



Public Submission

CC 968 (R2026-03)

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First name [required] Greg

Last name [required] Holtz

How do you wish to attend?

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

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



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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Rezoning Letter HOLTZ.pdf

ATTACHMENT_02_FILENAME

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

Gregory Holtz
#206 – 2429 17th Ave
Calgary AB T2A 0P7

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

March 16, 2026

RE: Proposed Citywide Rezoning Change

Dear Councillors,

I was proud of Calgary when it passed the zoning update in 2024. I went back to California and exclaimed to my community of housing advocates that, finally, the leaders of a place where I lived were addressing the housing crisis. Prior to moving to Calgary, I couldn't afford to buy a home. At the same time, I had watched homelessness balloon as hardworking folks were pushed farther and farther from the opportunities they chased – jobs, schools, proximity to family – until city council meetings became consumed by debates about safe parking zones, banning RVs from the streets, and how to deal with the messes caused by allowing human beings to exist without homes.

But not Calgary. Calgary was choosing a different path. Calgary was relying on data and long-term visioning and the advice of experts to undo the restrictive zoning that was keeping a home like mine – a 1960s bungalow in Radisson Heights – from being redeveloped into its full potential. No longer would Calgary be forced to make the false choice between outward growth or no growth. Calgary was choosing a future for its city that was more dense, more sustainable, and more equitable. And it worked! Housing starts went up, rents went down, and grant money started flowing. The seeds of change were bearing fruit.

Unfortunately, that data, visioning, and expert advice conflicts with how many of you feel. Some of you feel, perversely, that freedom means telling your neighbour what they can and cannot do on their property. Some of you feel, ridiculously, that your duty is to crystalize in amber that version of Calgary that your oldest, wealthiest constituent bought into 50 years ago. Some of you feel, obtusely, that increasing supply doesn't cause prices to fall and that, instead, by the magic of I-saw-it-happen-on-my-street-in-Bowness, tearing down a

single-family bungalow to build eight new units will make everyone's housing costs go up. Some of you feel, confoundingly, that the long-term goals of your housing strategy and the commitments you made in funding applications can be scrapped without affecting housing outcomes or funding awards.

There's another current leader who subjugates reality to feelings, one who at least has the decency to admit, "I don't care about affordability," when asked about the housing crisis. Whatever lip service you pay to affordability during this hearing, however you twist yourselves into pretzels to conclude that, actually, restricting supply by increasing expenses will lead to more affordable housing, a decision to reimplement restrictive zoning is one whose long-term consequences you cannot escape. You will be faced with this decision again when you approve clearing more wetlands for a housing development on the edge of the City, with all the infrastructure costs that entails, when you are asked to give CPS more tools to deal with the growing population of people sleeping outside, and the social disorder that entails, when Calgary doesn't get that competitive grant to build more housing because of the red-tape we exalt to keep our neighbourhoods frozen in the past, and the funding challenges that entails.

You can avoid these consequences by making the right choice now, for current Calgarians, for future Calgarians, for our earth, to allow the 2024 rezoning to stand. You can also invite these consequences by reinstating the primary driver of the housing crisis. But you cannot both reinstate restrict zoning and care about affordability for the rest of us. Facts or feelings: the choice is yours.

Greg Holtz



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First name [required] **Julianne**

Last name [required] **Chow**

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

If we could make the process easier for properties zoned R-1 to apply for R-2 zoning that would be good. This is more appropriate in the neighboring downtown or beltline communities rather than the mid suburban and outer suburban areas. I hope that intelligent focus and qualified people can develop processes and restrictions which limit the costs of living in these city centered communities so costs are attainable for all Calgarians. My hope is that we can balance the need for additional housing but not substantially change the nature of existing single family home communities. This is so important for safety in the raising our families. I support 1 basement suite or redevelopment of a single family dwelling to accommodate elderly or tertiary family, but this must be scrutinized by what the R-1 community can sustain. There should never be R-4 or R-CG housing in an existing R-1 zone. Thank you.



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ATTACHMENT_01_FILENAME

Blanket Rezoning Submission.docx

ATTACHMENT_02_FILENAME

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

J. Stephens Allan, AOE, FCA, ICD.D
3045-2nd Street SW, Calgary, T2S1T4

March 16, 2026

Dear Mayor Farkas and Calgary City Councillors:

I am writing in support of council repealing the blanket rezoning bylaw. Blanket rezoning is already having a negative impact on some communities. This flawed bylaw could change the nature of our community forever, and not in a good way.

I grew up in Roxboro. My parents bought their house when the community was developed in the 1920s. They were not wealthy, and the investment in their house at that time was the most significant investment they ever made.

I went to the neighborhood public school, Rideau Park, for nine years and made friends with kids, not only from Rideau-Roxboro, but also from the neighboring communities of Mission, Erlton and Park Hill.

Because of the wonderful character of this special neighborhood, my wife and I bought our house in Roxboro, two blocks from where I grew up, in the 1970s. We raised our three children in Roxboro and still live on the same lot but in a new house that we had to build, as we lost our original home in the 2013 flood. Our children also went to Rideau Park School for nine years and made friends with kids from our neighborhood as well as the surrounding communities.

Shortly after we bought our house in the 1970s, a new purchaser of the house across the street began efforts to subdivide his lot and build an infill house on 25 feet of his 75-foot lot.

We fought this proposed development with the support of the community association, on the basis that it would change the character of the historical neighborhood; several mature trees would have to be removed; and open, green space would be reduced. As well, it would be a precedent for other developments that would forever change the nature of our community and similar R1 communities across the city.

The Council of the day not only refused the development permit, but Alderman Barb Scott advanced a motion, which was approved, preventing in-fill developments in all R1 zoned districts in Calgary. The primary basis for this was the threat to the character of historic neighborhoods, the removal of mature trees and limiting open spaces. There was

recognition that citizens have made perhaps the most significant investment of their lives in these communities and policy changes should not threaten that investment.

Our city is faced with this same threat today. The issues are the same - the character of historic communities, removal of mature trees, and reduction of open spaces. But in our growing city, one must also consider pressures on parking, road and transportation systems, overcrowding schools, inadequate parks and green spaces etc.

Previous city planners have done a fine job of creating a matrix of communities that respond to the needs of Calgarians. Our Ward includes many neighborhoods that offer a variety of housing options that suit different budgets – in fact only 18% of the housing offered in our Ward is single family dwellings. Market factors dictate what is affordable depending on economic circumstances, which is as it should be.

I recognize the need for more housing options, including affordable housing, but development of multi-family residences in Rideau-Roxboro, or other RC1 communities, will not meet the definition of affordable housing. The focus of the City should be on freeing up some of its significant land holdings for housing and reducing red tape so housing developments (in appropriately zoned areas) can proceed to construction without the interminable delays that have unfortunately existed at our City Hall for as long as I can remember.

I urge you to repeal the current flawed blanket zoning bylaw and develop policies and strategies that will address housing issues in a way that better responds to the needs of Calgarians

Thank you very much for your consideration.

Yours truly,

Steve Allan



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First name [required]

Brian

Last name [required]

Regner

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I am in favor of bring back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning approved by Council in May 2024. Being a resident to the inner-city district Renfrew since 1989, I would never have thought high-density residential zones would be forced on us the way it has from the last City Council. The 30 foot plus structures within a few feet from the property line in many situations block out sunlight to neighboring property. Townhouses/ rowhouses allowed at the end of blocks should be part of this change and not excluded from this proposed change. It's simply not right to force the high-density on to existing neighborhood.

There are several reasons the City of Calgary needs to revert to low-density residential zones:

1. Sewer and water infrastructure issues due to aging system to inner city along with add capacity. With high-density zones this drastically doubles or triples the capacity required.
2. Our inner-city infrastructure is aging in Renfrew the oldest building is Stanley Jones School original built in 1914. This should give you a sense how old or infrastructure.
3. Power infrastructure would also be strained with the required demand and with the plus to use EV automobiles there will be greater needs.
4. Our residential streets have become much more congested and less parking available for residences.

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

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characters)

5. I have noticed developers/ speculators have been purchasing property demolishing houses and not rebuilding for years. This shouldn't be allowed, and a time limit set with hefty property taxes after imposed. This isn't fair for the community.

6. There are other vacant properties where no development activity such as:

a. Midfield Tailor Park north of the Renfrew district along the north side of 16th Avenue NE. This is a 24-acre lot with a propose 1100 to 1500 homes. The tailor park was made vacant early 2018 and now 8 years later no construction activity other than site services.

b. Other vast commercial property that could be developed for residential mixed use:

i. South of 16th Avenue NE., between 6th Street and Edmonton Trail,

ii. Couple vacant properties alone Edmonton Trail south of 16th avenue to 10th avenue NE,

iii. Southeast corner of Centre Street and 16th Avenue.

In closing I hope that City Council seriously considers bring back the low-density residential zones, as I'm sure there is a demand for the change.



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First name [required] **Claudia**

Last name [required] **Trenke**

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



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Proposed citywide rezoning change

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

In favour

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I support the complete repeal without amendments



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First name [required] Dana

Last name [required] Assen

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Proposed Citywide Rezoning Change

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First name [required] Robert

Last name [required] Wigg

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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)



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] Ivor

Last name [required] Green

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 3, 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)

Thank you for changing blanket zoning.
I am very pleased the setback is being restored. The current zoning has detrimentally affected the appearance of my neighbourhood (Highland Park) and others.
I support 4 plexes.
I find the current parking allowance is not realistic. The City was built for cars and that cannot be rolled back. Many of us need a car to make many journeys that cannot be accomplished easily by transit or within a reasonable time frame. Adequate off street parking should be part of the re-zoning.
I sit on the development committee. I would like to see some minimum housing standards, particularly with regard to basement suites. I have see plans with living space at 36 and 54 square feet. People deserve to live with dignity. This a modern, wealthy City. There should be no place for such cramped quarters which in turn is detrimental to mental health.



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First name [required] maeghan

Last name [required] albiston

How do you wish to attend?

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Letter - blanket rezoning.pdf

ATTACHMENT_02_FILENAME

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

Please see attached comments. I urge Council to:

1. Repeal the blanket rezoning bylaw in full.
2. Reject proposed amendments.
3. Restart Local Area Planning so that planning reflects actual community conditions.
4. Restore genuine community engagement where families have a meaningful voice.

Dear Mayor and Members of Calgary City Council,

I am writing to express my opposition to blanket rezoning and to share the direct and tangible impacts this policy is already having on my family and my neighbourhood. I urge Council to **repeal the blanket rezoning bylaw in its entirety, with no amendments**, and to restart the planning process through a genuinely community-based approach.

I am not commenting in the abstract. I am directly impacted by a development enabled by this policy: a single-family bungalow adjacent to my home is being replaced with a **three-storey, fourteen-unit residential complex** that borders my property. This project pushes the boundaries of what is permissible in virtually every respect—height, massing, density, setbacks, and livability—while being fundamentally incongruent with the established character of the block and the broader neighbourhood. The project will pressure local parking constraints (there are two high schools within a two block radius), create waste management constraints (the project will not be serviceable by City of Calgary waste management services) and will dramatically change the character of the neighbourhood.

Thoughtful and context-sensitive intensification can be appropriate in growing cities. What is deeply concerning is the way blanket rezoning removes discretion, balance, and meaningful consideration of real-world impacts on existing residents.

I would further highlight that the development review and appeal system places a disproportionate burden on residents. Neighbours who wish to engage meaningfully must spend evenings and weekends reviewing technical drawings, navigating opaque planning language, preparing submissions, and attending hearings. Appeals through the Subdivision and Development Appeal Board are time-consuming, procedurally complex, and increasingly require the support of external consultants or legal advice.

Developers, by contrast, are often paid professionals whose full-time job is to navigate this system. Families and working residents must take time away from their jobs, divert attention from their children, and absorb personal costs simply to have their concerns heard—often with little evidence that those concerns meaningfully influence outcomes. The playing field is not level, and blanket rezoning exacerbates this imbalance by narrowing the scope of what can even be challenged.

Calgarians are not opposed to growth. We are asking for **responsible growth that respects context, livability, and fairness**. A one-size-fits-all rezoning approach strips neighbourhoods of nuance and removes the checks and balances that once ensured development was integrated, not imposed.

I urge Council to:

1. Repeal the blanket rezoning bylaw in full.
2. Reject proposed amendments.
3. Restart Local Area Planning so that planning reflects actual community conditions.
4. Restore genuine community engagement where families have a meaningful voice.

Residents who invest in their homes and communities deserve more than a process that consistently favours speed and scale over livability and equity. I respectfully ask Council to listen to those living with the consequences of these decisions and to course-correct accordingly.

Respectfully,

Maeghan Albiston
4926 21 Street SW, Calgary AB



Public Submission

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First name [required] Jennifer

Last name [required] Comrie

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of keeping the citywide rezoning policy. We need housing options in every community for Calgarians at every stage of life. This policy is enables this possibility. Keep the dream of housing alive in this City, please.



Public Submission

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First name [required]	Richard
Last name [required]	Warren
How do you wish to attend?	Remotely
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	N/A
What meeting do you wish to comment on? (If you are provid-	Council



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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

ATTACHMENT_02_FILENAME

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

I have made an additional submission (written comments) but chose not to immediately indicate a desire to speak as there are questions as to my availability. I am submitting this request to allow for the possibility of speaking (remotely).
Thank you -
Richard Warren



Public Submission

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First name [required] Kathy
Last name [required] McConnell

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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

All of it

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

In opposition

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ATTACHMENT_01_FILENAME

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ATTACHMENT_02_FILENAME

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

**City of Calgary Clerks office
700 MacLeod Trail SE
Mail Code 8007**

Non conforming design

Design of multizone units is non-conforming to the character of the neighborhood affected. Neighborhoods are built and cultivated over time and with these new non-conforming multi-unit structures they do not fit in to any character of the existing neighborhood, but in fact have destroyed it. They are building many of these units three stories high and extremely narrow that does not fit in with any kind of normal housing esthetic or rational high quality living design in Canada. A three-story building with a basement unit should be significant on a significantly larger footprint or land. The units are literally like Lego blocks stacked up on top of each other with bizarre roof lines and with no structural overhangs so snow and rain will pelt the front door and moisture will accumulate around the homes have no place to drain.

Substandard exteriors

Upon a current inspection in Killarney of units that have been built over the last couple of years. The multi-unit exteriors are already deteriorating and look like they are decades old. Why is the city approving the building of units that are going to deteriorate so quickly furthering the deterioration and aesthetics of this neighborhood. Are there no environmental concerns for these substandard buildings with reduced life span.

Fake garages

Has the city questioned these “fake garages” are being built if they are not being used for cars. Does the city think that issuing a permit for four garages means that cars are going to be placed in them and that the burden of the lack of on-street parking will not be further increased? The fake garages are basically being used for storage because they are so small even if you wanted to put a car inside one of them you would not be able to open the door and get out of your car.

Storage

The units that are being built are small and awkward. The units are basically taken up with staircases, windows and entryways. The actual living space is laid out poorly so that there is no room for a properly equipped kitchen nor a place-to-place garbage pail or recycling bin all which are normal necessities within a home. At least within an apartment building, you have garbage disposal and some may have recycling disposal shoots in a high-rise, so these things are not normally kept in quantities in your home.

Bike, sports and other outdoor equipment.

The city wants to encourage the use of bicycles, yet when you build eight units on a single lot, only half of those units will have storage for bicycles. So, the city is disingenuous with their desire to reduce traffic and encourage cycling if they do not allow room for bicycles and other equipment storage for every unit that is being built.

Generally, speaking, this lack of bicycle storage exists within almost all of the City Of Calgary existing apartments where appropriate bike rooms do not even seem to exist. Why are we developing the infrastructure for bicycle lanes when thousands of units, new and old, have no place to store them?

Side street parking

The side streets were used for overflow parking and now they are becoming a main place of parking, which is inadequate. By a simple inspection of the use of the existing blanket units that have been built, the city will discover that the units are not parking in any “garage” but are parking on the street. This should significantly advise the city of the problems that are being caused by the lack of parking. Pretending that working and non-working people do not own one or more cars per family is ridiculous. The existing transit could not transport most people efficiently to the various job locations throughout the municipality. Nor would those same people choose public transit over driving if they have this choice.

Therefore, building without understanding how people live and how they want to live is part of the understanding of the impact of allowing the building of eight units on a small lot without proper parking is essential.

Furthermore, blanket rezoning in a neighborhood with proximity to downtown further does not recognize that many jobs that once we’re located downtown are no longer downtown and no longer exist. This is also evidenced in the tax role for the number of businesses that have reduced their space and footprint in the downtown area and have left the downtown area.

Many businesses are located or intend to locate in other non-downtown locations and or are having employees work remotely from home. How do these small units allow someone to work from comfortably from home as this trend continues in the new workplace. It simply does not.

Low income housing

The blanket units have not resulted in low rents for people in need but have allowed builders to buy homes and rebuild cheap non-conforming structures in the neighborhood where they can have an excessive cap rate of return. The builders have no stake in the communities that they are building in and do not care about the impact of their rental units on the existing neighborhood.

The development at 33rd and 29th St. SW should have been a housing co-op as there was already an existing co-op across the street which has successfully been operating for decades which allows reduced market rents and the ability for a family to be raised in a community and allows, a family to retire within the same community by having rents adjusted to their lower incomes upon retirement.

The lack of ingenuity and creativity behooves me as a citizen that the city has not even tried to think out of the box in terms of meeting any of the real needs of needy families needing housing at a lower rate, but even better would be to create the conditions for long-term co-op rental rentals or assisted home ownership.

There are many nonprofit organizations who help low-income Calgarians become home owners! I believe home ownership is the way to reduce poverty and increase the standard of living if those in need, not rent for life! No evidence of those NPO’s and the needs of their clients being considered in Killarney.

Home ownership v builder

The city has not understood how cities evolved with the lack of individual homeowners in a neighborhood versus builders. I was shocked to see these units be serving entirely as rentals whereas I believed that the purpose of this was to create affordable housing for people to buy with a potential rental suite that an individual owner would control and use over the lifetime of their ownership.

An individual that lives in a home that has a rental suite control that unit and the tenants that are in it and or they can use it for personal use as their family or need expands and or contracts. Individuals create community, not corporations and limited companies. The owner-builders are landlords and renting units puts money in their pockets but does not build equity or a stake in the community for the individuals that are paying these outrageous rents.

The rental units that are being created, will create a transient population with no stake in the community and will create all of the economic downside of high-density rental units.

Killarney was a community of owners, and the number of rentals is far out pacing any other type of housing options in this community. Why isn't the city creating affordable home ownership options so people can build equity rather than putting the money in a builder's portfolio?

Theft

In the last few years, neighbors have been alerting each other of the number of thefts from porches as they are increasing, whereas before they were not even a problem. I firmly placed this problem of increase theft at the feet of builders who are charging excess rents, forcing people into difficult financial challenges that can resort to crime.

Dogs and pets

I have seen many tenants with multiple pets sitting on their steps in these eight-unit complexes in Killarney. The City Of Calgary already has a dog problem with single home ownership where people have multiple pets and owners do not respect the rights of other people in the neighborhood with respect to noise caused and the waste of their pets on non-pet owner property.

The current bylaw allows for six dogs in one dwelling so in these eightplexes does that mean 48 dogs are going to be allowed or is it up to the each builder landlord to determine how many dogs and cats are going to be tolerated by the neighbors that are affected by the excess noise and pet waste?

The city by law within the City Of Calgary should really not be allowing more than 1 dog per unit. Anybody wanting more than one dog in a single residential unit should have to apply for a special permit with significant cost that forces those applicants to meet a higher standard of care to ensure that the dogs are not going to be problematic in the units for noise in the neighborhood for noise and for disposal of pet waste.

How can the City Of Calgary justify six dogs living even in a detached home with 2000 ft.² it just does not make sense and to further complicate dividing up single lots into eight different households further complicates other bylaws and enforcement.

Side street parking

The side street parking is creating problems to enter and exit the laneway. The lane ways are public access points and there must be safe entry and exit on both ends of the laneway which is now becoming problematic with current and proposed development. Parking on the side street is like building a wall on the street where you are blocked from seeing oncoming traffic in both directions.

Does the city think that people have some magical ability to be able to see through the parked cars? The cars are a wall that you cannot see through. Many of the cars have tinted windows, which not does not even allow you to see through the glass to see if there is oncoming traffic. Further complicating, the side streets is the increasing number of commercial vehicles that are sitting on our streets in Killarney that the city seems to not care about. Commercial vehicles have no windows and are twice as tall as a car further obstructing the view to the street. Without a clear **view** of the street and the oncoming traffic it is becoming increasingly more difficult just to exit onto the street through the lane. I thought this was a residential neighborhood not a commercial neighborhood allowing for commercial vehicles to sit seven days a week on city streets with no special permit or fee to the city.

The city must enforce appropriate distance with signage to restrict street parking next to this entry and exits points in city owned lanes.

This is further complicated on streets, even with stop signs where cars are parking closer and closer to the intersections and further obstructing the view just to cross an intersection. With cars parked on both sides of the street but it right up to the end of each street causes Drivers to be driving now down the middle of the street and cannot safely cross over an intersection without moving into the intersection to see if there is any oncoming traffic. Now turning left or right in an intersection in Killarney means that you have to actually enter the intersection to see if there is any oncoming traffic which is now blocked by parked cars.

Again, the city is in denial about vehicle use in this city and how many people are owning multiple vehicles and how many people are bringing commercial vehicles home and parking them in residential neighborhoods 24/7.

If the city had just made builders provide appropriate off-street parking many of these issues regarding the safety of both cars and pedestrians within the Killarney Community could have been avoided as there are some examples of grade level, garages, and grade level parking in some of the older units where residents park off the street on their own property.

Garbage and recycling

When one house is taken out and 8 units replaced or more this creates a multiple effect on garbage recycling and composting in an 8 unit complex. 24 bins are now in the laneway and the renter residents do not care because they do not use the laneway to park , do not care if they bins are fallen over or in the middle of the laneway blocking the laneway.

The lack of concern, for all of the bins in the laneway becomes a problem of the people who actually park in their **garages**. The laneway is this responsibility of the City Of Calgary and that responsibility, waxes and wanes at best.

The other problem of the waist and garbage is further complicated by the fact that these people are renters not owners unfortunately, the city can put its head in the sand and pretend that there is no difference between a renter and an owner, but I will ask you when is the last time you washed a car that you rented before returning it? There is a difference and the stake and concern within the community and the impact on the community is more respected by a homeowner than a renter.

Renters v owners

The changing of the complete character of the neighborhood from owners to renters in the long run, will create a transient community living in impoverished run-down conditions by builder owners who have already done the minimum in terms of aesthetics and comfort and space. I predict that Killarney will become a slum, and it's already on its way to showing the cracks of a new type of neighborhood. Knowing what I know now I would never live or buy in this neighborhood today.

I blame the City Of Calgary for not having the creativity or the insight as to how to help the community they are paid to help and or elected to help and have only been able to come up with these Band-Aid solutions that have only served to anger and outrage the entire City Of Calgary.

I look at that development on Shaganappi hill at 26th SW street as something so disgusting and so ugly that I can't believe it ever got approved by anybody. Who would want to live in this little matchbox on such a prime piece of real estate where something really beautiful could have been created.

