know how we feel in the historic submissions and statements in person to the previous mayor and council... here we are.  
I am hopeful this time - those who work for us - hear us and listen to what people are saying.  
Since the approval of BRZ - all one has to do is drive around and see the destruction of this once beautiful city...it is so incredibly sad to see and must stop.  
We now have an approved proposal for an 8-plex beside us...we have been in limbo since the property sold 2 years ago...and now recently resold along with the approved development permit...we do not know what's going to happen next and it's been stressful. Our homes should be our refuge.  
I have made many submissions to the file manager why this proposal is a very bad idea. Wrong location for something of this nature, children's safety, seniors safety, no parking, garbage issues, increase of traffic in the spot where children and residents access the school and community Center grounds, removal of a beautiful canopy of trees (which goes against the climate emergency that was declared) aging infrastructure (several of us have already had water in our basements from the drain), sense of safety with a potential revolving door of renters, blocking of sunlight to my greenhouse,

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

## Public Submission

CC 968 (R2026-03)

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potential damage to neighbouring trees and the list goes on.  
There is zero benefit for the community and only huge red flags of why this is a bad idea...yet it was approved.  
We all purchased our homes for the exact reasons the city planners took into consideration when developing the neighbourhood in the 1960's, 1970's.  
We know there is no criteria for affordable housing as the file manager told me this directly.  
The only winner is developers. What a shame they come before the people.  
Complete recall of BRZ and start over with a new plan that includes the peoples voices.  
This must stop.

Respectfully,  
Brenda Shyba



## Public Submission

CC 968 (R2026-03)

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First name [required]

helen

Last name [required]

henderson

How do you wish to attend?

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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

To whom it may concern,

Our family has been away for a month, and was informed by a neighbour that the deadline for comments on revisiting blanket rezoning is today. I'd prefer we had been able to present a more fulsome response but below you'll find the 'Coles Notes' of our thoughts.

While we support more urban density, the way in which it has to this point unfolded was ham handed and created a lot of resentment and stress in neighborhoods, with some paying a much higher price in density, with related parking, infrastructure and safety issues. (a family member in Mount Pleasant has had some really negative experiences)

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

A more measured and thoughtful bylaw is required, one not driven by the post-pandemic housing panic. We'd support going back to square one (undoing everything from the blanket rezoning bylaw) BUT enacting a more thoughtful and perhaps 'staged' rezoning. (eg start with end unit multiplexes)

I believe the original blanket rezoning destroyed a lot of faith and trust in our civic government and I think a willingness to revisit the issue would restore a lot of the respect that was lost. Citizens felt railroaded and as though government was not responsive to



**Public Submission**

CC 968 (R2026-03)

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their concerns.

Thanks for your consideration

Helen Henderson  
1730 Broadview Road NW

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Linda

Last name [required]

Verhun

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)

West elbow guidelines should be guidelines only. Too restrictive.

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

Standing Policy Committee on Community Development



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Propozed 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)

When revisiting blanket rezoning, either remove completely or change west elbow guidelines to being a guideline only. Too restrictive in communities where people have previously bought homes and had different expectations that do not align with the guidelines. Same argument as blanket rezoning.



## Public Submission

CC 968 (R2026-03)

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First name [required] Belle

Last name [required] Derry

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)

Infrastructure can't handle high density.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Cheryl

Last name [required] Fryers

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

Director of Varsity has submitted a detailed response which I agree

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 member of the Varsity Civic board and agree totally with the submission by Director, JoAnne Atkins. I wish to add a few comments. Firstly, I had previously emailed each new council member on my concerns with regard to the blanket rezoning in December 2025. The question I ask council today is "what did we really gain with this blanket rezoning" and what critical factors did we loose? The driver of this rezoning was "affordability" but the types of housing do not match with family needs. Scale of housing matters. The row housing and high density developments have priced out the dream of home ownership which used to be achievable. According to a recent Abacus Data poll the report cites, 61% of Canadians say there aren't enough homes being built that meet their size and layout needs. Massive high density row housing with 60% lot coverage has removed the backyards for children to play or privately gather and enjoy family time. If we continue on this path Calgary will create efficient neighbourhoods that are efficient with small shrubs. The mature trees are removed from the family home that offers shade from summer heat and the creatures that inhabit the area are gone (squirrels, birds etc). A very stark efficient neighbourhood. Scale of home matters with all the amenities that make it home. Sincerely, Cheryl Fryers Varsity Civic board member.



## Public Submission

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First name [required]                      Saul

Last name [required]                      Pytka

How do you wish to attend?

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

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



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[required] - max 75 characters

propowed city wide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

Reasons to repeal blanket rezoning.docx

ATTACHMENT\_02\_FILENAME

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

Thank you for considering repeal of what has been one of the most destructive moves by a city council in my memory.

Reasons to repeal blanket rezoning:

So many assumptions that were never debated and/or were just wrong.

- 1) Took the ability of families to compete in a market taken over by commercial developers, who can overpay to force small buyers into a non-competitive position
- 2) Claim that affordable housing issue will be addressed but no guarantees of prices that would allow any pricing that would truly be “affordable”, or even define “affordable”
- 3) Total disregard of respect for the character/context of existing neighbourhoods, assuming one size fits all
- 4) The loss of value of existing homes, which represent the majority of many persons investments for their future, by property values dropping due to overcrowding and loss of the neighbourhood “character”
- 5) Issue of overburdened infrastructure, including water, roads, schools, parking, electricity, move to electric vehicles (where to plug in where there is no parking close to high density residences). How will infrastructure be upgraded to keep up with density changes, and who will shoulder the burden?

The whole process was flawed and offensive from the start. There was a distinct lack of respect for the electorate vote when this whole process (blanket rezoning) was brought in by a Council that simply rammed it through, acting like .... and I truly think believing that..... they knew better than the voters did.