Green space

The cavalier way that the City Of Calgary has allowed building percentages to sprawl and the related green space and allowances for frontages drainage and property overhangs is outrageous. The development at 26th St. and Bow Trail is one example of matchbox development with no respect for the environment. Another example is at 29th St. and 33rd Ave. where again a co-op development rental or ownership could have easily been developed and now you have built a building that is practically falling into the street on 33rd Ave. Does the city have no respect for the people that are going to be potentially living in these areas who wants to have their home just a few feet from the street?

The city has claimed to be doing this to help the poor, so do we not have any high building aesthetics or building frontage or building safety or quality of living in mind with the poor?

Developments like the one on 26th Ave. and 29th St. SW have the steps of the structure falling onto 26 Ave. If you just fall on your own doorstep, you will fall into the street. The three-story structure at this location is absolutely unacceptable and again is like Lego development with no overhangs no green space no proper frontage and is non-conforming to the neighborhood.

Citizen v the City of Calgary

As a citizen, of Calgary, I feel that I should not have to be compelled to be continually challenging the development in my neighborhood and even to be writing this email. Citizens place trust in elected officials and paid government officials in the city of Calgary, and I feel that the behavior in the last few years, especially in Ward 8 has been an abandonment of my community especially by the elected officials which seem to be in the pocket of select City Hall employees. The Alderman in Ward 8 have been against the citizens they are supposed to represent, and this perspective was called out by former Mayor Neehed Nenshi in council as is on record.

Bike lanes

Bike lanes and the dream of having everybody ride their bicycle to work year-round does not really hold in a city like Calgary, where the weather does not support this. If we were living in a climate like Amsterdam, it potentially could work as it is very flat there, and the citizens are prepared at every age to

bike to home and work and only drive when necessary. This is as much as cultural perspective as it is an environmental orientation.

The City Of Calgary wants to expand bicycle lanes on 26th Ave. and although it is a nice idea in theory who will be using it and how much on street parking will be sacrificed will be another issue that the city in its ideological thinking will just further stress, businesses and residences actually living here.

Accidents and Deaths

We had two deaths in Killarney last year, and I believe one of the complicating factors was the lack of visibility. When cars are parked on the street pedestrian's views are blocked and drivers may not be able to see pedestrians crossing the street until they are in the middle of the intersection. Personally, on street overnight parking should be limited and if there is any car on any residential street in any neighborhood, I believe all of that parking should be permitted so the city at least has a revenue source and it will indirectly encourage people to clean out the garages and use them for off street parking when possible.

Bumper to bumper on street parking is the least desirable parking situation as it blocks the visibility and access for cars and pedestrians and I again predict there will be more deaths and accidents in Killarney that can be attributed to that lack of visibility.

Bumper-to-bumper on street parking prevents access for services to be rendered to residence when commercial vehicles that are delivering services cannot find a place to park temporarily to render those services for a few hours. It also restricts access for emergency vehicles.

Bumper-to-bumper on street parking also prevents neighbors from understanding whose vehicle is actually a resident of this community versus not. From a safety perspective, neighbors knowing who each other are, including the vehicles creates a safer neighborhood rather than having stranger's vehicle vehicles continuously parked in front of their house where you have no idea who those vehicles belong to. There are more vehicles that seemingly do not belong to any of my immediate neighbors continually parking in front of my house and continually parking now on side streets.

Bumper-to-bumper on street parking also is an eyesore. Does the City Of Calgary not want neighbors to be proud of their neighborhood? Killarney is starting to look more like a parking lot and a dumpster than a neighborhood that people once wanted to raise children in and grow old.

The turnover in my neighborhood has been very obvious and again contributing to a new type of neighbor who is not going to stay in the community or contribute to it.

Land use and planning

The lack of public transportation to the airport, Cross Iron Mills, the Seton Hospital and Mount Royal University are evidence of the lack of long term planning and care that the city has taken over the last several decades in planning for appropriate public transportation routes at a low cost prior to building infrastructure being built.

Apartment buildings in high density structures should have been built along these corridors, which would allow for people who would be using the transit to live close to it.

The city is now taking a Band-Aid approach to fix problems but is really just creating new problems. Perhaps the boundary of Calgary should be expanded so we do not have to cram everybody into the same small footprint as most of Alberta is empty. We are not short of space, yet we act like we have none. Perhaps smaller communities outside of Calgary be developed so Canadians can create a home they can be proud of and raise a family in.

New communities can be planned and designed for a better future, which include parking, transit and a high quality of living.

Increasing the density at an eight or more ratio to one is not the solution.

Garage suites and carriage houses

I fully support the creation of garage, suites, and carriage houses as they are controlled by an individual homeowner that can allow for multigenerational living and are not controlled by a landlord who is managing a portfolio of rental properties. This way homeowners can age in place and grow their family and allow for different rental situations as their family grows and changes and as finances increase and decrease over a lifespan.

Children and families

One of the big problems I have with all of the blanket zoning redevelopment is that there is virtually no chance of people wanting to raise a family or create a family in these spaces as those spaces simply do not work.

I challenged the City Of Calgary Alderman and or permit department to walk in these units and now imagine a baby carriage or a playpen in one of these units and see if it makes sense or to envision how it could work. Most of these units don't even have appropriate storage for a couple of pairs of winter boots let alone the things that young children or children bring.

The City Of Calgary seems to have something against families and children, which are vital to the creation and maintenance of the culture of this city. Neighborhoods without children and neighborhoods without older people lack the vitality of an inclusive diverse neighborhood.

Disabled and elderly people

All of the redevelopment that has occurred and or is occurring in Killarney seems to have no consideration for the type of people who the city claims to want help . Elderly people are often impoverished and require lower rents to make ends meet. The developments that are being created have horrific entry points into the units that either require going up eight or nine stairs or down or nine stairs only to be faced once inside with all the challenges and problems of living in such tight quarters with no inside storage and even the space for a stock pot. I challenged the City Of Calgary and it is Alderman to actually go in and look at these units and imagine the ordinary things that will be there like room for simple a stock pot!

Again, the challenges of being disabled in Calgary and the lack of vision for the City Of Calgary to allow blanket rezoning without any consideration for the types of people who actually might benefit from lower cost options is astounding. The same challenges for disabled people still exist and blanket rezoning has just exacerbated this problem.

Animal farm approach to redevelopment

I also find it highly offensive that the redevelopment process and blanket rezoning has impacted Killarney, the neighborhood I live in more than others. What was promised was R2 rezoning where two units would be built where one stood which would double the density. If I could have foreseen, what was going to happen I would have left this neighborhood long ago, but the problem is where to go and at what cost and who should pay that cost. As a homeowner I feel the City Of Calgary owes me for the decline in property values, and the decline in the living, aesthetic and quality of life that has now eroded in Killarney. Restricting the flow of traffic on 26th Ave. and building bike access over Crowchild Trail alleviates nothing. The City Of Calgary employees and Alderman have pet projects that they are pursuing and not the interest of the citizens whose lives they are blowing up and disturbing.

The type size and scope of development has been sloppy and unacceptable at best, but the fact that some neighborhoods are completely exempt from these redevelopment and that now people and neighborhoods are banding together against the City Of Calgary by putting legal covenants on their property to prevent this is created an unequal approach to the redevelopment process that has unfairly penalized one neighborhood unequally, and as a result unfairly.

Does the City Of Calgary want more citizens to launch lawsuits against them even if they're frivolous the fact that citizens should even think about these steps is unacceptable.

Viscount Bennett Development

Development in the site of Viscount Bennett again creates an opportunity to create a beautiful neighborhood with increased density without the need to build a tower.

The traffic, congestion and problems of transient rentals in creating a high density rental in the middle of a residential neighborhood that used to be peaceful and quiet is completely unacceptable. High density development should be occurring amongst major thoroughfares where there is appropriate access to roads and transit not in the middle of a dead end street which that development is at as there seems to be no intention to open up access to Crowchild. Even if the city did intend to open up the access to Crowchild, the increase density problems crime, and lack of one-sided high density rental housing is offensive.

A combination of single detached, duplexes and townhouse homes some with carriage house and basement suites could create a beautiful neighborhood with home owners with far less density and much higher quality of life that this neighborhood would welcome.

The pain that this city has caused by allowing us to trust you for even a minute is unthinkable, and the city should be stopping all the development in Killarney and rethinking everything.

These types of actions make me as a Canadian, not only want to leave Calgary, but want to leave Canada because the government is not being accountable to the people. This needs to end! The people have voted.



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]

Jane

Last name [required]

Caddy

How do you wish to attend?

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

Calgary

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

While I understand the need for increased and affordable housing due to Calgary's housing crisis, I feel that blanket rezoning for densification is not appropriate in certain areas.
Plus, many (most) new developments appear more likely for standard and higher-cost rentals or purchases, ie not "affordable" housing.



Public Submission

CC 968 (R2026-03)

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First name [required]

Nathan

Last name [required]

Hawryluk

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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

Hawryluk - Downzoning - 20260323.pdf

ATTACHMENT_02_FILENAME

Downzoning Comments to Council - Updated 20260314.docx

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

March 2026

Below are my comments to Council from when the Planning Commission reviewed the original proposal in March 2024. I tried to write the report that I wished Administration had written.

In the original comments, I estimated how many more homes we need based on population growth, the City's Housing Needs Assessment, and suppressed household formation. With the passage of time, that math can be more precise:

In 2025, the City estimated that Calgary's population was 1,562,600.[1] That's up 255,820 people from 1,306,780 in the 2021 Federal Census.[2]

Administration told Commission that they use an average of 2.7 people in each household when doing this math. If there were 255,820 people in households of 2.7 people, Calgary would need 94,748 more homes.

The 2021 Federal Census found Calgary's average household size was 2.6 persons.[3] If there were 255,820 people in households of 2.6 people, Calgary would need 98,392 more homes.

The 2023 Housing Needs Assessment reported that Calgary needed another 63,690 non-market homes in 2021 and projected greater need by 2026.

In 2022, Jens von Bergmann and Nathan Lauster estimated suppressed household formation due to a lack of housing. Using the 2021 federal census, they estimated that a lack of housing prevented 55,000 to 90,000 households from forming.

In total, that is 213,438 to 252,082 homes. There is likely overlap between those three categories. However, it is unlikely that anyone can know how much overlap exists between those groups. If reality is half of the low estimate (106,719), it would take four years of home completions at 2025's record pace (27,952 occupancies) to catch up to current need.

Population growth is not the only reason to need more homes. Canada's decades-long trend of falling household sizes should encourage more homes. A simple thought experiment makes this clear: 100 people in nuclear families of four need 25 homes. If the children in those families all fall in love with each other, those 100 people would probably want 50 homes. Even without any population growth, Calgary could still need more homes.

[1] <https://www.calgary.ca/research/economic-outlook.html>

[2] <https://www.calgary.ca/research/population-profile.html>

[3] <https://www.calgary.ca/research/population-profile.html>

March 2024

I was happy to move this recommendation for the following reasons:

Technical Review

This Land Use Amendment would consolidate 8 low-density residential Land Use Districts into 2 low-density residential Land Use Districts, Residential – Grade-Oriented Infill (R-CG) District and Residential – Low Density Mixed Housing (R-G) District, and apply those Districts throughout the city. Using the Municipal Development Plan’s (MDP) Balanced Growth Boundary, the R-CG District would be applied in the developed areas and the R-G District would be applied in the developing areas.

This would allow the next increment of residential development throughout most of Calgary. Direct Control Districts, the Residential – Low Density Multiple Dwelling (R-2M) District and the Residential – Manufactured Home (R-MH) District would need to be updated through another Land Use Amendment in the future.

Comparison of Key Low-Density Residential Districts (See Attachment 1, page 7 for more detail)				
	R-C1/R-C2	R-CG	R-1	R-G
Height	8.6-10m	8.6-11m	11-12m	12m
Lot Coverage	45%	45-60%	45%	60-70%

The R-C1 and R-C2 Districts have contextual height rules that let people build up to 8.6m. If the two closest buildings on the block are already 8.6m tall, then a new building between them can go up to 10m. At most, the R-CG District would allow an increase of 1-2.4m of height and 15% lot coverage.

R-CG has specific rules for height and setbacks along property lines that are shared with other low-density residential districts (LUB, 541). Council has approved these rules to make the R-CG District appropriate in low-density settings and respect adjacent residents.

In the developing areas, R-G would allow another 0-1m of height and up to 15-25% lot coverage beyond what is currently allowed. Given that these areas have been built in the last 40 years, redevelopment is unlikely in these areas for a few decades. Since the creation of the R-G and R-Gm Districts (R-Gm requires attached dwellings like semi-detached and rowhouses) in 2016, new outline plans have applied these Districts as a base for low-density residential development.

R-CG and R-G forms:

R-CG and R-G would allow a variety of housing like detached houses, secondary suites, and backyard suites, and missing middle housing (semi-detached, duplexes, townhouses, cottage housing clusters, and rowhouses).

Detached houses: Proposed Amendment 1(h) would make contextual single detached dwellings a permitted use in the R-CG District. Single detached dwellings will remain a permitted use in the R-G District.

In the R-CG District, density (in units/hectare) determines the lot coverage. By my math, new detached houses will be able to cover up to 45% of the lot like they can under the current R-C1 District (LUB, 534(2)). The current R-C1 District requires 2-3 trees/unit (LUB 346.1(3-4)). The R-CG District requires at least 1 tree and 3 shrubs for each 110.0 square meters of parcel area (LUB 542.2(2)). If my math is correct, someone building a new detached house on a 50’x120’ lot would need to plant 5 trees and 15 shrubs. Residents may find that this gives the R-CG District better rules for detached houses than the current R-C1 District.

Secondary suites and backyard suites: Proposed Amendments 1(f) would allow secondary (basement) suites and backyard suites on a single lot in the R-CG and R-G Districts. The shadows from a detached house with a backyard suite are the same with or without a secondary suite. This is the gentlest of gentle density. Proposed Amendment 1(n) would allow backyard suites to be built without parking. There would need to be 0.5 parking stalls for each unit and secondary suite.

If Councillors are worried about rowhouses having secondary suites and basement suites, they could add an amendment: “Developments consisting of 3 or more Dwelling Units may only provide one backyard or secondary suite per Dwelling unit.”

Semi-detached houses: These are 2 houses in a side-by-side form with a shared wall between them. Contextual semi-detached dwellings and semi-detached dwellings will remain a permitted use in the R-CG and R-G Districts, respectively.

In the R-CG District, density (in units/hectare) determines the lot coverage. By my math, new semi-detached houses will be able to cover up to 45% of the lot like they can under the current R-C2 District (LUB, 534(2)). The current R-C2 District requires 2 trees/unit (LUB 346.1(2)). The R-CG District requires at least 1 tree and 3 shrubs for each 110.0 square meters of parcel area (LUB 542.2(2)). If my math is correct, someone building new semi-detached houses on a 50’x120’ lot would need to plant 5 trees and 15 shrubs. Residents may find that this gives the R-CG District better rules for semi-detached houses than the current R-C2 District.

Duplexes: These are 2 houses that are stacked on top of each other. Duplexes will remain a discretionary use in the R-CG District and a permitted use in the R-G District.

As with detached and semi-detached houses, in the R-CG District, new duplexes will be able to cover up to 45% of the lot like they can under the current R-C2 District (LUB, 534(2)) and will have tree and shrub requirements.

Townhouses: These are 3 or more houses that share common walls and are not rowhouses. A typical example would be 4 units in a 2-by-2 grid.

Depending on their density, townhouses in the R-CG District will be able to cover up to 60% of the lot.

Townhouses will remain a discretionary use in the R-CG District. They will remain excluded from the R-G District.

Cottage Housing Clusters: These are a group of 4-12 small homes around an open space. They will remain a discretionary use in the R-CG and R-G Districts.

Rowhouses: These are 3 or more homes in a side-by-side form with shared walls between them. Council has allowed these them to be built in mid-block locations with a courtyard between a building on the front portion of the lot and a building on the rear portion of the lot.

Depending on their density, rowhouses in the R-CG District will continue to be able to cover up to 60% of the lot. In the R-G district, rowhouses will continue to be able to cover 60% of laneless lots and 70% of laned lots.

Rowhouses will remain a permitted use in the R-G District.

Currently, the R-CG District allows rowhouses as a permitted use if they follow the rules in section 347.3 of the Land Use Bylaw or a discretionary use if they do not follow those rules. The Proposed Amendments would make all rowhouses in the R-CG District discretionary. Administration argues that “This change allows for additional review and community involvement at the development permit stage” (Cover Report, page 3). They consider their recommendation the higher threshold than keeping the both permitted and discretionary use options. In theory, that would be true if Administration used its discretion to approve more than would be allowed as a permitted use; in practice, the Subdivision and Appeal Board might refuse those approvals, so I’m skeptical about Administration’s assertion.

The strongest argument that I can see for making all rowhouses discretionary is to apply additional review in areas with heritage concentrations (like in the North Hill Communities Heritage Guideline Implementation Guide).

I find the arguments are stronger for keeping rowhouses as a permitted use:

- In general, permitted uses’ clear rules create a faster and more certain approval process.[1] All things being equal, this encourages people to follow those rules.
- In 2023, 32% of rowhouse development permit applications in the R-CG District qualified as a permitted use (Attachment 2, page 13). Under this proposal, in 2025, 0% of rowhouse development permit will qualify as a permitted use. That seems like quite the cost to impose for additional review and community involvement. If R-CG’s permitted use rules were acceptable in 2023, they ought to be acceptable in 2025.
- Residents can appeal development permits that are permitted with relaxations or as discretionary uses. If more residents appeal rowhouses, Council may need to recruit more people to serve on the Subdivision and Appeal Board.

In my perfect world, there would be two sets of permitted use rules: one for heritage areas that allow the same number of homes as elsewhere in the city but have rules about the design of those buildings, and another for the rest of the city. Administration tells me that such an approach is not possible.

Given the number of additional homes that we need in Calgary (which I’ll outline below), I favour adding homes over additional review and community involvement. I proposed that Administration Recommendation be amended to include a new Recommendation 3, as follows:

3. That following first reading, Council amend the proposed bylaw by deleting subsections 1(d), 1(i), 1(k) and 1(l) and renumber the subsections accordingly.

This would keep rowhouses as both a permitted and discretionary use in the R-CG District. Commission did not support the amendment, but Council might consider this approach.

H-GO:

In areas with approved Local Areas Plans (the North Hill, Westbrook, and Heritage communities), parcels within “an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories” would change to the Housing – Grade-Oriented (H-GO) District (LUB, 1386(d)(1)). H-GO forms “may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts” (LUB, 1386(a)). This District uses a Floor Area Ratio of 1.5 to regulate the size of the building, a maximum height of 12m, and the same lot coverage rules as R-CG (basing lot coverage on density).

H-GO is a form of upper missing middle housing. Dan Parolek, who coined the term “missing middle housing,” notes that these forms “should be treated as a separate category from Missing Middle. Compared to the Core Missing Middle types, the Upper Missing Middle types are:

- Taller: Mostly three to four stories, typically still walk-up, but sometimes up to five stories.
- Deeper: These types often go from front setback to close-to-rear property line with little or no rear setback.
- Wider: These types are often wider than a house but not dramatically wider than the core Missing Middle types, often still equal to or less than 75 ft [22.8m] wide.
- Appropriate in different locations: These types often provide an appropriate transition from corridor, main street, higher-intensity lots into single-family or lower-intensity neighbourhoods, or are appropriate in residential areas that may currently have smaller buildings or single-family homes where policy and plans have a defined degree of change, evolution, or transformation for these areas.”[2]

Based on the maps, it appears that Administration has been cautious in applying this only to areas where the Local Area Plans (LAPs) allow three to four storeys. There may still be H-GO applications where Neighbourhood Connector or Neighbourhood Flex Urban Form Categories have been applied but LAPs support greater height or where Administration has been cautious about applying the H-GO District to deeper lots. Council has already approved the form and height in the Local Area Plans; amending the Land Use District on 3,302 lots in a second vote seems reasonable, especially compared with voting on each lot individually.

These Districts are good. They have been tested and refined. The forms have good urban design, can add a variety of homes, and can be built by small-scale builders. These Districts produce family-sized forms for a variety of families, which is important because “living alone, with roommates, or with extended family members have grown in popularity” out of necessity, preference, or both.[3] As Dr. Lindsay Tedds from the University of Calgary observes, “We have to stop interpreting constrained optimization as free choice.”[4] Allowing more housing forms is the first step to people having more housing choices in more places. These Districts’ adaptable buildings are ideal for an uncertain future. If people somehow end up building more homes than we need or our population falls, it would be easy to remove a wall between homes and turn a semi-detached home into a detached home or rowhouses into semi-detached homes. These Districts are ready for wide application, but they could be improved.

Better versions of these districts would consolidate the R-CG and R-G Districts. Council could relax backyard suite regulations to allow apartment-sized homes and homes that have the same floor area as starter houses did a few decades ago. Allowing stacked units within the R-CG and R-G District could make those buildings more accessible. Letting people reconfigure existing homes with units and suites would have lower construction costs than building a new building from scratch, encourage adaptive reuse of current buildings, and reduce a barrier to adding housing.[5]

The best version of these districts would take the above suggestions and add greater commercial options. Dan Parolek defines missing middle housing as “a range of multiunit or clustered housing types, compatible in scale with single-family homes, that help meet the demand for walkable urban living, respond to shifting household demographics, and meet the need for more housing choice at different price points.”[6] Elsewhere, Parolek writes that “Demand for housing in walkable communities near public transit is so out of balance with supply that having such a place to live is unaffordable for many.”[7] Though I try to avoid the word “walkable” because it is ableist, Parolek’s assertion may be helpful. If more people want to live in parts of Calgary with high walk scores, Council could allow more homes to be built in those areas. If there are not enough places to meet that demand, Council can allow more of the city to have local-serving commercial so more places can meet local demand. Allowing more home-occupation uses would let local residents add the kind of commercial that they think are needed. A garage could become a coffee shop or a taco stand. If there isn’t demand for that business, the building can still function as a home.

This application aligns with many Council-approved policies and objectives (see Attachment 1, pages 11-12).

In my time on the Planning Commission, I don’t remember an R-CG application that even had a risk section. That is not surprising. Individually, these applications are small bets with little risk for the City of Calgary. Collectively, according to Administration, there are more risks to the Corporation of the City of Calgary from refusing this application than approving it (Cover Report, pages 6-7).

Housing Crisis

Administration and Councillors have referred to a housing crisis in Calgary. While there is much truth to this assertion, more specific language and more specific information may help us respond to our current situation and get to a system that can produce solutions.

There are multiple housing crises in North America. One housing crisis occurs in superstar cities have housing shortages because they create jobs faster than they build homes. Another housing crisis occurs in cities where jobs don’t pay enough to maintain existing homes or build new homes. Some housing crises are more specific: the overrepresentation of Indigenous people in Calgary’s unhoused population is a crisis (3% of people in Calgary are Indigenous; about 30% of unhoused people in Calgary are Indigenous).[8] Because so much of Canada’s economy is connected to real estate, if home prices fell closer to local incomes, banks might have their own housing crisis.

Let me provide an alternative description and explanation than a housing crisis:

For decades, Council, Commission, and Administration have treated the city as a complicated mechanism that is predictable and controllable. Since the 1934 Zoning Bylaw, the City has frozen some

areas in regulatory carbonite that allow only detached or semi-detached homes. Detached homes are great, but rules that prevent the next increment of development ignore that cities are complex, adaptive systems: many people and forces interact, experience feedback, adapt based on their experience, and are influenced by their environment.

These rules as unnatural as an ecosystem without ecological succession. Pioneer species play an essential role in ecosystems. For example, lichens break down rocks to produce soil and Lodgepole Pine cones open and release seeds after forest fires. These pioneer species allow grasses, shrubs, and trees to follow. Learning about ecosystems can help us understand complex, adaptive systems and better shape cities to produce a responsive order that can produce solutions.

Detached homes act like pioneer species. Yet for decades our regulations tried to prevent all succession, even changes that are as small as secondary suites. Those rules may distort succession, but they don't reduce demand for homes. They simply push homes to other places where people can fight them less successfully. Michael Manville and Paavo Monkkonen note, "when everyone fights a project, those with the least power usually lose." [9] This produces areas with no changes or with all kinds of changes—like a trickle or a fire hose—but nothing in between. These rules also distort land values.

The situation might be more accurately described as the inevitable failure of a system that was built with long feedback loops and was not designed to respond to quick changes. Like playing chicken with a brick wall, one wonders when the situation became a crisis: when one started driving towards the wall or a second before colliding with it.

However, housing is more than just Land Use regulations. It is a wicked problem. [10] Many factors interact and contribute to our housing situation: municipal planning, finance, economics, population growth and demographics, labour, provincial regulations, federal regulations, other jurisdictions' policies (domestic and international).

One particular difficulty is the broad North Americans cultural and political consensus that housing should be both affordable (remain linked to local incomes) and an investment (increasing in value faster than inflation). Because of this paradox, we're caught in a trap.

Rather than use the vague term "housing crisis," **it is more accurate so say that we cannot build enough homes at prices that people can afford and at a rate that meets or exceeds population growth.**

Let's evaluate this application in terms of supply, price, and timing, which have collectively produced a crisis-level housing shortage.

Supply – We need at least 120,000 to accommodate population growth, Affordable Housing, and suppressed household formation by 2026 or 2027.

Population Growth: In spring 2023, Administration estimated that Calgary's population would increase by 110,900 between 2022 and 2027, or 62 people/day. [11] During Commission's meeting, Administration said they estimate Calgary's average household size at 2.7. This estimate would mean another 41,444 households arriving by 2027.

Administration estimates that Calgary’s population increased by 42,000 people (115 people/day or 15,555 households) in 2023 (Cover Report, page 2). That is almost twice the rate that the City predicted a year ago. If our population increase at that same rate until 2027, that would be 210,000 people or 77,778 households.

However, other estimates suggest that Calgary’s population is growing faster than the City’s estimate. The Province says that Alberta’s population has increased by 202,324 people in 2023.[12] Historically, one-third of new arrivals to Alberta moved to the City of Calgary. If that continues to be true, that’s another 67,441 people (185 people/ day) and 24,978 households in Calgary. If our population increase at that same rate until 2027, that would be 337,205 people or 124,891 households.

The Conference Board of Canada estimated Calgary’s population grew by more than 71,000 people (195 people/day or 26,296 households) and Alberta Central estimated 84,000 people (230 people/day or 31,111 households).[13] That’s about the population of Airdrie. If our population increase at those rates until 2027, that would be 355,000 people or 131,482 households, or 420,000 people or 155,556 people, respectively.

Perhaps Calgary’s population growth will slow in the next few years and still increase by only 110,900 people or 41,444 households by 2027. Perhaps growth will remain steady and increase by 210,000-420,000 people or 77,778-155,556 households. Perhaps the rate of growth will increase. I’m not pro-growth for growth’s sake, but if people are here, they should probably be able to have a place to live.

Affordable Housing: The 2023 Housing Needs Assessment Report estimated that Calgary had 20,910 non-market homes in 2021 while 84,600 households were in housing need in 2021 and that 99,774 households would be in housing need by 2026.[14] Subtraction tells us that we needed another 63,690 non-market homes in 2021 and that need will likely increase to 78,864 by 2026. UBC’s Housing Assessment Resource Tools, using a different definition of housing need, estimates 49,865 families in Calgary are in core housing need.[15]

Suppressed Household Formation: There are also people who already live in Calgary and wish they could change their housing situation. A lack of houses can suppress the formation of new households, which keeps people from moving out of their parents’ basements, starting a family, or leaving a bad relationship. In 2022, Jens von Bergmann and Nathan Lauster estimated suppressed household formation. Using the 2016 federal census, they estimated that the lack of housing in Calgary kept 30,000-50,000 households from forming.[16] Using the 2021 federal census, that number rose to 85,000-90,000 suppressed households.[17]

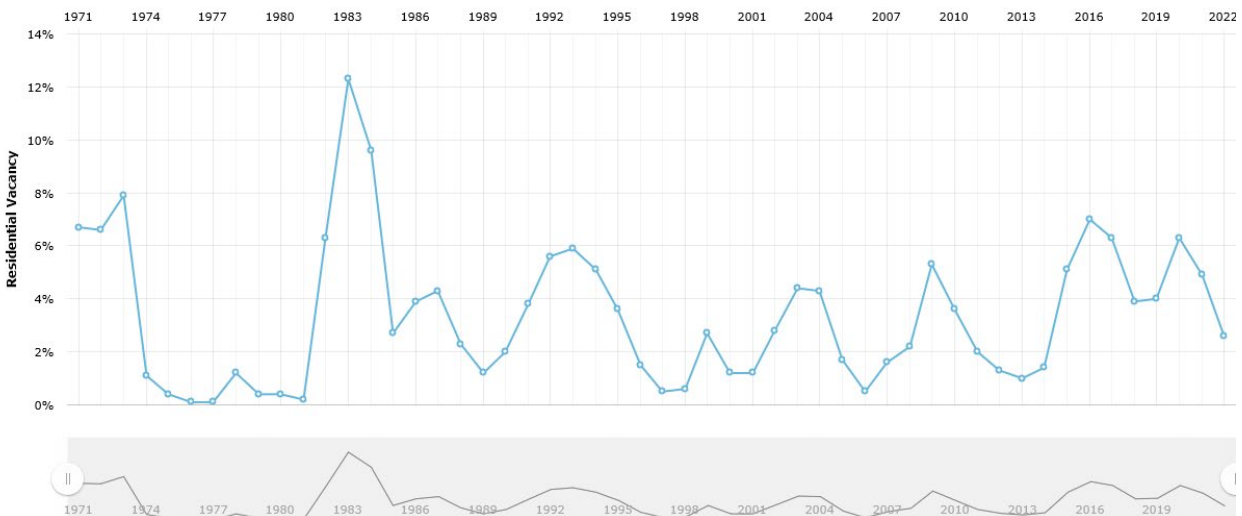
	Minimum homes	Low estimate between min and max	High estimate between min and max	Maximum homes
Population Growth (by 2027)	40,740	77,778	124,891	155,556
Housing Needs Assessment (by 2026)	49,865	63,690	63,690	78,864
Suppressed Household Formation	30,000	50,000	85,000	90,000
Total	120,605	191,468	273,581	324,420

Please note, these numbers do not explicitly include the post-secondary institutions intended enrollment increases in this time period. Nor do they consider that average household sizes may be less than 2.7 people/household, which would support building more homes than the numbers above. Conversely, these numbers overestimate the number of homes (units and suites) that Calgarians need. There is probably some overlap and interaction between those groups. Someone moving from a non-market home to a market-rate home would open up a non-market home for someone in housing need without building a non-market home. Yogi Berra was right, “It’s tough to make predictions, especially about the future.”

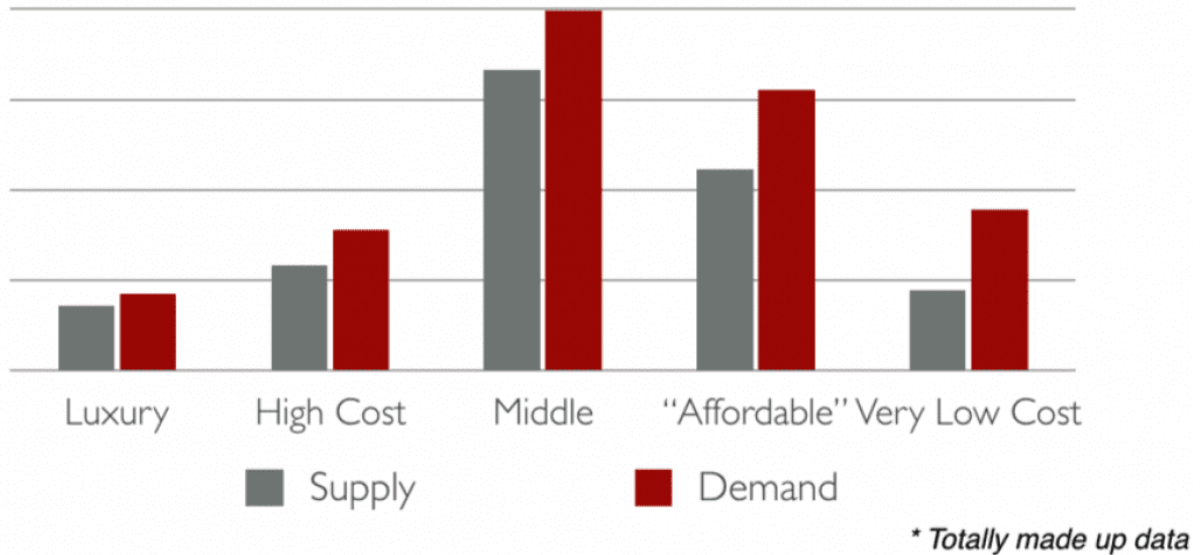
I’m an optimist, but I doubt we’ll build that many homes by 2026 or 2027. For context, our 2019 municipal census reported that there were 521,257 dwellings. Calgary added about 120,000 dwellings between 2006 and 2019, and 324,000 dwellings between 1978 and 2019.

Administration notes that, “In Calgary, 67% (246,025 parcels) of residential parcels are zoned to only allow one unit and only 13% allow for more than three units” (Attachment 2, page 5). The diagram also shows that 20% of residential parcels allow one or two units. In other words, 67% of residential parcels cannot add one more unit and 20% of residential parcels may be able to add one more unit (except where a semi-detached or duplex is already built). Unless parcels with apartment buildings have Land Use Districts that allow bigger apartments to be built, which I don’t remember seeing, most of the 13% of parcels that allow for more than three units may have already added as many homes as they are allowed. In other words, Calgary has little elasticity of supply. In Calgary, every additional home requires a negotiation, whether someone wants to tear down a historic building downtown or, until 2018, add a basement suite. Land use regulations that make housing supply more elastic increase the vacancy rate and lower rents.[18] This Land Use Amendment would increase the elasticity of supply and allow a more responsive planning system.

Calgary’s long-term vacancy rate suggests that our housing stock is not in balance with the number of people who want to be here. In 9 years of the last 53 years, Calgary’s vacancy rate was above 6%. Except during recessions, Calgary’s vacancy rate has been below the natural vacancy rate of 6-7%.[19]



Cities have many housing submarkets.[20] Ideally, there would be enough elasticity of supply in each submarket and support to build Affordable Housing and supportive housing that housing systems could respond to signals like low vacancy rates and high rents. This Land Use Amendment is one of many policies that will be required to produce that kind of a responsive housing system.



Given the number of homes that we need, incrementally adding more low-density homes throughout the city is unlikely to put large home building companies out of business or end development on the edge of town. This should reassure some people.

Calgary will still need development along nodes and corridors, and Transit Oriented Development (TOD), but we should also be realistic about their limitations. A TOD area with 10,000-11,000 people would only be 2-3 months of growth if our population increases by 42,000-67,000 people/year. Decisionmakers may want to consider the health effects of putting the largest buildings along the biggest roads and building TOD areas along LRT lines that run along roads with lots of vehicles. A large population-based cohort study of Ontario residents between 2001 and 2012 found that “living close to heavy traffic was associated with a higher incidence of dementia.”[21] Allowing more people to live in low-density residential areas will not put an end to development along nodes and corridors or TOD areas, but it would let more people live away from heavy traffic.

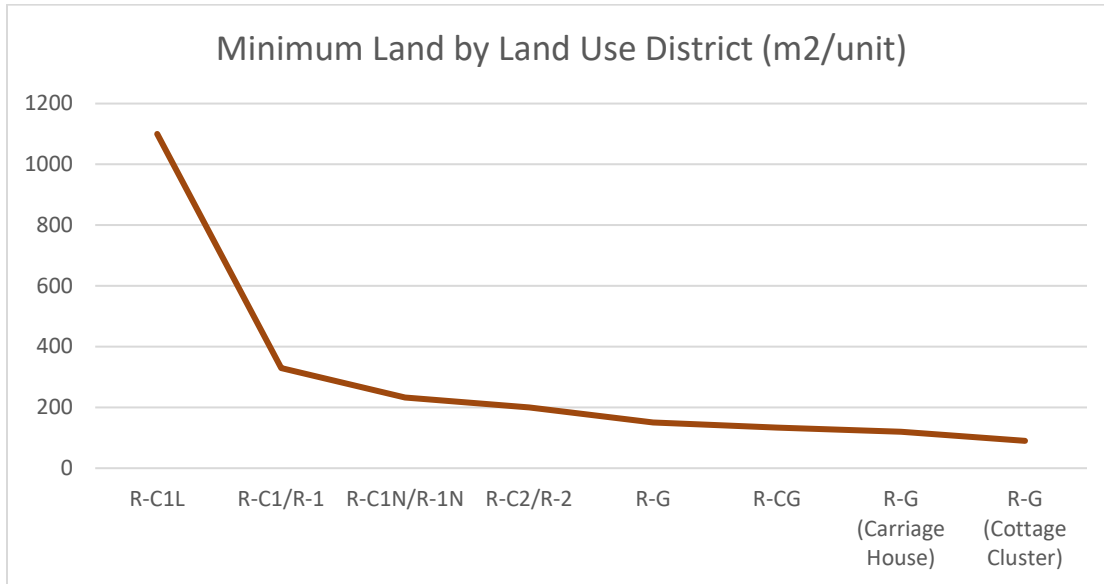
Price and Affordability

The average person is right that new homes are too expensive. If we that cannot build enough homes at prices that people can afford at a rate that meets or exceeds population growth, then we need to know how to lower the cost of new construction.

Generally, the price of new homes follows this formula:
 Price = (Land area x price of land) + (floor area x cost of construction)

Let's break down each of those components:

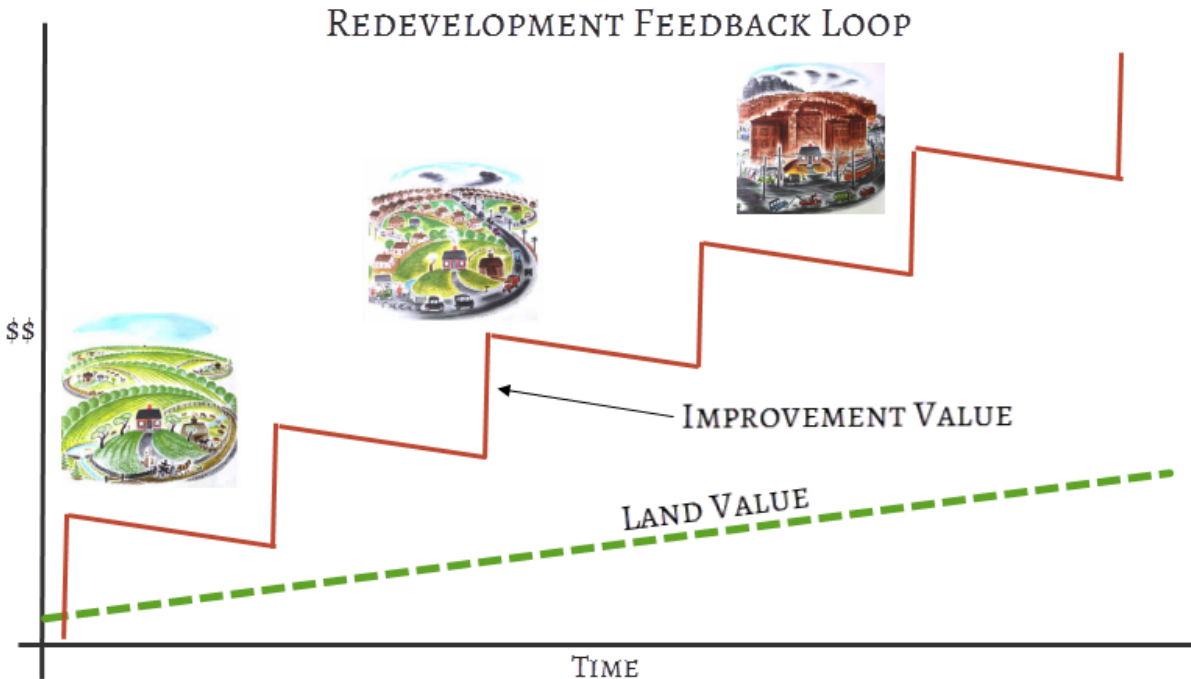
Land area: Administration is correct that, "Land use rules that restrict housing supply in the face of growing demand are one of the barriers to addressing the crisis" (Cover Report, Page 2). Minimum lot sizes and maximum densities are land use rules that keep people from reducing or sharing the land area on which they live. Currently, Council requires people afford at least the following land area per unit:



This Land Use Amendment would let people reduce their land costs by living on less land.

Price of land: The price of a piece of land is largely determined by what is around it. Land prices go up when people create jobs and when Cities invest in amenities.

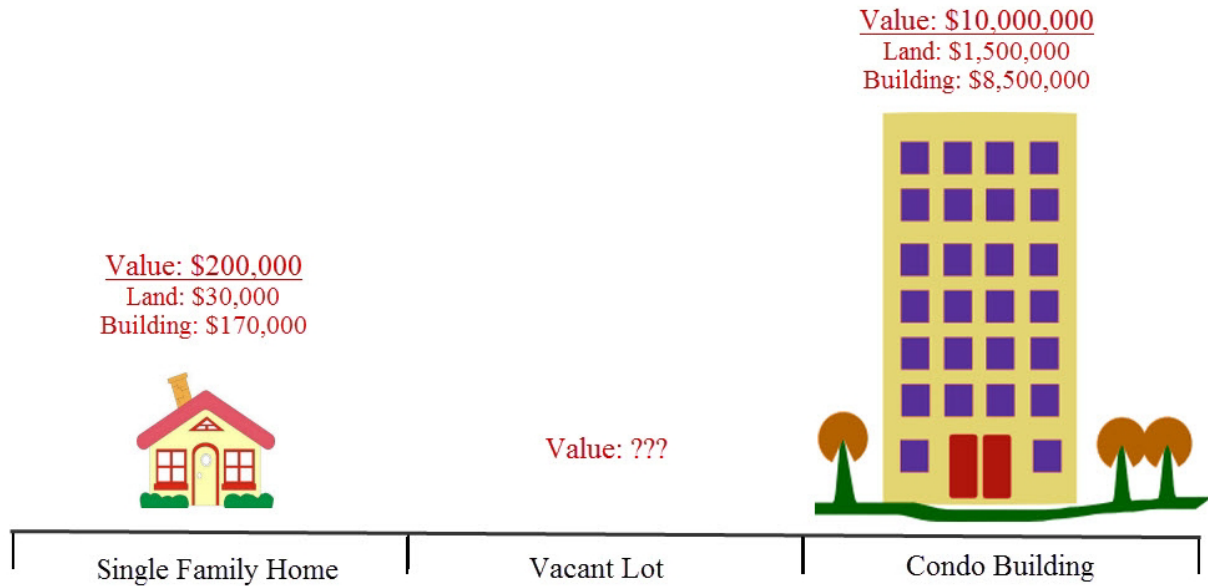
There is a ratio between the price of land and the improvement that sits on that land. Most people won't spend \$5 on a piece of land and build a granite building or spend \$1 million on land and put up a tent. Eventually when the land is worth considerably more than the building on it, someone will replace the building.



Allowing only detached houses ensures that new detached houses will be more expensive, and likely more luxurious, than what they replaced. Allowing more homes to be built as land values increase moderates this trend by producing more affordable homes. “Zoning ... lets us decide if we want rising land values to manifest as more housing *units* (development), or more concentrated housing *wealth* (the same number of units, but each one getting more expensive).”[22] The longer any change is delayed as land prices rise, the more likely redevelopment will be pushed to a higher, more disruptive, increment.

City policies may also distort land prices. For example, some people might conclude from the Municipal Development Plan’s goal of 50:50 growth on both sides of the Balanced Growth Boundary and Key Direction 3 “Direct land use change within a framework of nodes and corridors” that all of the growth in older areas would be at Activity Centres and along Main Streets (MDP, 2.2). However, 13% of the land are in the developed area outside of the Greater Downtown is in Activity Centres (7% – Major Activity Centres and Community Activity Centres) and Main Streets (6% – Urban Main Streets and Neighbourhood Main Streets). Putting 50% of all growth in 13% of the developed area’s land is likely to increase the value of that land as builders compete for that land. Similarly, suggesting that no change will happen in the other 37% is likely to increase the value of that land as people who want to be close to work and amenities while avoiding change compete for that land.

Stark transitions, like those implied in the Municipal Development Plan’s Map 1, distort land prices. Consider the value of a vacant lot between a detached house and an apartment building like could happen within a block along a Main Street (below). The seller of the lot probably hopes that a buyer will price it for an apartment; the neighbours likely hope the buyer will price it for a detached house; the buyer may want to price the land for a detached house but build an apartment. Broader transitions reduce those distortions.

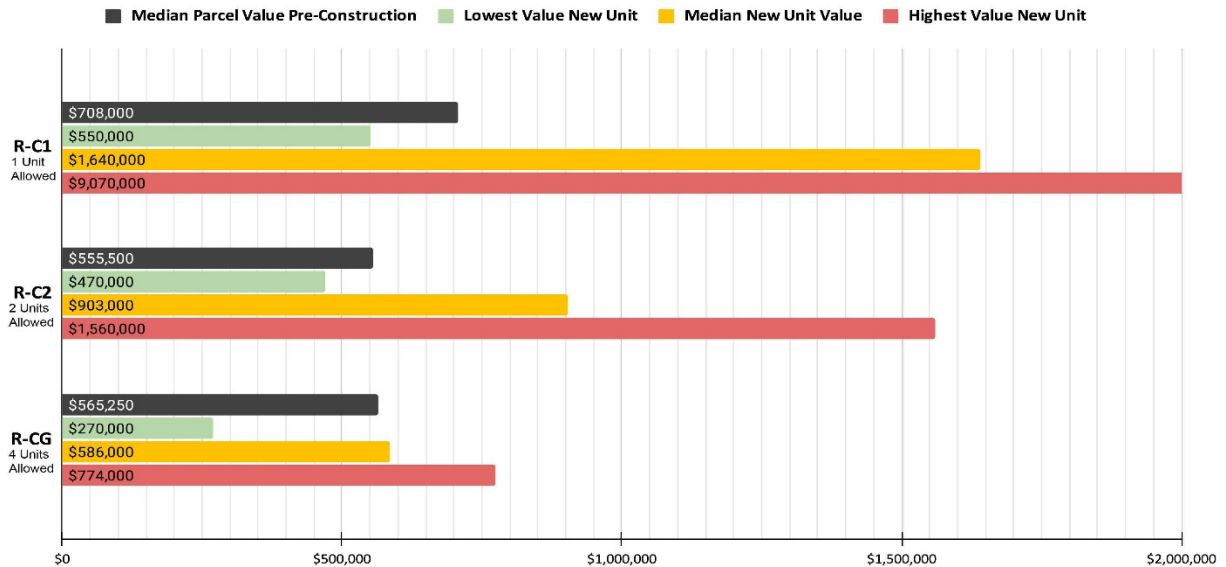


An early study from Minneapolis after it allowed triplexes throughout the city found that land values went up by 3-5%, likely because owners could do more with their land, and that “plan-related price increases [were] larger in inexpensive neighbourhoods and for properties that [were] small relative to their immediate neighbors.”[23] This may sound disconcerting, but it should not be surprising. Expensive neighbourhoods already have expensive land and triplexes (a difficult form to construct) may not be financially viable in those locations. Small homes on a lot that is large enough to hold more homes have lower demolition costs than big homes on the same lot. With triplexes, three households could reduce their land costs by sharing the cost of the total lot.