Thank you for reconsidering this destructive direction taken by our previous Council.

**Public Submission**

CC 968 (R2026-03)

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First name [required] Linda

Last name [required] Nessel

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

Blanket Rezoning Hearing Calgary City Council.pdf

ATTACHMENT\_02\_FILENAME

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

**Calgary City Council  
March 16, 2026**

**My husband and I have 2 grown children. We have made Calgary our home for 40 years. We are all in opposition to Blanket Rezoning. We spoke against it two years ago and have now seen the horrible consequences of this policy change. We support higher density in targeted areas throughout Calgary.**

- 1. Repeal Blanket Upzoning**
- 2. Reset to the previous zoning bylaw - NO AMENDMENTS**
- 3. Restart local planning - aka redo the LAPs into smaller segments and ensure engagement is done collaboratively with residents**

**In 2024 I sat in council chambers for many days and listened to dozens testimonies. I had these questions in 2024 and they still remain.**

- The Councillors who were recently voted in to repeal this upzoning bylaw need to remember what they promised to do.**

- **I do not have confidence that public input at the DP level, the result of the rezoning bylaw, when the design is basically finalized, will result in changes. In the past while on our Planning Committee we could hardly enact changes at the *land use* level.**
- **Calgary experiences boom and bust cycles. Housing prices go up and down. We are not in a pricing emergency. My neighbour's house in Cougar Ridge was listed at \$1.25M when built in 2006. During 18 years it was sold several times but was finally sold in 2024 back at that original price.**
- **Why are multiple bids allowed on a house at one time when all this does is drive up house prices, push citizens out of the market, and cater to developers who put in above-list offers without conditions? This practice needs to be ended.**
- **Many industry experts in 2024 stated that the blanket upzoning would not address rising housing prices. That has become even more obvious now. It has only driven prices higher.**
- **In 2024 students, graduates of planning schools, and those working with the disadvantaged think that blanket rezoning is a good idea. However, the experts working in housing do not. We have since learned students were given extra credits for coming to speak in favour of upzoning.**
- **We need to put limits on the number of foreign students accepted by universities and colleges, or make the institutions guarantee housing for said students.**

- **Why is no one addressing the fact that WE CANNOT BUILD ANY FASTER because WE DO NOT HAVE ENOUGH SKILLED WORKERS?**
- **Why is it that when our community association asked developers to INCREASE density along our Main Street, by putting living units above the retail buildings, we were told there is no market for that?**
- **How about the City ensures that developers are building higher density wherever they can on main streets and along transportation corridors?**
- **Why are we promoting the destruction of older, affordable homes for the building of more expensive new homes?**
- **Why is the City not investigating large corporate housing ownership like the Real Estate Income Trusts and how they drive up home prices?**
- **The City should limit Air BnB's and other short term rentals as this also appears to drive up prices.**
- **Upzoning abandoned evidence based measures to increase density, like LAPs and ARPs.**
- **The City needs to prioritize the building of below market housing and helping the disadvantaged to find housing quickly.**
- **Blanket upzoning removes the check and balance on zoning issues by eliminating Council approval and public input. This only benefits developers.**

- **Why is it that in 1994 all municipalities in Canada committed to the UN's global agenda and therefore can no longer promote a local one?**
- **Why is our elected Council not investigating the fact that city staff are tying your hands, because they have endorsed the UN program, are using their tools, all in order to follow the UN sustainability goals.**
- **Why is it that Council is not looking into breaking the partnership between city officials and the UN, in order to put the power back in YOUR hands, Council; YOU who are our elected officials who speak for, and defend OUR rights?**
- **Why is it we are spending so much time and money on blanket rezoning, and other UN Sustainability Goals, when Councillors did not run on these issues? For more information please look up [Gather2030.substack.com](http://Gather2030.substack.com)**
- **Why is it that many young Calgarians aren't considering moving to a cheaper centre in order to afford a house, like my daughter and her family did last year?**
- **Why is it that housing is a human right but some seem to think this means they are a victim if they don't get to live in the community or city they desire?**

**Regards,  
Linda Nessel**

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Yves

Last name [required]

Blaslvic

How do you wish to attend?

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

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I'm moving because 8 unit multi Plex is built on my street making parking and traffic horrible.



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First name [required] LaVonne

Last name [required] Walt

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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

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am writing as a resident of Lake Bonavista in support of the proposed removal of R-CG zoning in my community.

While I am not a planning professional, I am commenting on the planning merits of this issue based on lived experience in an established, mature community.

Lake Bonavista is a fully built-out neighbourhood with a consistent low-density residential character. Introducing R-CG zoning, which permits townhouses and small multi-residential buildings, raises legitimate planning concerns regarding built-form compatibility, scale, and neighbourhood context. Incremental redevelopment under this zoning could result in structures that are out of proportion with surrounding homes and alter established streetscapes in ways that are difficult to reverse.

I recognize that R-CG zoning is intended to support housing choice and affordability. However, in practice, this form of rezoning does not necessarily result in housing that is affordable to average households, while still introducing significant changes to neighbourhood form and infrastructure demand.

In addition, mature communities such as Lake Bonavista were designed with infrastructure, parking, transportation, and community services sized for lower densities. While individual projects may appear manageable, the cumulative impact of R-CG

## Public Submission

CC 968 (R2026-03)

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redevelopment can place pressure on infrastructure that was not intended to support this level of intensification.

In my view, broad application of R-CG zoning does not sufficiently account for the unique planning context of older neighbourhoods. More tailored approaches to growth and redevelopment would better balance housing objectives with compatibility, infrastructure capacity, and long-term community stability.

For these reasons, I encourage Council to support the reversal of Rezoning for Housing.