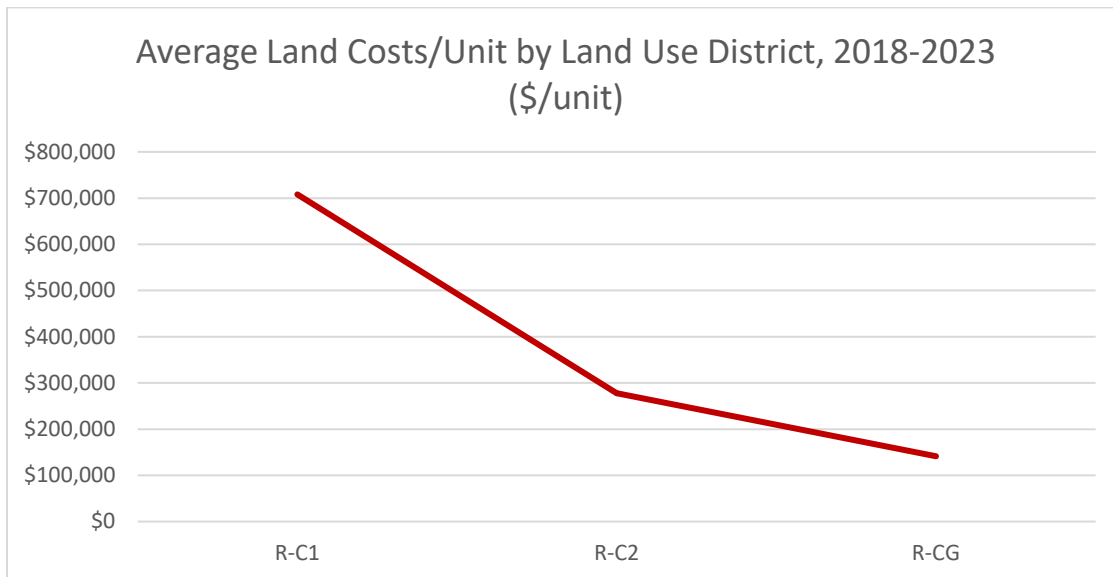
Land costs per unit matter more for affordability than total land cost. In June 2023, the City released the following chart: [24]

Values of New Build Homes in Calgary

The assessed values of single, semi and rowhomes which were built in the R-C1, R-C2 and R-CG zoning districts between 2018 - 2023



Dividing the median parcel value pre-construction by the number of units shows that letting people live on less land reduces land costs/unit.

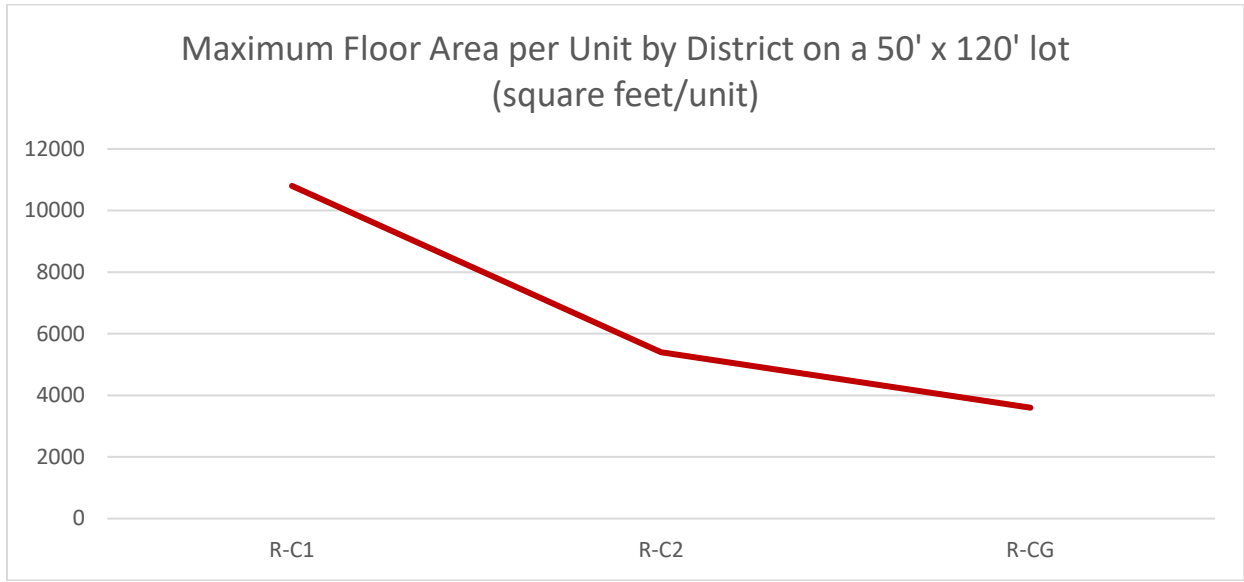


Rules that allow only detached houses on large lots keep home and land values in a Goldilocks spot: high enough per unit that only the wealthiest can afford them but low enough that builders can't justify buying them to add more homes.

This Land Use Amendment avoids distorting land values from stark transitions by allowing more options everywhere. Because there are many places to work in Calgary beyond the downtown core and the inner city, this Amendment would also help people live closer to work.

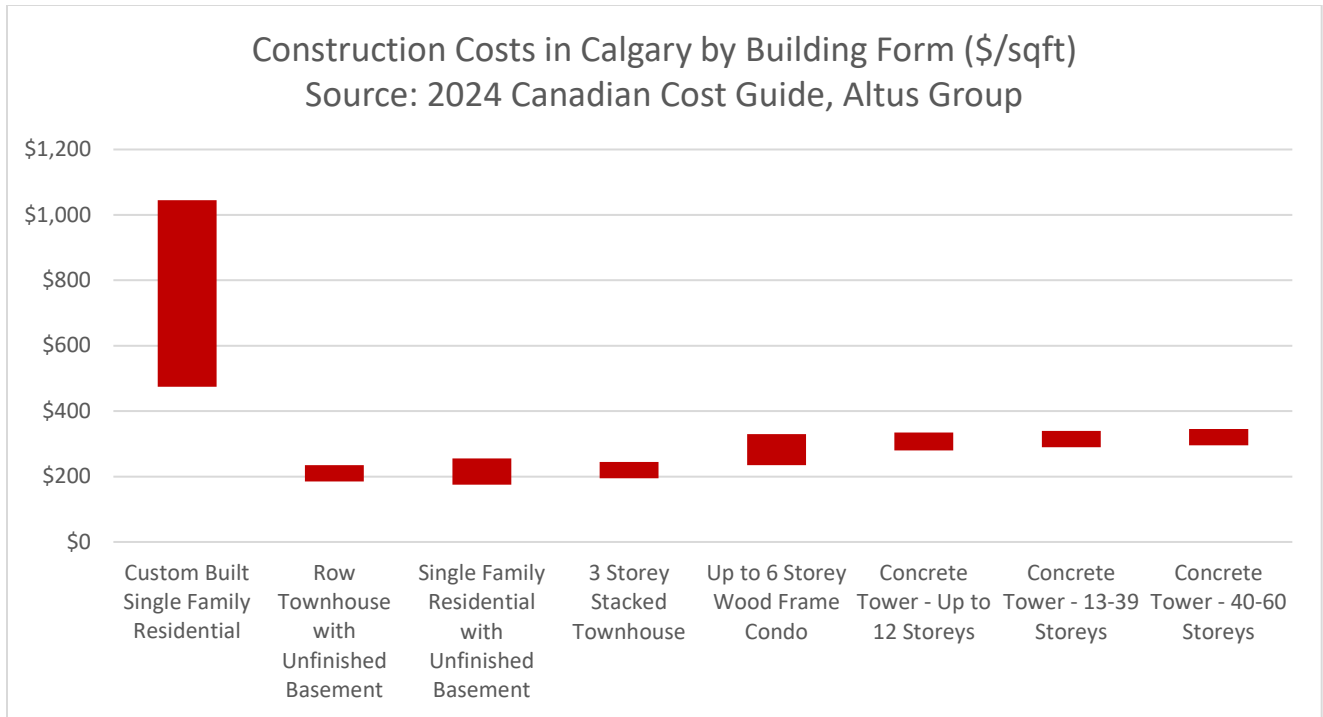
Floor area: Council can allow people to spend less on homes by letting people live in smaller homes.

Consider the maximum size of the low-density residential Districts on a 50' x 120' lot in the developed area. To make the math easy, let's assume that people use their entire lot coverage on their homes (no garages): multiply the 6000 square foot area by the lot coverage (45% or 60%) and the number of floors (let's go with the maximum of 4 because someone could build 3 storeys and a basement), and divide it by the number of units possible on each lot:



In any District, people can reduce their floor area per unit by building a smaller building or by building suites.

Cost of construction: AltusGroup's 2024 Construction Cost Guide reports the following construction cost ranges for different building types in Calgary:[25]

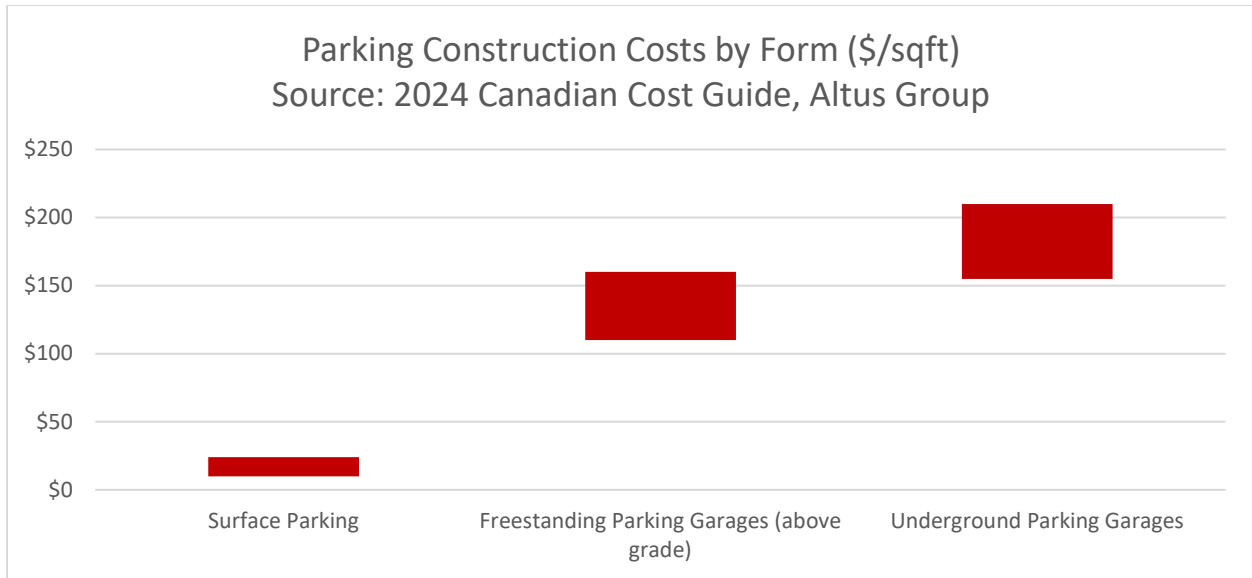


The lowest construction costs/square foot in Calgary are for low-density and missing middle forms like rowhouses with unfinished basements, detached homes with unfinished basements, and stacked townhouses. Construction costs increase in steps for 6 storey wood frame condos, concrete towers, and custom-built detached houses. Buildings with high construction costs per square foot can still produce broadly affordable homes in parts of the city with high land costs to the extent that people are allowed to share those land costs.

This Land Use Amendment would allow homes that have the lowest construction costs/square foot. The R-CG and R-G Districts would allow rowhouses (\$185-235/sqft) and detached houses (\$175-255/sqft). The H-GO District allows stacked townhouses (\$195-245/sqft). People can choose to spend more on home in any of those forms, like they do on custom-built detached homes (\$475-1,045/sqft), but that hardly seems like a reason for Council to keep people from building housing forms with the lowest construction costs in Calgary.

Currently, due to lower construction costs and more flexible forms, rowhouses and other missing middle housing forms are more effective at producing larger three- and four-bedroom homes than taller buildings.

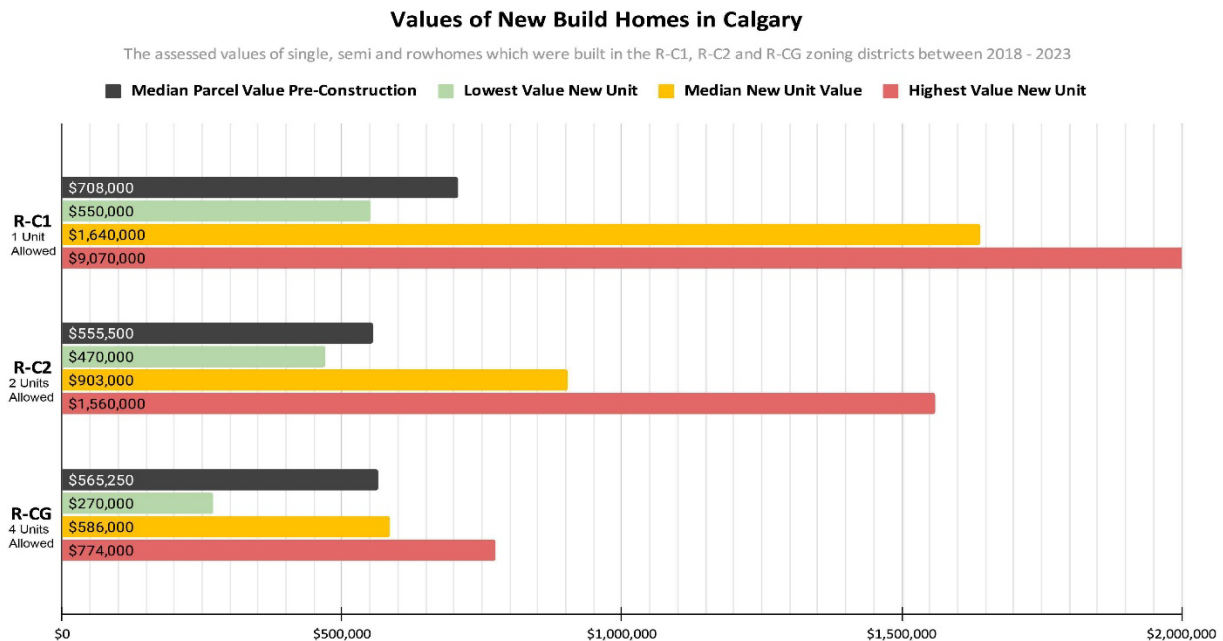
AltusGroup also reports the construction costs for different parking types:



A single parking stall for a detached house, rowhouse, or stacked townhouse probably costs about \$15,000; under an apartment, it is probably \$50,000 or more.

This Land Use Amendment’s forms have the lowest parking construction costs.

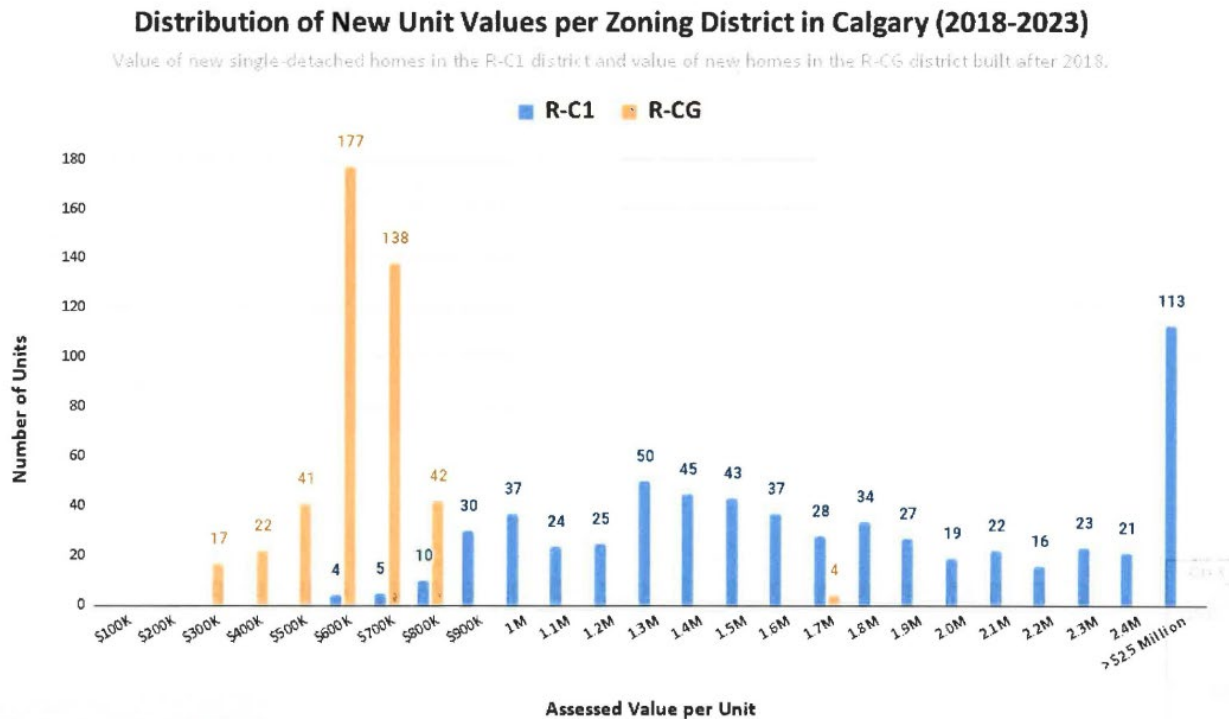
Having gone through each of the formula for price individually, let’s look at it in action:
 Price = (Land area x price of land) + (floor area x cost of construction)



In Calgary, the Land Use Districts that let people live on less land with the lowest land costs/unit and in smaller homes with the lowest construction costs produced the least expensive homes in the last five years.

Yes, the \$586,000 median rowhouse is expensive. It may be expensive because of how little land is available for rowhouses or because the owners opted for more expensive construction or finishes. It is also worth noting that someone built a rowhouse in the last 5 years that is valued at \$270,000, which is probably affordable to a first-time buyer with a median household income of \$70,000.[26] Those are not the only people who need homes in Calgary, but adding more homes in that submarket would help keep people who earn \$70,000 from outbidding people who earn \$60,000.

Administration also provided this distribution of new unit values in the R-C1 and R-CG Districts.[27] Yes, 4 rowhouses that were built between 2018 and 2023 are valued at \$1.7 million. So are 28 detached houses. The trend is clear: the R-CG District produces less expensive homes than the R-C1 District. If new houses are too expensive, then a reasonable policy response is to allow more homes that cost less.



This Land Use Amendment also removes other costs:
 Consulting fees for Land Use Amendments, which anecdotally are around \$10,000 per application.
 Carrying costs during the Land Use Amendment process, which averages 119 days for R-CG (Attachment 2, page 5).

These are smaller than land costs and construction costs, but they still matter. The fact that they are relatively marginal costs should reassure people who are afraid that this will produce so many homes that their existing homes will decrease in value.

Counterarguments about Price and Affordability

Some arguments add nuance to housing affordability discussions and suggest that affordability is about more than simply increasing supply. I'm sensitive to those arguments, but will admit that I am less skeptical of supply-side arguments since the City estimated that Calgary's population would increase by 110,000 people by 2027 and more recent estimates suggest that 40-75% of those people arrived in 2023. Places with growing populations need more homes.

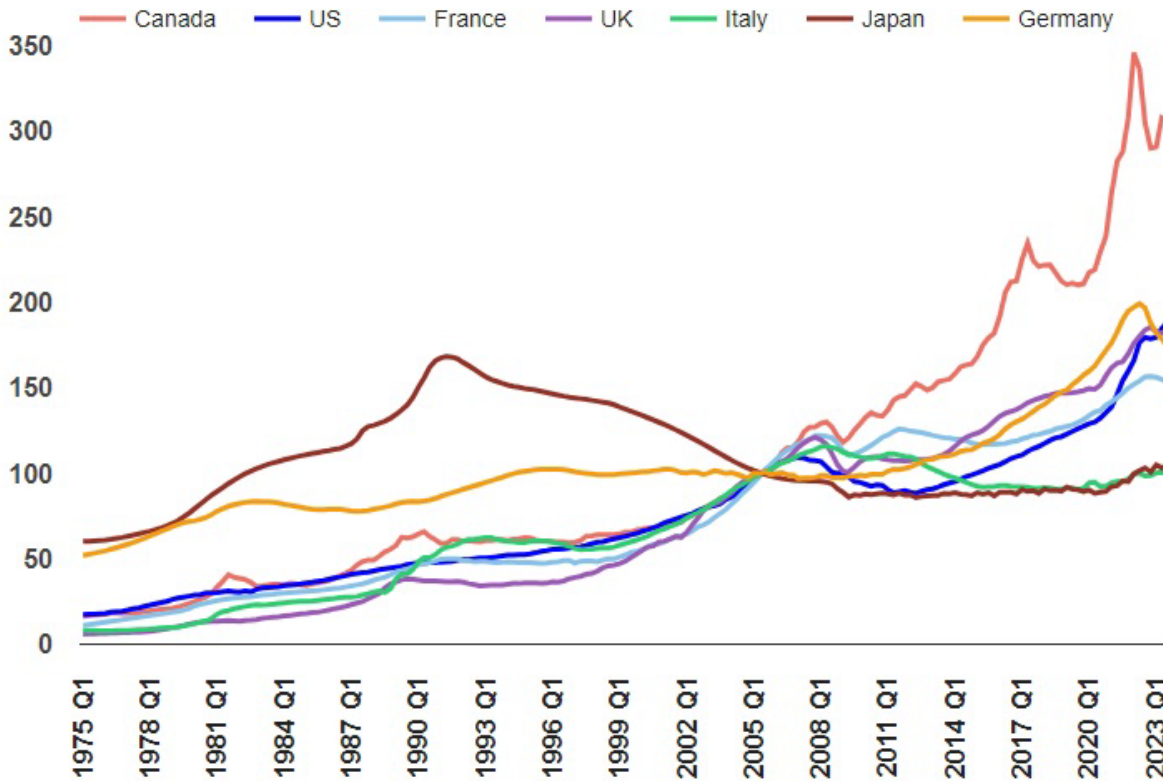
Let's look at some of those arguments:

Financialization of Housing: The United Nations High Commissioner for Human Rights states that "the financialization of housing ... occurs when housing is treated as a commodity—a vehicle for wealth and investment—rather than a social good." [28] According to Martine August, Assistant Professor in the School of Planning at the University of Waterloo, "The financialization of housing refers to the growing dominance of financial actors in the housing sector, which is transforming the primary function of housing from a place to live into a financial asset and tool for investor profits." [29] I disagree with definitions that define an action based on the actor. Both homeowners and financial actors can treat housing as "a vehicle for wealth and investment." In my opinion, federal policies encourage this behaviour.

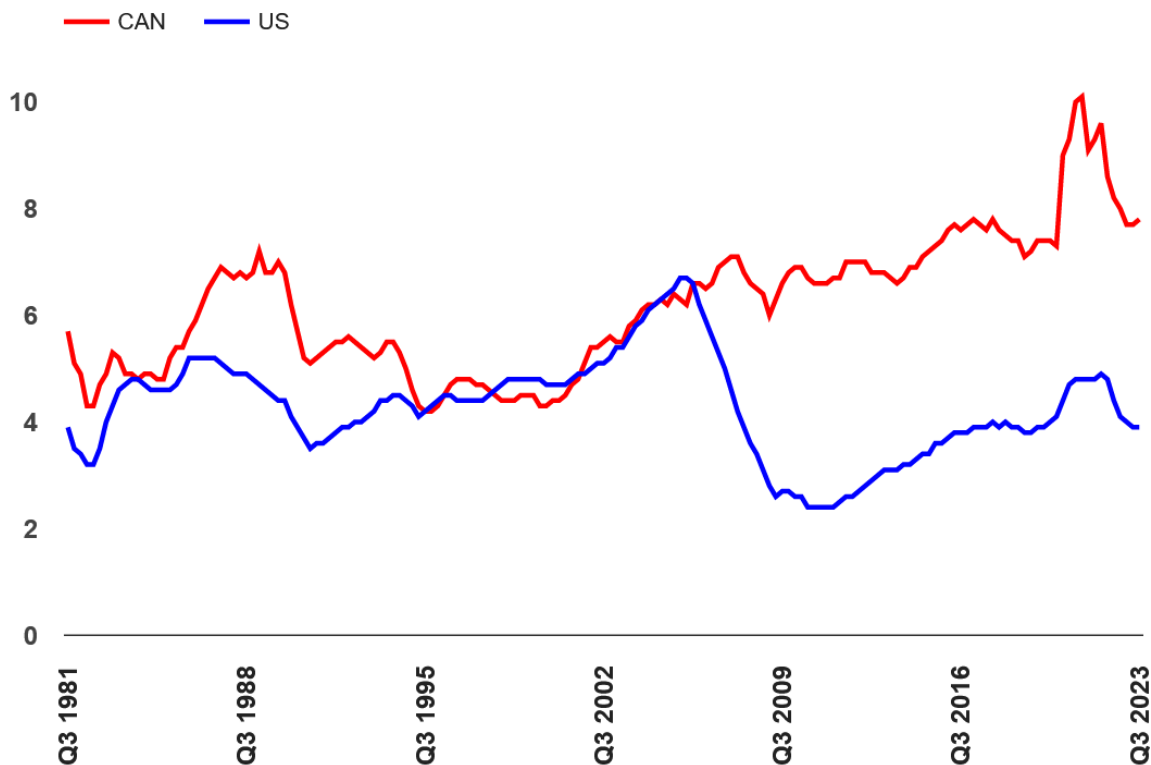
Policies that keep house prices from falling to levels that local incomes can afford also encourage people to continue to treat houses as investments that can only increase in value. The most obvious example is the US government buying troubled assets to keep banks afloat after the subprime mortgage crisis in the fall of 2008. This helped reduce the damage of the financial crisis that was caused by the US housing bubble. It also signalled to investors that there is a floor on how much house prices can fall and people could continue to treat houses as a commodity. As Alan Durning quipped, "The problem with US housing policy is that it's not about housing: it's about real estate." [30]

However, the US housing bubble appears to be a blip compared with Canada's current situation: [31]

The Dallas Fed indexed home prices for G7 countries.



Canadian federal policies have encouraged people to treat homes as an investment. Between 2008 and 2010, the Bank of Canada provided \$41 billion in liquidity support to Canadian banks and the Canada Housing and Mortgage Corporation bought \$69 billion worth of mortgage-backed securities.[32] In 2023, the federal government announced it would begin “consolidating Canada Mortgage Bonds into the regular Government of Canada borrowing program” by “purchasing up to an annual maximum of \$30 billion of Canada Mortgage Bonds.”[33] Up to 75% of Canada’s federal deficit will be spent buying Canada Mortgage Bonds.[34] In other words, the federal government is taking on public debt to buy private debt (mortgage bonds), which ensures housing prices don’t fall, encourages (or forces) people to take on more private debt, and subsidizes current homeowners’ profits at the expense of future, possibly unborn, debt payers. Policies like this may partly explain why Canadian household debt exceeds our gross domestic product.[35] According to the Bank of Canada, “Canada has seen no productivity growth in recent years.”[36] Today, the Canadian economy is more reliant on residential investment than the US was during its housing bubble twenty years ago.[37] It appears that Canadians cannot afford to keep this current approach, yet the federal government cannot afford to unwind it because so many people have made their homes their largest investment.

Residential investment as a percent of GDP in Canada and the US.

Source: Statistics Canada; Better Dwelling.

Federal and Provincial policies have also encouraged homeowners to treat their homes as investments by eroding the social safety net. Yet without homes that cost less than their current homes, house-rich cash-poor people cannot sell their homes and afford to retire.

I'm sympathetic to these arguments and find they support treating housing like a wicked problem, but I don't find them compelling reasons to refuse this Land Use Amendment. Cities can and should allow people to build the most affordable homes possible. The federal government should remove incentives and subsidies that encourage people to treat homes as investments, reinvest in social welfare, and create better savings and investment options so that everyone (regardless of their form of tenure) can invest for the future. If the federal government could solve their problems tomorrow, a growing city would still need more homes.

Institutional investors (Real Estate Investment Trusts, pension funds, asset management companies):

Low interest rates, high liquidity, and policies that prevent house prices from falling to meet local incomes encourage larger players to enter the housing market. Real Estate Investment Trusts, pension funds, and asset management companies will be drawn to housing as an investment because it appears to give a stable annual return and increases in value. Adding to the interconnected nature of housing, I've seen applications where the Canada Pension Plan is the owner, which means that everyone who contributes to or draws from the CPP is part of the financialization of housing. That is not a defence of institutional investors. They may be a problem if they do not have skin in the game in terms of Calgary's stability or prosperity, but they are a product of the system, not the cause of the situation.

It is unlikely that institutional investors will be interested in incremental infill low-density residential development, especially if many other people can also add homes incrementally. In fact, Invitation Homes, which was owned by Blackstone Inc. and is reported to be the largest owner of single-family rental homes in the United States, explicitly states in its financial statements that, “We operate in markets with strong demand drivers, high barriers to entry, and high rent growth potential.”[38] If institutional investors want to use Invitation Homes’ model, Calgary might be an appealing place because it needs new homes and the status quo hinders building them.

Distributed housing production and ownership are important for a competitive housing market. A planning system with limited competition and only a few producers or sellers encourages oligopolies. Directing all growth exclusively to nodes and corridors at large scales likely support institutional investors. This Land Use Amendment would help let Calgarians contribute to Calgary’s housing supply and keep some of our home production out of the hands of institutional investors.

If Councillors are worried that institutional investors are taking over Calgary’s housing market, they ask for better data so they can make better decisions. The City has registries for secondary suites and licences for short-term rentals, but nothing for long-term rentals. We do not know how much of Calgary’s rental homes are owned by institutional investors.

International investors: Countries with stable governments, legal systems, and banking systems (all of which are good) tend to attract investment. Canada Housing and Mortgage Corporation estimated that international investors made about 2% of Canada’s real estate purchases in 2021.[39] Most purchasers, and presumably most people who want the value of their property to increase, are people living in Canada. Walt Kelly’s Pogo was right, “We have met the enemy and he is us.”

Vacant homes: There is an argument that perhaps Calgary has enough homes, but they’re sitting empty. I can see that argument, especially if landlords can use cheap credit to wait for a tenant who can afford higher prices. According to the 2019 municipal census, 3.8% (19,892) of the dwellings in Calgary were vacant (suitable and available for occupancy). Because we haven’t had a municipal census in five years, we don’t know how much that has changed. However, even if all of those homes were available today, that is less than half of the 40,000 homes that would be needed if 110,000 people arrive by 2027 and none of the non-market homes that are needed today. We would still need more homes.

Short-term Rentals: Similarly, some people argue that short-term rentals are a major contributor to our affordability problems. Gillian Petit and Lindsay Tedds from the University of Calgary report that there were 5,698 short-term rentals in Calgary in July 2023, 1,580 of which were permanent listings or listed by a multi-listing host that are most likely to return to the long-term housing market if short-term rentals were banned.[40] If Council banned short-term rentals, it would still need to find the other 95-99% of the 120,000 homes that we likely need by 2026 or 2027.

We can simply build on the edge of town: As noted above, I doubt this Land Use Amendment will stop edge growth. There will probably still be a place for new communities. However, Council should be aware that increasing the City’s area and infrastructure also increases the City’s operating, maintenance, and replacement costs. Without enough private investment to cover those public liabilities, the City’s infrastructure gap will increase. What seemed to support housing affordability may eventually leave residents accepting lower quality infrastructure and services or higher taxes to cover those costs. As the

city spreads out, residents may wish to reduce their transportation costs and live closer to work, which would likely support a Land Use Amendment like this in the future.

Timing/Speed

If we need to build at least another 120,000 homes by 2026 or 2027, then timing counts.

Simple math suggests that 120,000 homes could be built as 400 300-unit apartments, 30,000 semi-detached homes with suites, or 15,000 fourplex rowhouses with suites. A combination of apartments and missing middle housing approaches would probably be more effective, but let's say those two choices were mutually exclusive. Which would be faster and more likely to build more homes in three years?

It is likely that most of those 400 parcels would need a Land Use Amendment, which might take 4 months in the developing areas and 6-10 months in the developed areas before going to Council. If the Development Permit takes 6 months and the Building Permit takes 2 months, then it would take 12 months in the developing areas and 14-18 months in the developed areas. Then the builder can work on site preparation, excavation, and setting up cranes. Those 300-units, whether spread over a lot of land or stacked in a tower, will have elevators, which can have supply-chain problems because there are a limited number of manufacturers.

This Land Use Amendment would remove the 119-day Land Use Amendment application process from rowhouse applications. Development Permit applications tend to take 125 days (Attachment 2, page 5). Building Permits likely take a month or so. The site can be ready in about a week. Framing can be done with a zoom boom, which is ready to work as soon as it is on site, instead of a crane. The building may have elevators, but doesn't require them. Construction takes about a year. The whole process would take less than 18 months.

If speed is of the essence, then incremental rowhouses have an advantage over apartments. That is not a call for underbuilding. There will still be places where land values are high and amenities are abundant, where Administration and Council should support greater height than they have in the past.

"Incremental" does not mean slow or gradual. While homes can be built faster on single lots than larger buildings, the overall production of adding missing middle homes can be at any pace. Between 1901 and 1911, Calgary's population grew from 4,000 to 40,000 people, largely through missing middle housing on many individual lots. Similarly, Montreal's stacked apartments, Boston's triple decker homes, and Chicago's two- and three-flats helped house people when each cities' populations more than tripled between 1861 and 1901, 1870 and 1920, and 1870 and 1890, respectively. Many people shaped the city around them and built more homes. Reconfiguring existing homes could be even faster than building new homes, but a city with a growing population likely needs an increase in floor area. Allowing middle housing is the first step, but may not be enough. Some of Calgary's many capable builders with skills in building detached homes in developed areas or missing middle homes in developing areas can transfer those skills to incremental infill in the developed areas. The City may need to support the ecosystem of incremental builders so local builders can respond quickly to local needs. Groups like the Incremental Development Alliance and Small Housing BC may offer some models to emulate.[41]

Similarly, the urgency of our situation may suggest that market-rate providers cannot help with broad housing affordability or Affordable Housing. There is some truth to that statement, which is why the Housing Affordability Task Force made other recommendations including building more Affordable, that is subsidized, Housing. It is also true that older products tend to be worth less than newer products. This idea, commonly known as downward filtering, “can only work when the supply of new housing (net of demolitions or conversions of older housing) is sufficient to meet new demand caused by new net immigration or new household formation.”[42] Because downward filtering cannot work when there is a housing shortage, it may take time to see downward filtering in Calgary. This may make people more skeptical about supply. Fortunately, researchers in the last few years have shown that when someone moves into a new home (which tend to be more expensive than older homes), they move from a less expensive home, into which another person can move (typically from a home that is less expensive than that home). The chain of individual moves continues. In the United States, by the 6th round of moves, 40% of those moves are in below-median income neighbourhoods.[43] In Finland, by round 4, 50% of movers (not just neighbourhoods) “are ranked in the bottom half of the national level household income distribution.”[44] Building more new market-rate homes quickly benefits people with lower incomes, beginning with those who rent because rent is more responsive to market forces than home prices. Building more subsidized homes would support this.

Public Policy

There are public policy reasons to support this Land Use Amendment.

Low-density residential Land Use Amendments are not an effective use of Administration’s or Council’s time. In 2023, about 40% of Land Use Amendments were for low-density residential Districts. And a vast majority of them are approved. It is likely that over the next 100-150 years, every lot in Calgary will have some kind of redevelopment. This Amendment would redesignate 311,570 parcels. If every parcel had a 5 minute public hearing (long enough for Administration to introduce it and for Council to vote), it would take 2 years, 11 months, and 2 weeks. If Council took 6 hours a day to do anything other than have public hearings, that would basically fill a full 4-year term. Whether those public hearings are spread over 4, 100, or 150 years, Council has more important decisions to make than whether to approve low-density residential forms on every low-density lot in town and upper missing middle housing forms where Council-approved Local Area Plans say that upper missing middle housing forms are appropriate.

Gentle density is good for taxes. Because population has fallen in parts of town, we know that we have infrastructure that is not being used as much as it was in the past. Using existing infrastructure is less expensive than building new infrastructure, which means that we can strengthen our tax base so we can afford to replace our existing infrastructure at the end of its lifecycle.

Markets respond to signals. If some of Calgary’s current housing affordability is caused by speculative flow, then Council could use this Land Use Amendment to send a clear signal: builders are needed and should start building soon. Land speculators might need to change their business model. That signal would have more weight if other policies reduced barrier to entry so many people could add homes. The Housing Affordability Task Force’s recommendations of financial support for secondary suites helps. Reducing or removing parking minimums, which can be used as pretext for negotiations between the City and builders, would also help reduce barriers to entry.

Conclusion:

Compared to some planning decisions, this Land Use Amendment is a small change. It is a partial return to pre-1934 planning, which produced some well-loved places.

At most, the R-CG District would allow an increase of 1-2.4m of height and 15% lot coverage; R-G, 0-1m of height and up to 15-25% lot coverage. The H-GO District portion of the amendment would align Land Use Districts with approved Local Area Plans where Neighbourhood Connector or Neighbourhood Flex Urban Form Categories and the height modifier supports them.

While this is a small change, it is significant. It can produce a variety of family-sized homes for a variety of families. It recognizes that our crisis-level housing shortage needs a response that includes supply, price, and speed. It signals to markets that we need builders. It is built on the recognition that broad affordability may be fleeting. Comments about Calgary being relatively affordable compared to other major Canadian cities suggest that affordability is like outrunning a bear by being faster than the slowest person. Trying to make housing affordable and a good investment makes broad affordability less about comparisons with other cities and more about absolute values like rent-to-income and price-to-income ratios. Unaffordable housing may be more like a wildfire: it can burn everyone.

Fundamentally, this Land Use Amendment is about people. Cities need housing for teachers, medical workers, and firefighters, so our population can learn, age, and be safe. It may seem like adding housing benefits younger people, but one of the strongest institutional proponents of missing middle housing in North America is AARP (formerly the American Association of Retired Persons), which has created a model act and guide for statewide legalization of middle housing recommending stacked flat plexes, townhouses, attached courtyard housing, and detached courtyard housing in urbanized areas with public water and sewer service.[45] This Land Use Amendment follows most of those suggestions and could be closer if the R-CG and R-G Districts included stacked housing forms, which are more accessible than rowhouses.

This is a technically appropriate Land Use Amendment and an appropriate policy response for a city with a growing population that needs more homes.

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Proposed Citywide Rezoning Change

- About me
- Engagement
- Other topics:
 - How many homes?
 - Prices
 - Speed
 - Strategy
 - Infrastructure and Roads
 - Missing Middle



Dan Seljak
@anotherglassbox



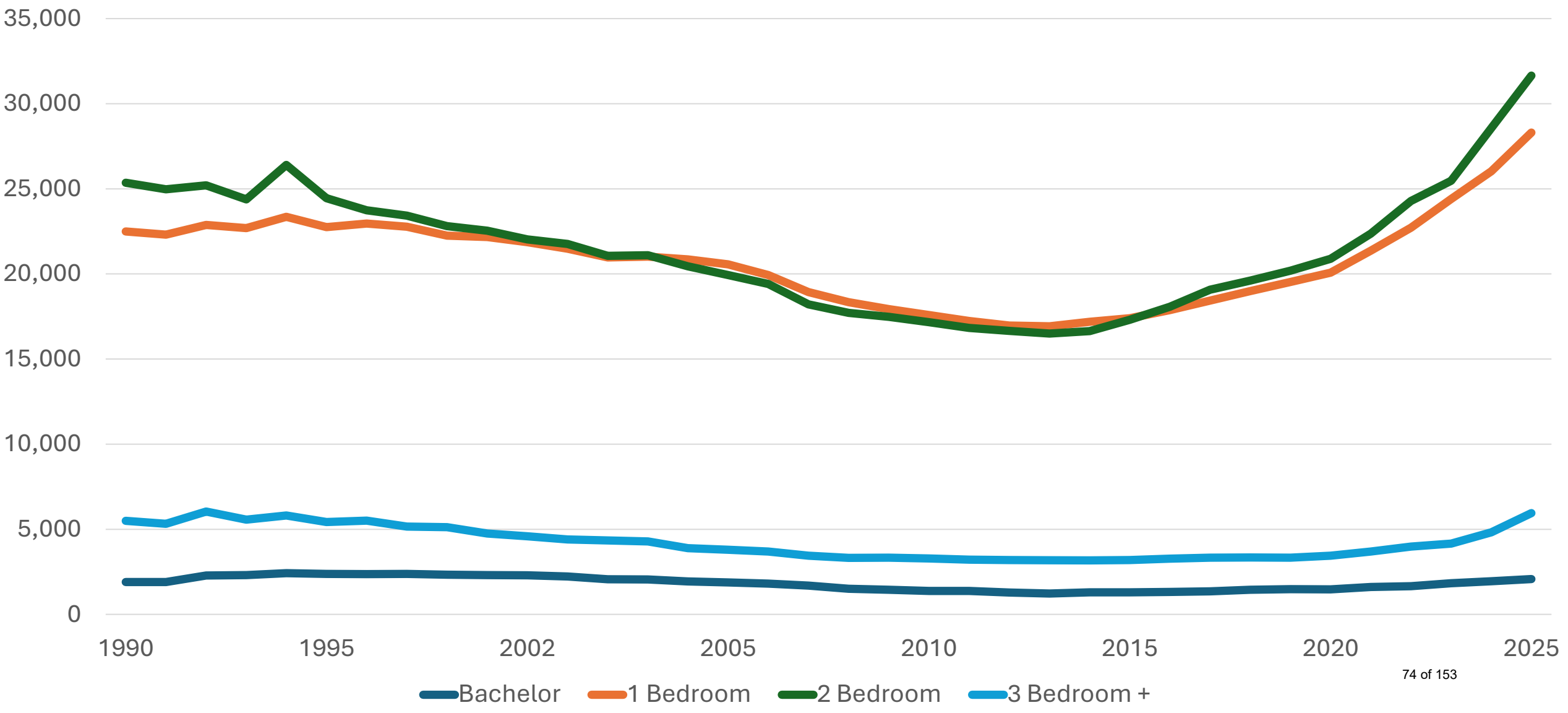
Norman Foster's Apple HQ, a beautiful example of a missing middle 🤔





Purpose Built Rentals in Calgary

From CMHC Table: Calgary - Primary rental market - Historical Universe by Bedroom Type



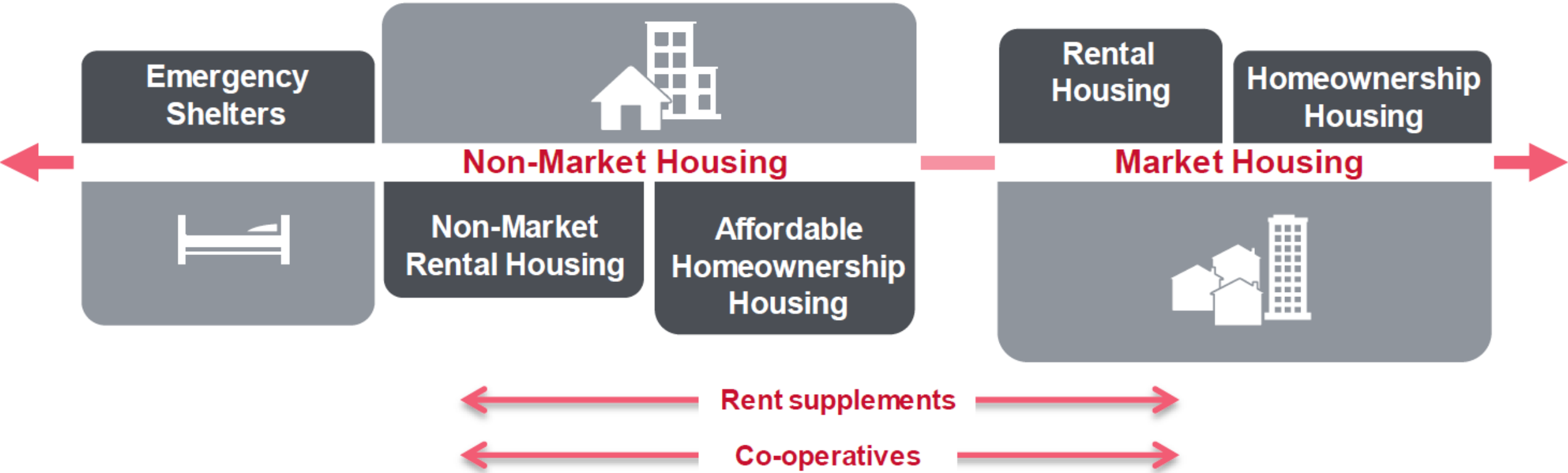
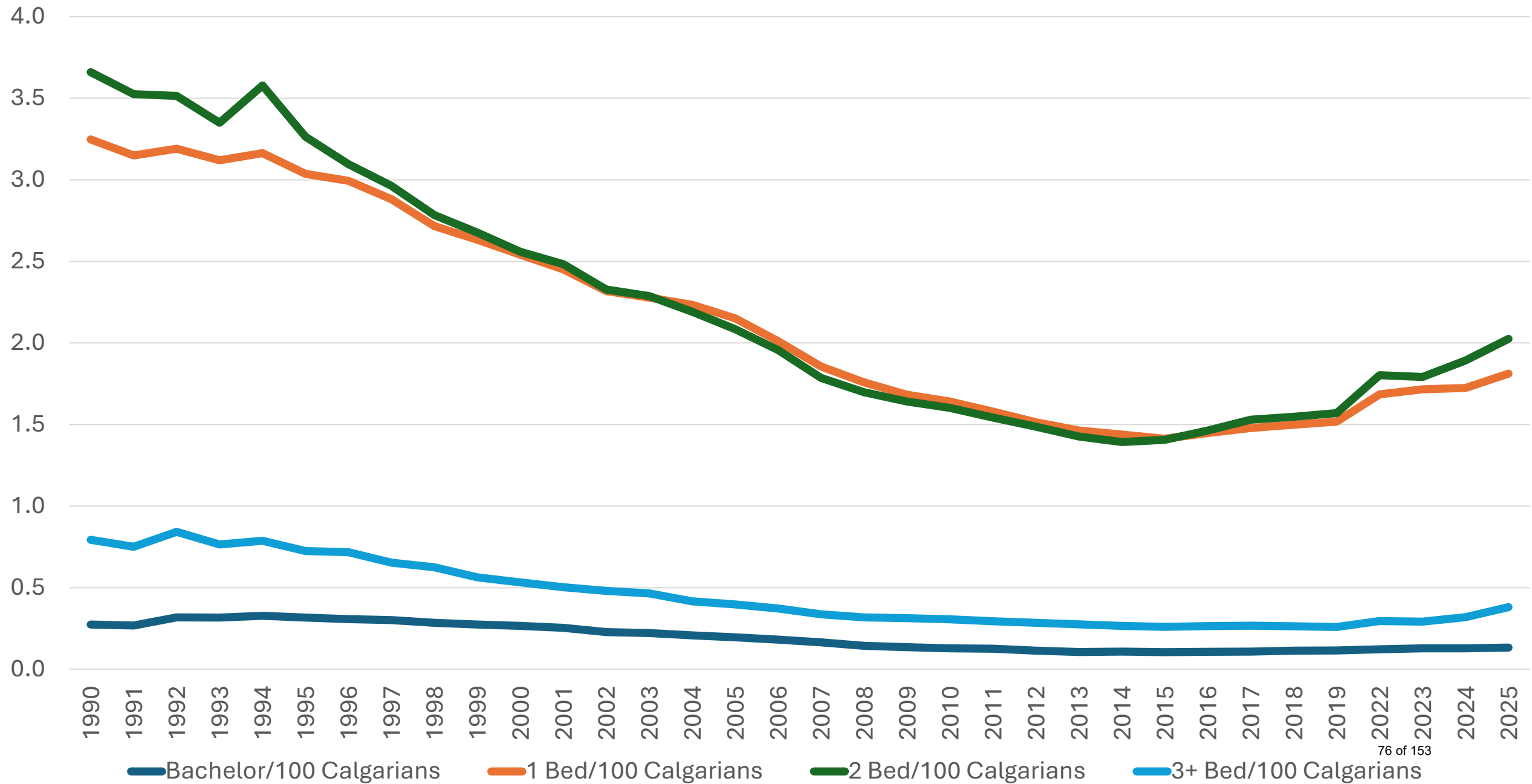


Figure 3: The Housing System

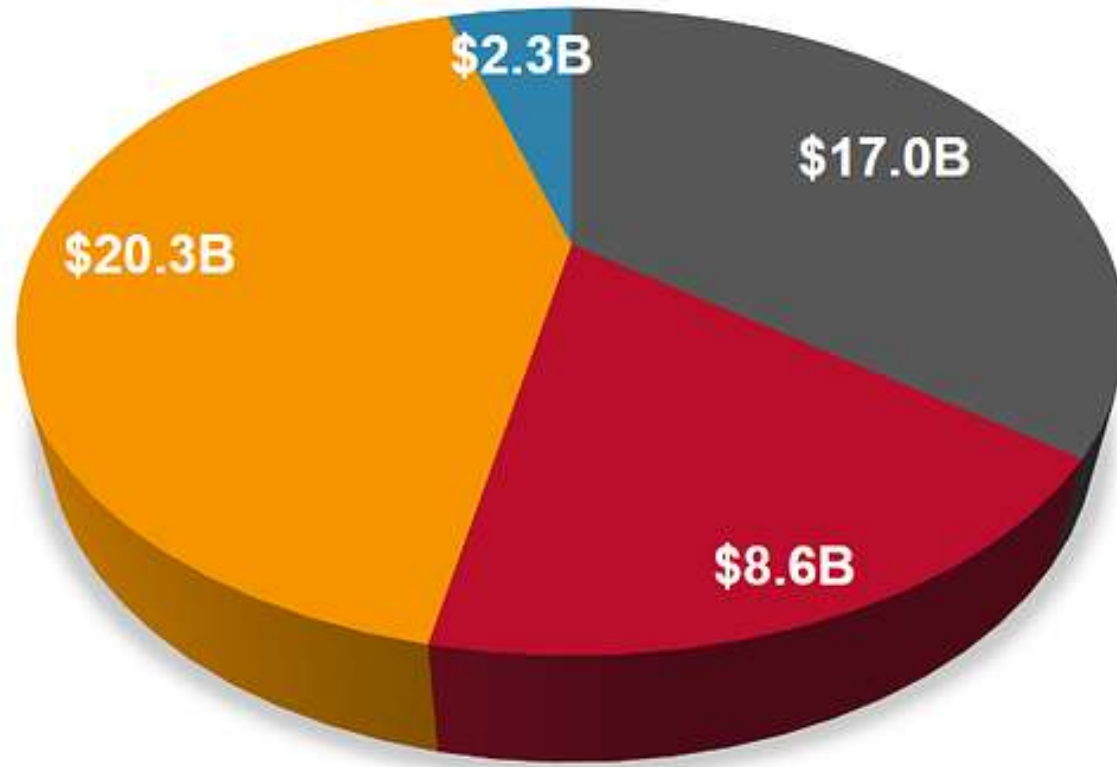
Purpose-Built Rentals/100 Calgarians by Bedroom Type



Engagement



10-year capital needs by investment category



- Maintenance / Replacement
- Service Enhancement
- Growth
- Transformative

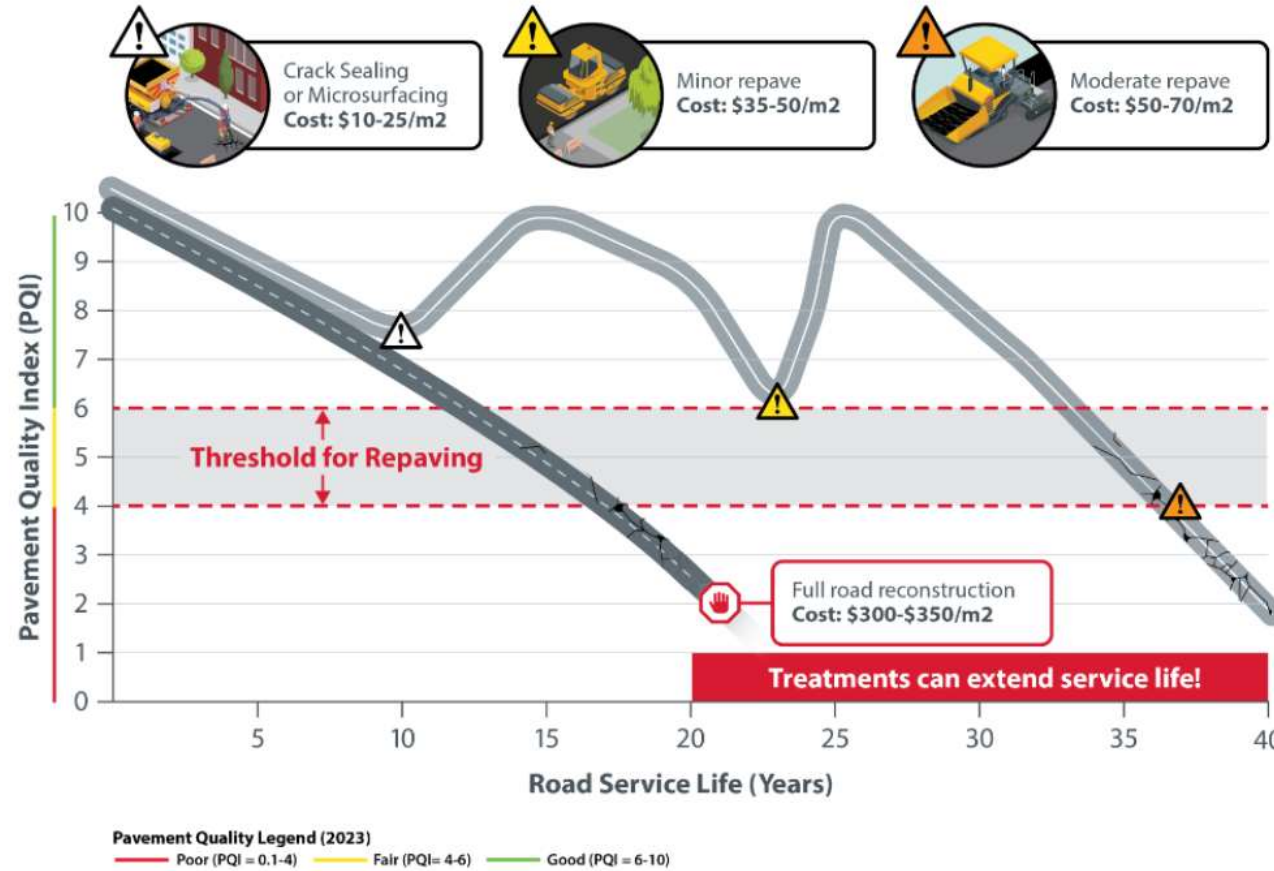
2024 City of Calgary Annual Financial Report

For the fiscal year ended December 31, 2024

Tax Levies

Municipal property taxes	
Residential	\$ 1,224,830
Non-residential	1,092,484
Community Revitalization Levy	41,409
Business Improvement Area Relief	–
Revenue in lieu of taxes	256,329
Local improvement levies and special levies	12,423
	<hr/>
	\$ 2,627,475
	<hr/>

Life of Pavement in Calgary



Treatment	Cost (\$/m ²)	Road Service Life (Years)	Annual Cost (\$/m ² /year)
Crack sealing or microsurfacing	\$10-25	10	\$1-2.50
Minor repave	\$35-50	12	\$2.92-4.17
Moderate repave	\$50-70	17	\$2.94-4.12
Full road reconstruction	\$300-350	21	\$14.29-16.67

What can we do?

- Raise commercial taxes?
- Use offsite levies from new areas to fix older areas?
- Ask other orders of government?
- Raise residential taxes?
- Run non-critical infrastructure to failure?
- Let more people use existing infrastructure?
- Hope our population doesn't fall?

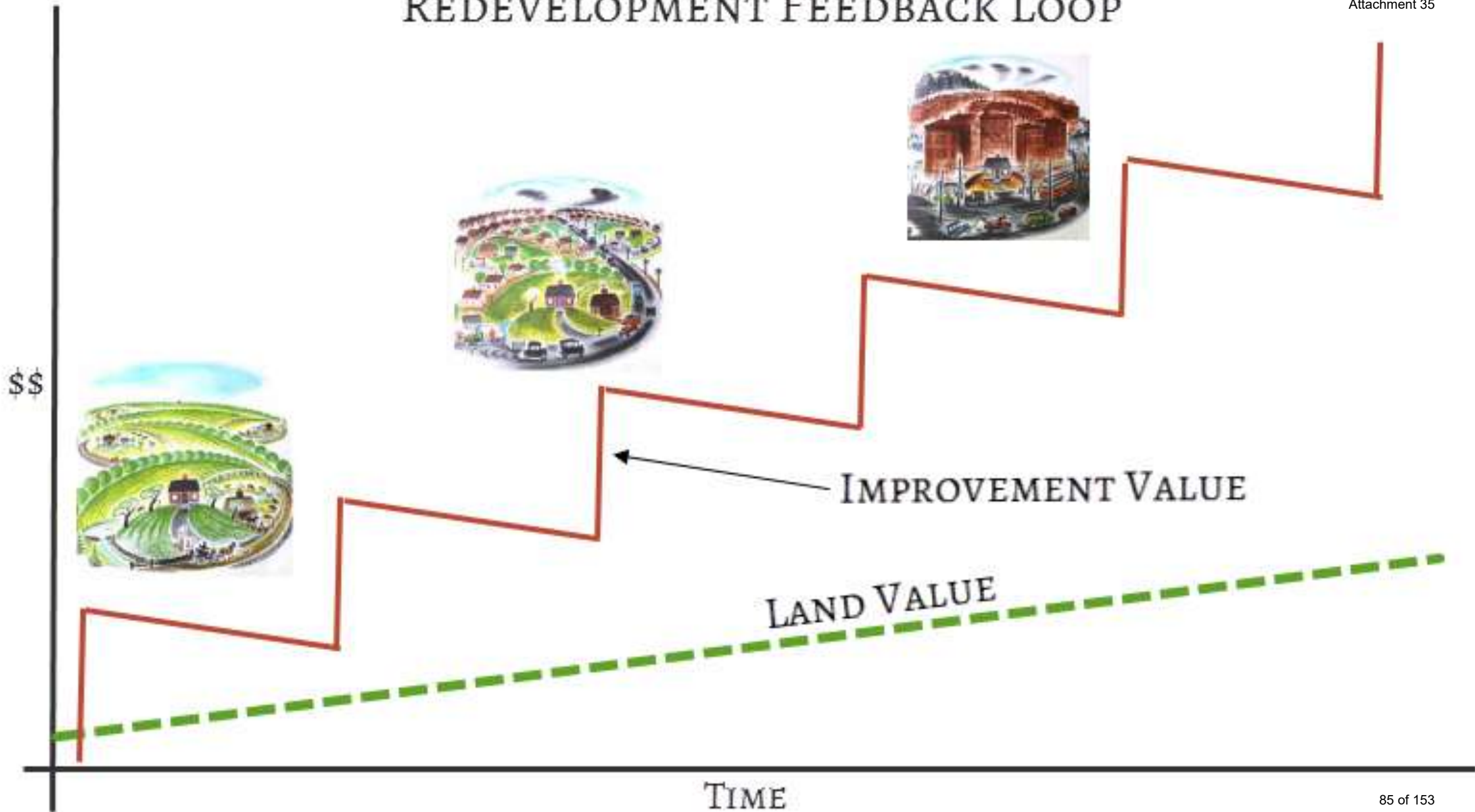
Engagement

- Which is worse: higher taxes, lower levels of service due to entropy, or some level of change next door?
- Should some level of change be possible anywhere?
- What level of change would you accept next door with no further engagement?

Supplementary Slides

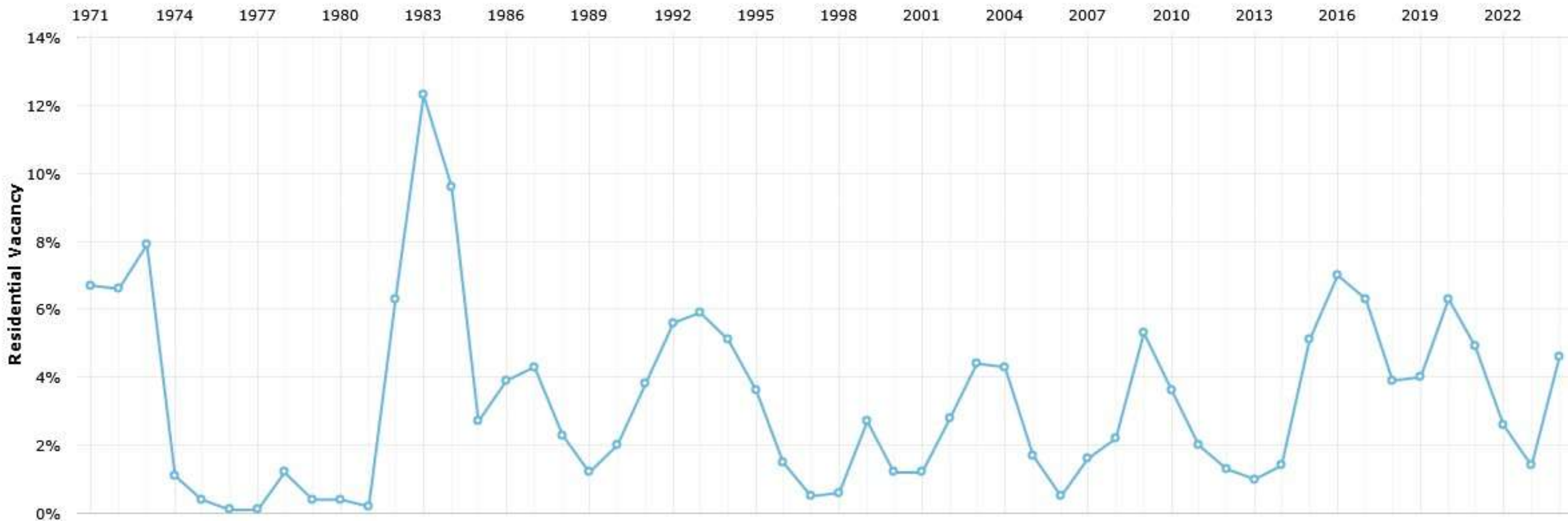
Housing Math: Quantity, Price, Speed

REDEVELOPMENT FEEDBACK LOOP



Calgary - Residential Vacancy

Residential vacancy rate for units in non-subsidized rental buildings containing three or more rental units.



How many homes do we need?

- People who are new: 94,748 to 98,392 homes
- People who markets can't serve: 63,690 homes (in 2021)
- People who are stuck (suppressed household formation): 55,000 to 90,000 homes
- Total: 213,438 to 252,082 homes

People who are new

- 2025 (Municipal Estimate): 1,562,600
- 2021 (Federal Census): 1,306,780
- = 255,820 new people

- $255,820 \div 2.7$ people/household (City of Calgary's estimate)
- = 94,748 homes

- $255,820 \div 2.6$ people/household (2021 Census average household size)
- = 98,392 homes

Historical and Forecast Households in Housing Need and Estimated Non-Market Housing Supply

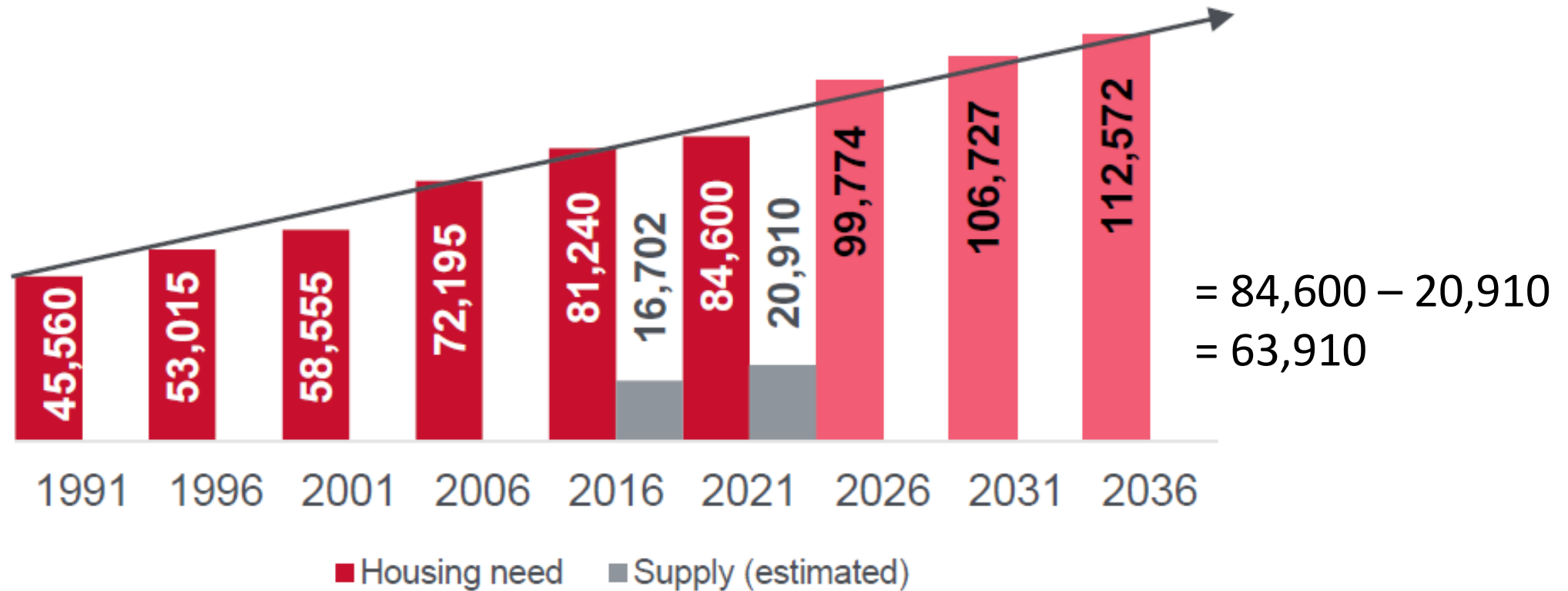


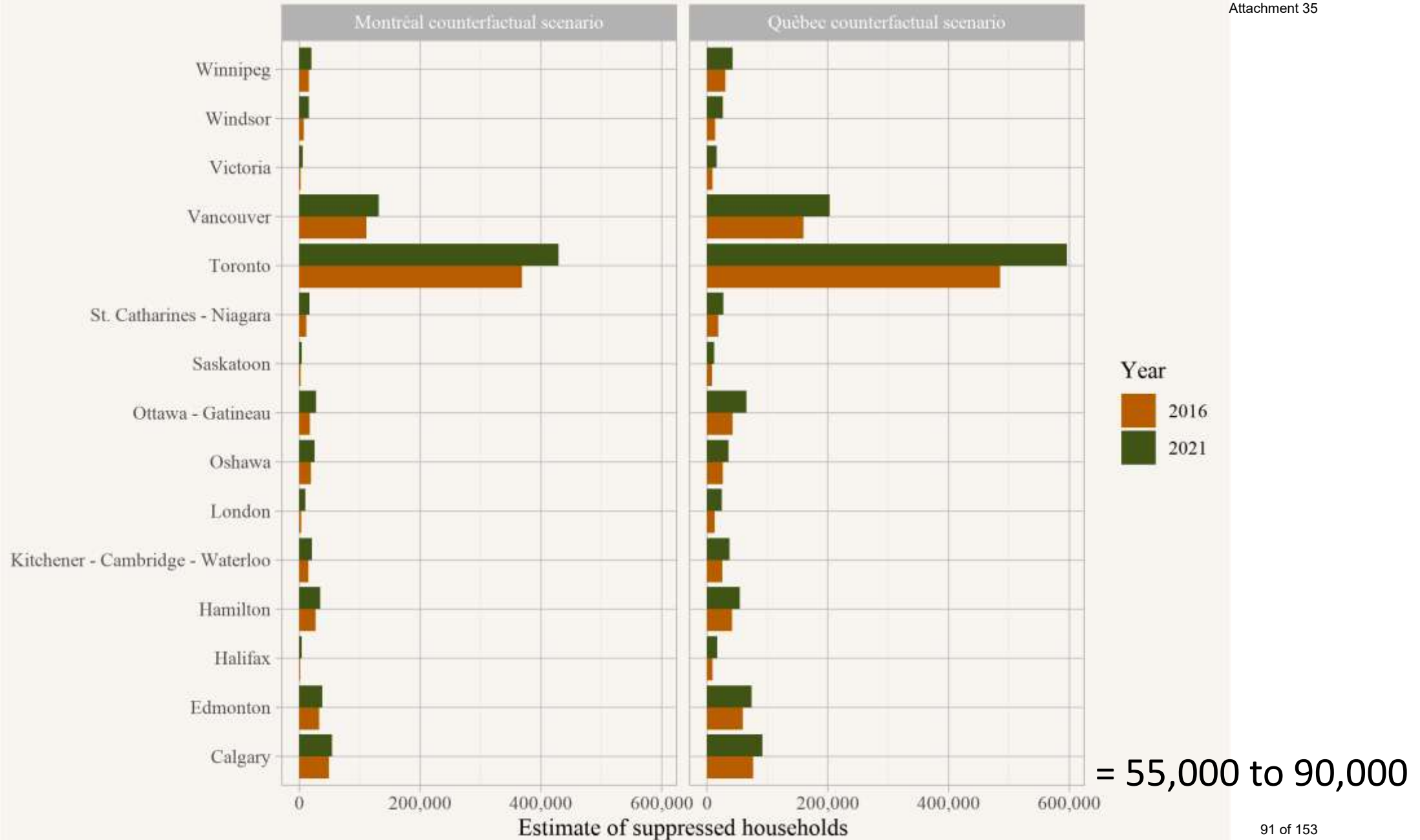
Figure 11: Forecast Households in Housing Need, Renters and Owners (Statistics Canada, 2021) vs. Non-Market Housing Supply, Calgary (The City of Calgary, 2023). *Note: 2011 was not included due to differences in methodology between the 2011 National Household Survey and the Federal census.*

Housing Needs Assessment 2023

Synopsis of Technical Data

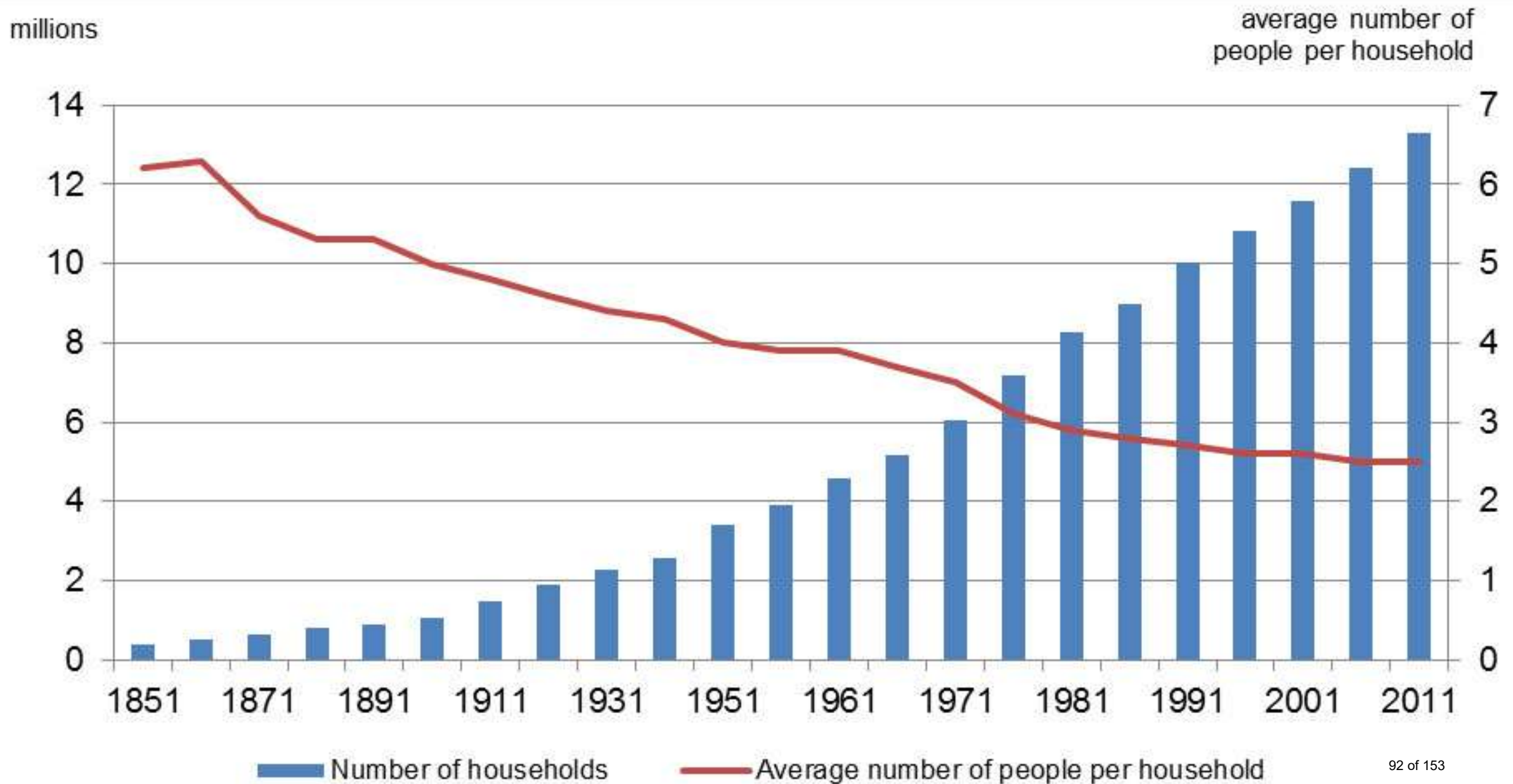
Based on Calgary's forecasted population growth and the historical rate of housing need, **the number of households in need of affordable housing options is forecasted to reach close to 100,000 by 2026.** See Figure 11.

Estimated housing shortfall (Model 2) based on two counter-factual metro areas



Number of households and average number of people per household, Canada, 1851 to 2011

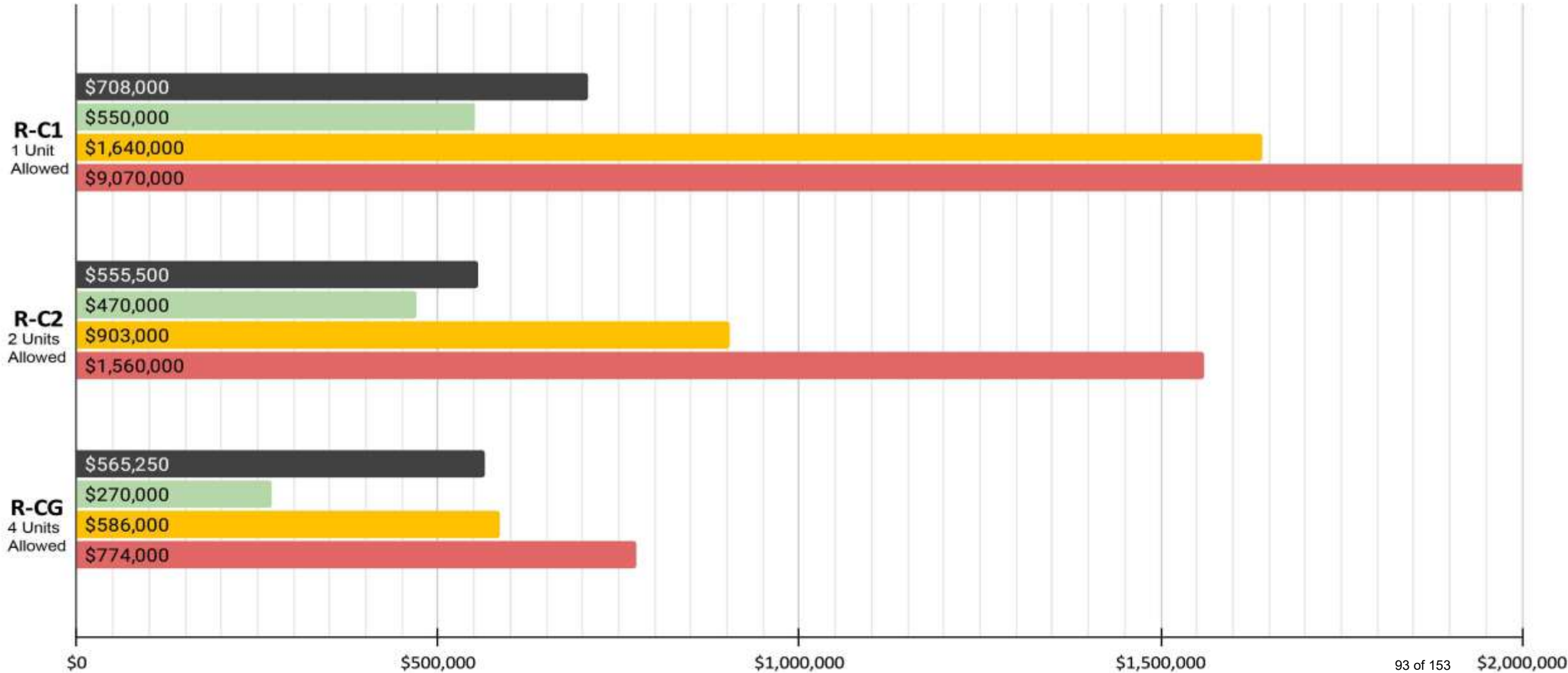
© 2026 OIP
Attachment 30



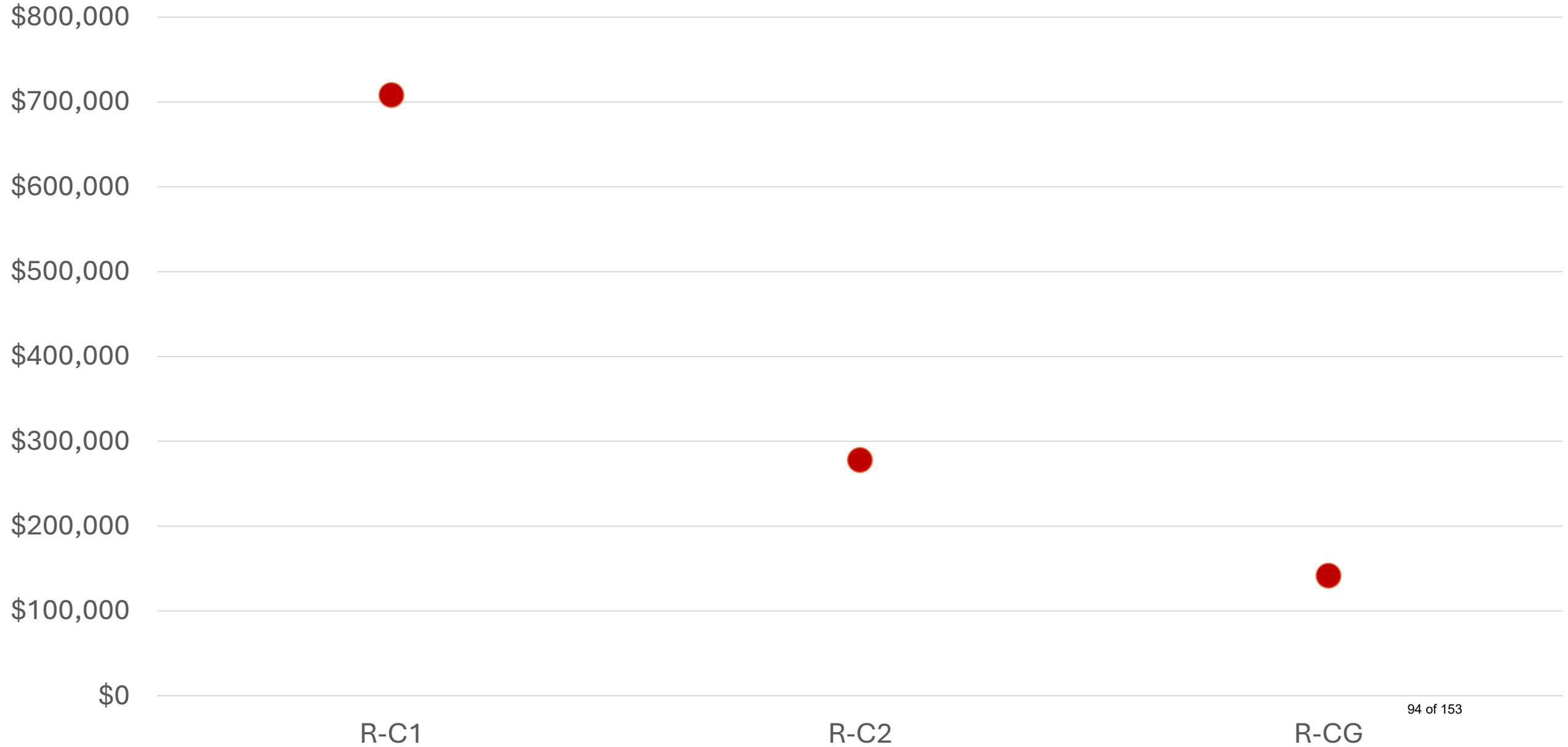
Values of New Build Homes in Calgary

The assessed values of single, semi and rowhomes which were built in the R-C1, R-C2 and R-CG zoning districts between 2018 - 2023

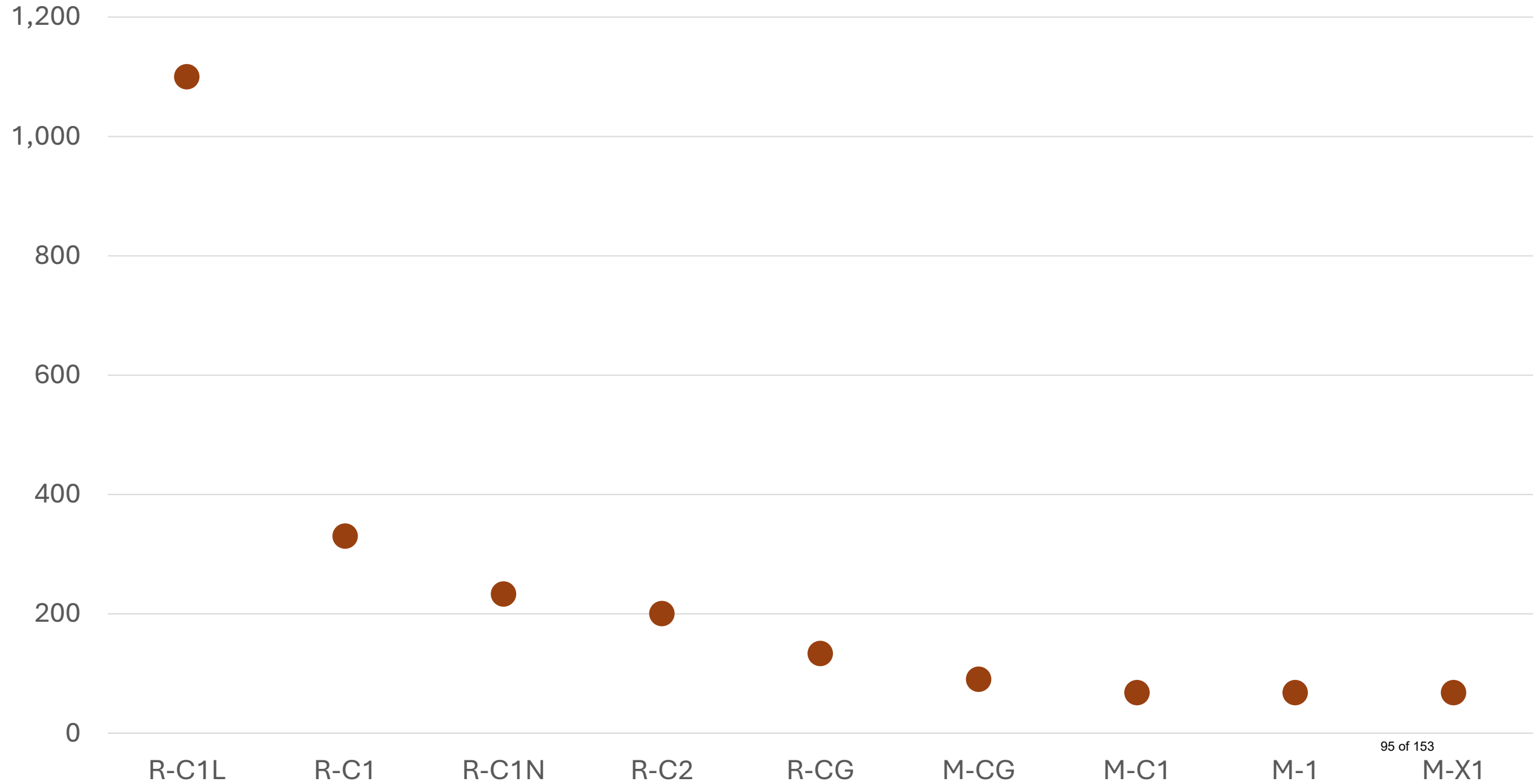
■ Median Parcel Value Pre-Construction ■ Lowest Value New Unit ■ Median New Unit Value ■ Highest Value New Unit



Average Land Costs/Unit by Land Use District, 2018-2023 (\$/unit)

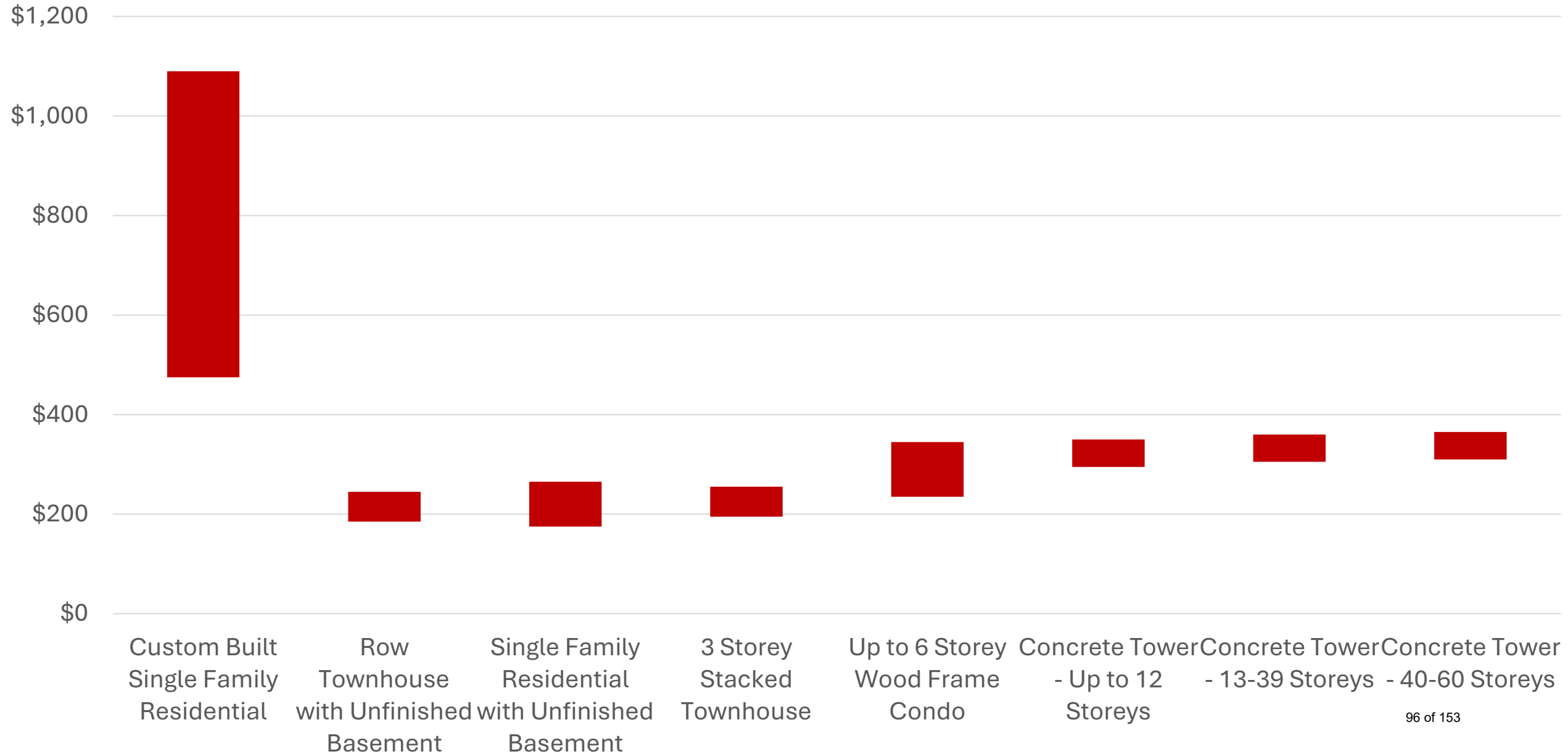


Calgary's Minimum Lot Requirements (m²/unit)



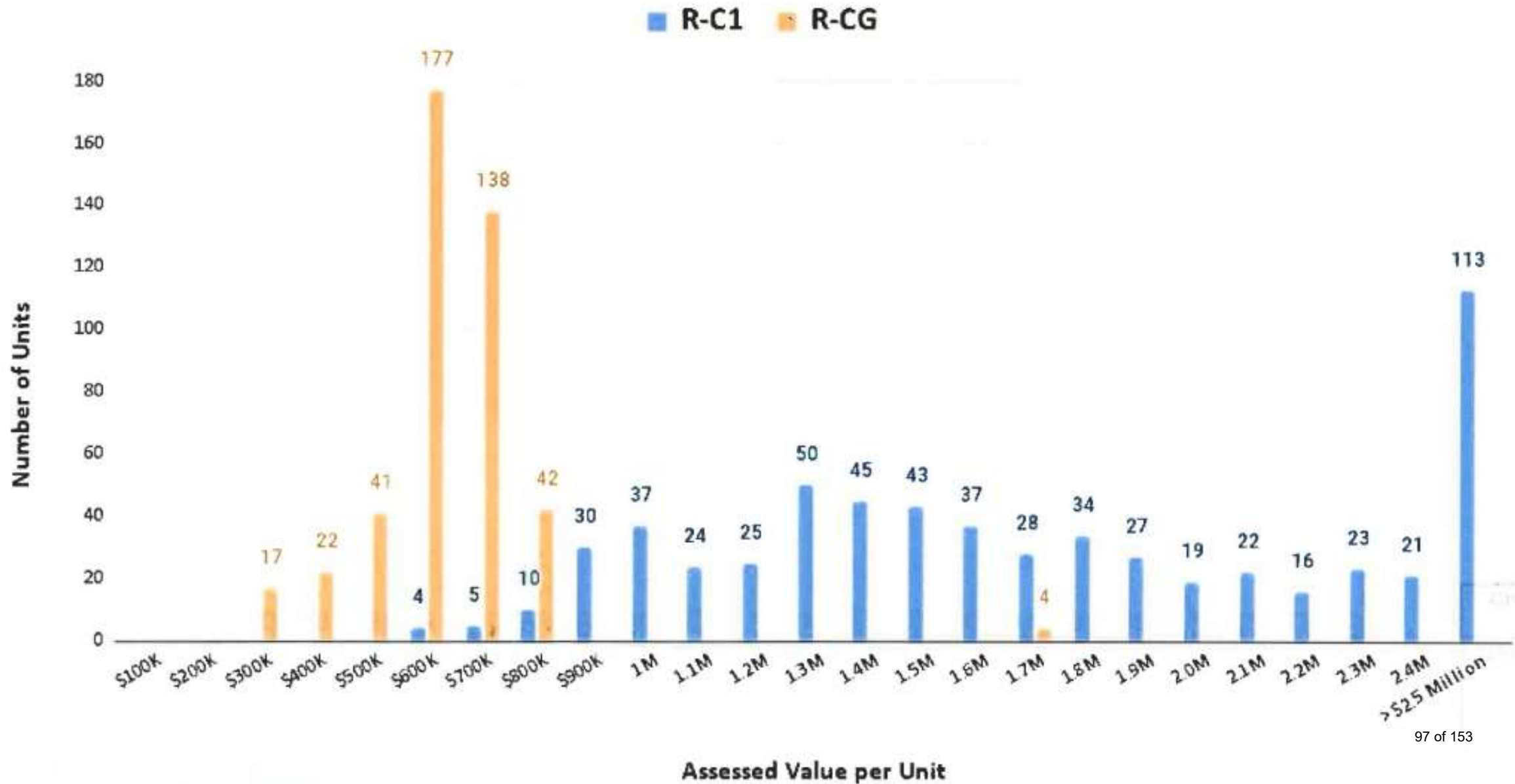
Construction Costs in Calgary by Building Form (Low and High, \$/sqft)

Source: 2025 Canadian Cost Guide, Altus Group



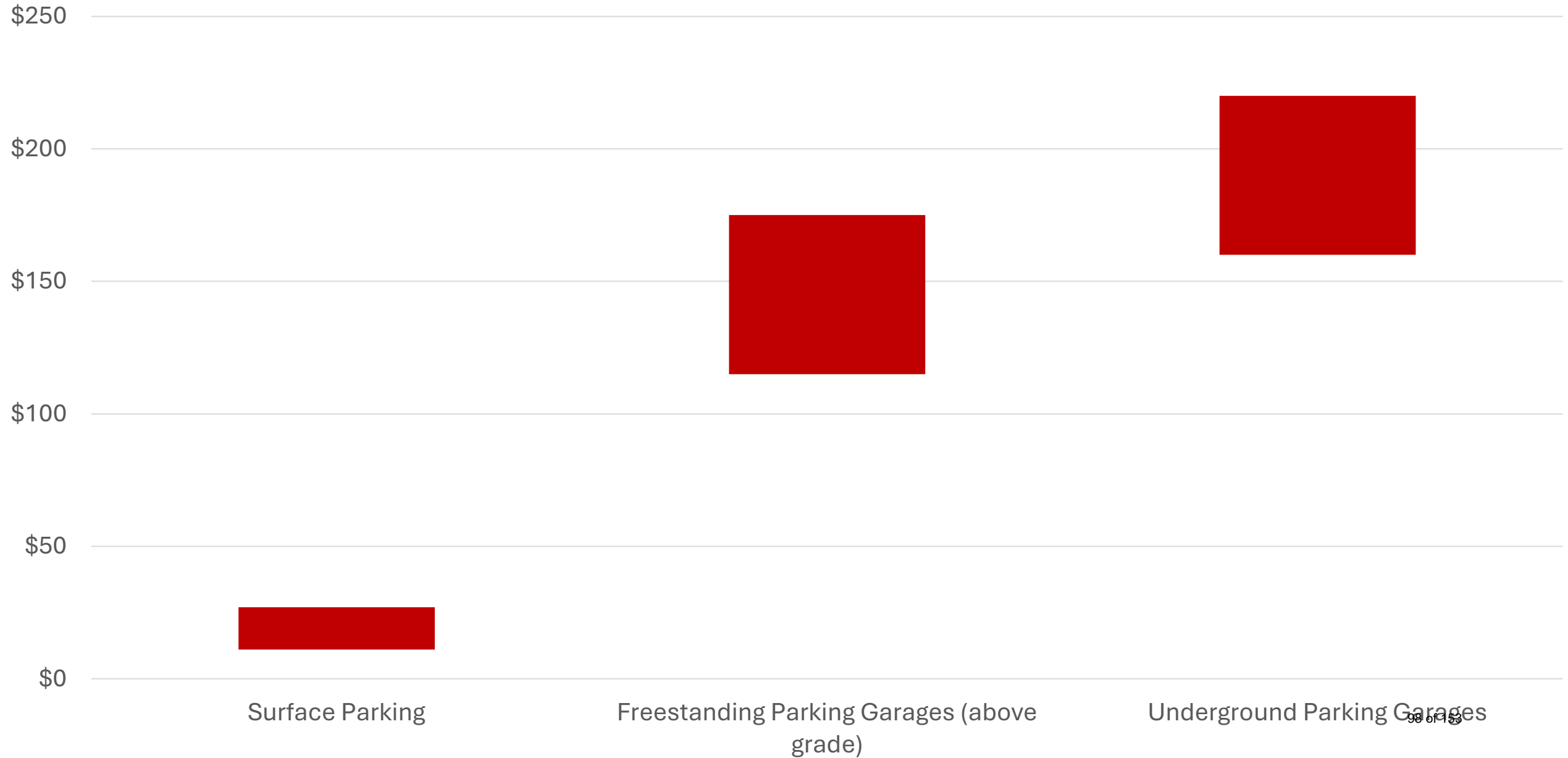
Distribution of New Unit Values per Zoning District in Calgary (2018-2023)

Value of new single-detached homes in the R-C1 district and value of new homes in the R-C6 district built after 2018.



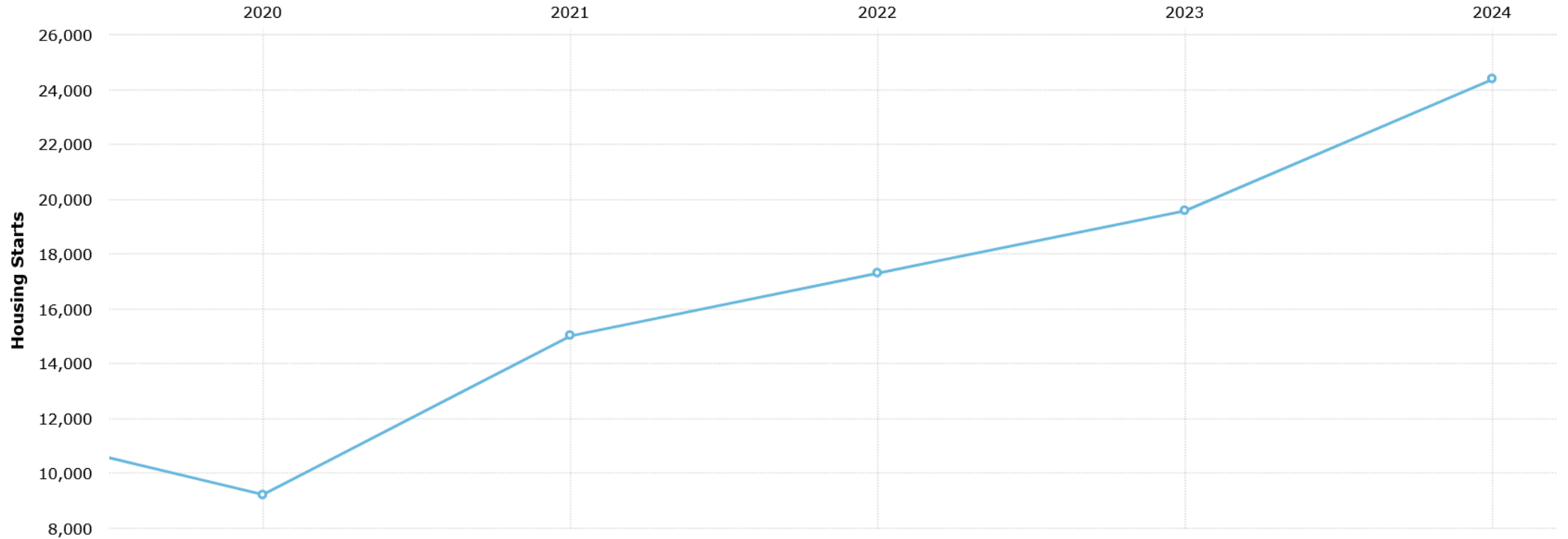
Parking Construction Costs by Form (Low and High, \$/sqft)

Source: 2025 Canadian Cost Guide, Altus Group



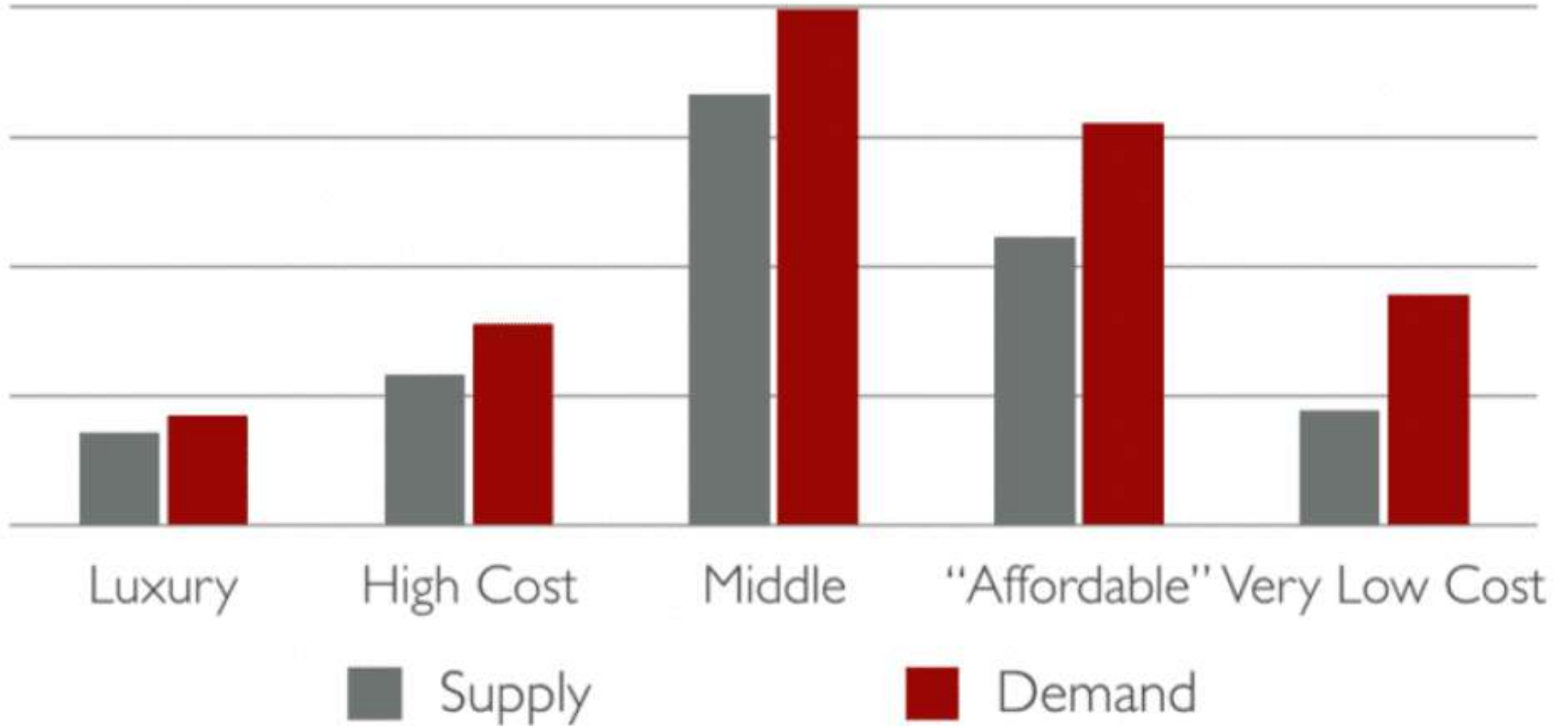


How close are we to 213,438 to 252,082 more homes?



Housing starts in Calgary, 2021-2024: 76,271

Total homes granted occupancy in 2025: 27,952



** Totally made up data*

HOUSE HACKS



attached
ACCESSORY UNIT

Boho basement, attic chic.

© Shophouse Studio Inc.

HOUSE HACKS



detached
ACCESSORY UNIT

Backyard infill. The gateway to middle housing.

© Shophouse Studio Inc.

HOUSE HACKS



two-story
COACH HOUSE

ADU above a garage.

© Shophouse Studio Inc.

HOUSE HACKS



intentional
SHARED HOUSE

Private quarters, common core.

© Shophouse Studio Inc.

HOUSE HACKS

C2026-0153
Attachment 35



attached
GUEST SUITE

Just visiting.

© Shophouse Studio Inc.

HOUSE HACKS



perma-parked
HOUSE ON WHEELS

Tiny House, Trailer, RV, #Vanlife, Schoolie and more.

© Shophouse Studio Inc.

HOUSE HACKS



detached
GUEST HOUSE

No kitchen (but heckuva wet bar).

© Shophouse Studio Inc.

HOUSE HACKS



hardware store
FLEX SHED

Bunkie, office, potting shed... too small for a permit.

© Shophouse Studio Inc.

CREATIVE COMBINATION



extra suite
BOOTLEG TRIPLEX

Multi-family for single-family zones.

© Shophouse Studio Inc.

CREATIVE COMBINATION



un-sprinkled
DETACHED TRIPLEX

Duplex + Detached ADU

102 of 153

© Shophouse Studio Inc.

CREATIVE COMBINATION



communal
GUEST VILLAGE

Host house with backyard bunkies.

© Shophouse Studio Inc.

CREATIVE COMBINATION



incremental
DOUBLE DUPLEX

Maxing out a mortgage and a 50ft lot.

© Shophouse Studio Inc.

CREATIVE COMBINATION

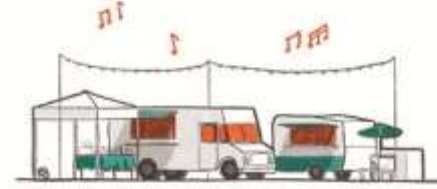


age-in-place
DUPLEX COURT

Senior-friendly option on a non-profit's budget.

© Shophouse Studio Inc.

CREATIVE COMBINATION



parking lot
POP-UP MARKET

Makeshift mainstreet.

© Shophouse Studio Inc.

CREATIVE COMBINATION

C2026-0153
Attachment 35



un-sprinkled
BOOTLEG SHOPHOUSE

Detached mixed-use.

© Shophouse Studio Inc.

CREATIVE COMBINATION



3-4 unit
COTTAGE SQUARE

Maximum cuteness on a residential mortgage.

© Shophouse Studio Inc.

CREATIVE COMBINATION



5-9 unit
COTTAGE COURT

Rentals worth downsizing for. Live like you're on vacation.

© Shophouse Studio Inc.

COMPACT SINGLES



easy-breezy
SKINNY HOUSE

Who says you can't build on a 25' lot?

© Shophouse Studio Inc.

COMPACT SINGLES



loveable lil'
COTTAGE

AKA a normal-sized house pre-60s.

© Shophouse Studio Inc.

COMPACT SINGLES



fee simple
SEMI-DETACHED

Rowhouses, but only two. Subdivided old new.

© Shophouse Studio Inc.

COMPACT SINGLES

COMPACT SINGLES

MIDDLE HOUSING 

MIDDLE HOUSING 

MIDDLE HOUSING  C2026-0153 Attachment 35



fee simple
ROWHOUSE

Attached on both sides.

© Shophouse Studio Inc.

fee simple
TOWNHOUSE

Attached on both sides,
tuck-under garage.

© Shophouse Studio Inc.

stacked
DUPLEX

A smarter starter home.

© Shophouse Studio Inc.

side-by-side
DUPLEX

"We're having twins!"

© Shophouse Studio Inc.

front-back
DUPLEX

A substantial rear-end.
May grow with age.

© Shophouse Studio Inc.

MIDDLE HOUSING 

MIDDLE HOUSING

MIDDLE HOUSING

MIDDLE HOUSING

MIDDLE HOUSING



renovation
APARTMENT HOUSE

Triplex or fourplex + TLC

© Shophouse Studio Inc.

grande dame
CONVERSION

Carving an old house into
multiple units.

© Shophouse Studio Inc.

purpose-built
APARTMENT HOUSE

Triplex or fourplex camouflaged as
a big house.

© Shophouse Studio Inc.

attached
STACKED FLATS

For the love of Jane Jacobs,
give the people a stoop.

© Shophouse Studio Inc.

rear-facing
ALLEY TOWNHOUSES

Mews makers.

104 of 153

© Shophouse Studio Inc.

Strategic vs. Selective

Strategy

	WWII	Calgary
Grand Strategy	Victory in Europe, then Pacific	Municipal Development Plan
Strategy	Maintain Eastern Front, open other European Fronts	Land Use Bylaw
Operations	Operation Overlord (D-Day)	Local Area Plans, Area Structure Plans, Area Redevelopment Plans
Tactics	Infantry, fire and movement	Applications



Infrastructure and Roads

Your assessment class:

Residential

$$\text{\$1.7B} \div 600,000 \text{ dwellings} = \text{\$2,833}$$

2026 Assessment value:\$

706,000

2025 Assessment value:\$ (Optional)

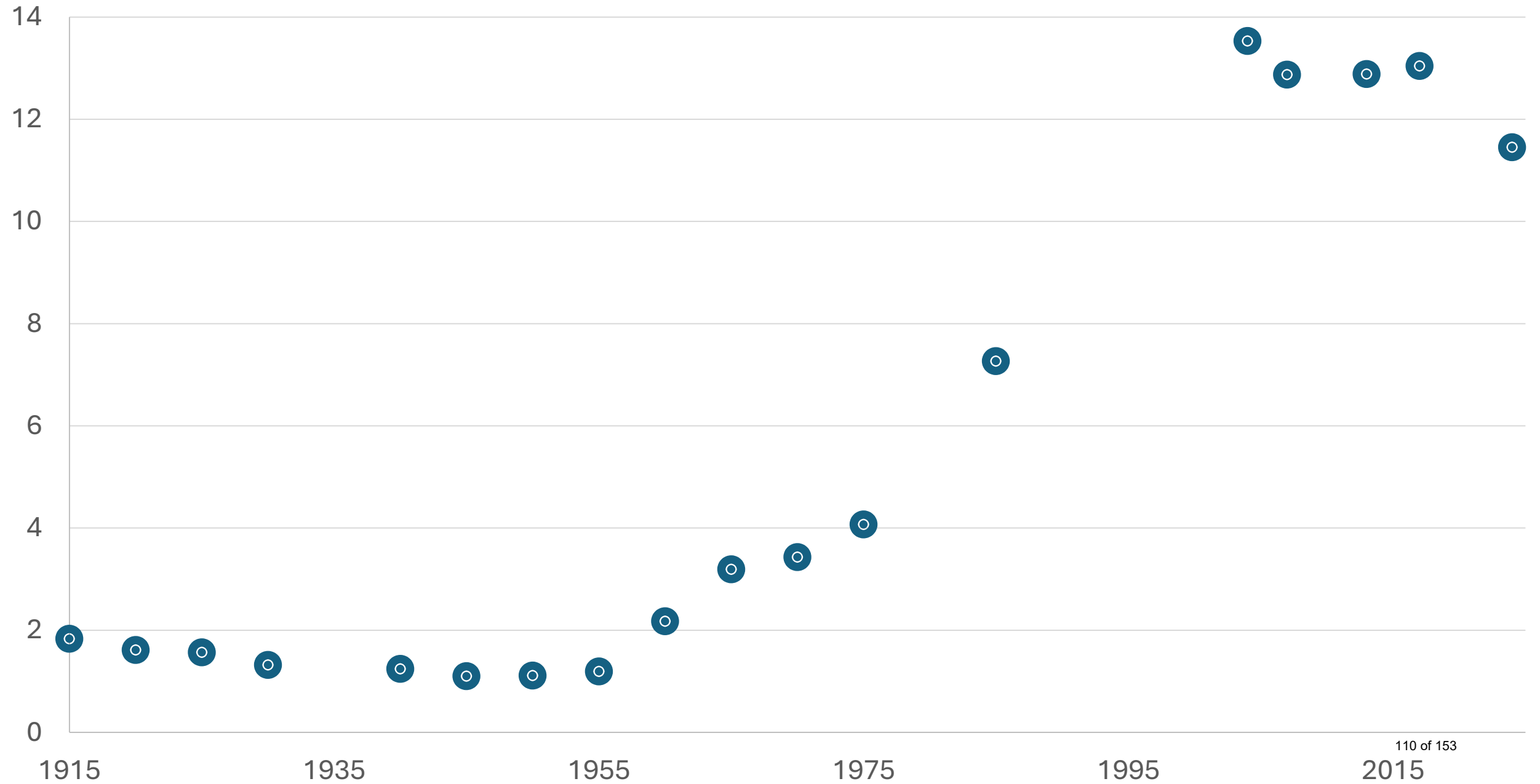
Calculate


Clear

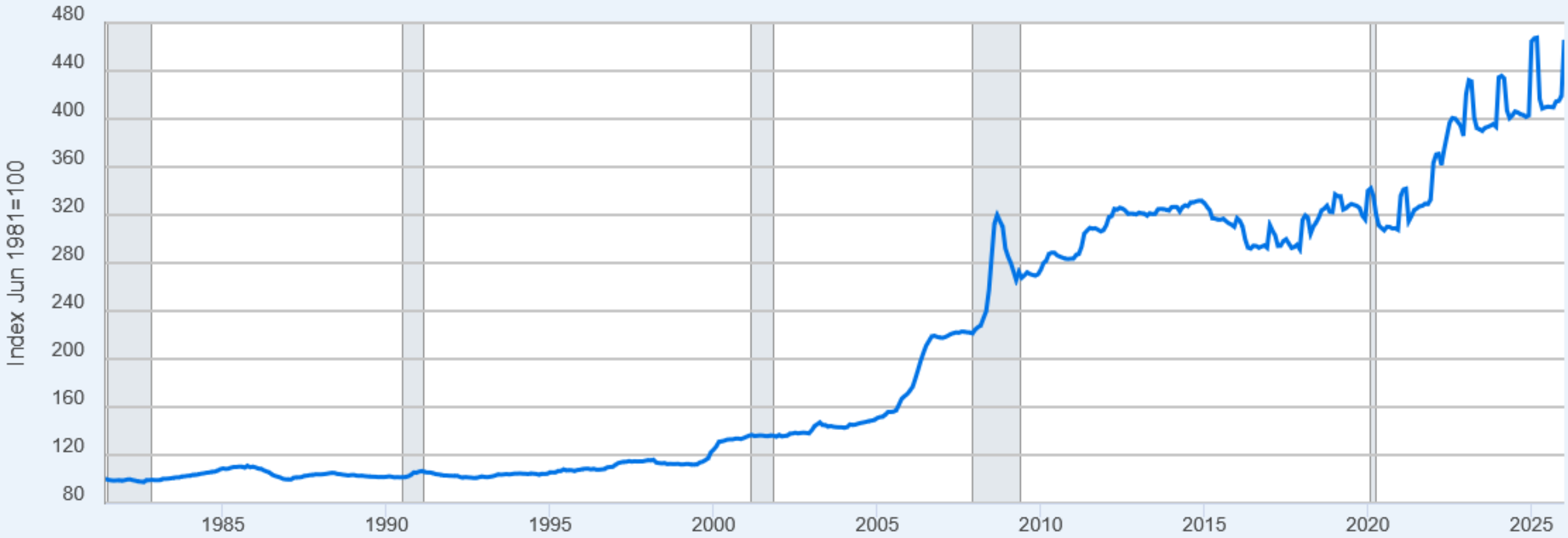
Tax	Value	
2026 City tax	\$2,746.76	Show all
2026 Province tax	\$1,948.06	Show all
2026 Total taxes (estimate*)	\$4,694.82	
\$ Change from 2025 to 2026 (estimate**)		Show all
% Change from 2025 to 2026 (estimate**)		Show all

*The calculator provides an estimate of your 2026 Property Tax bill, which is mailed at the end of May. Your actual bill may include factors specific to your account that may change the total amount owed. **The yearly \$ and % Change amounts factor in the impact of Province and City budget adjustments and your year-to-year assessment change. Values may vary slightly due to rounding.

Road pavement per person in Calgary (lane m/person)



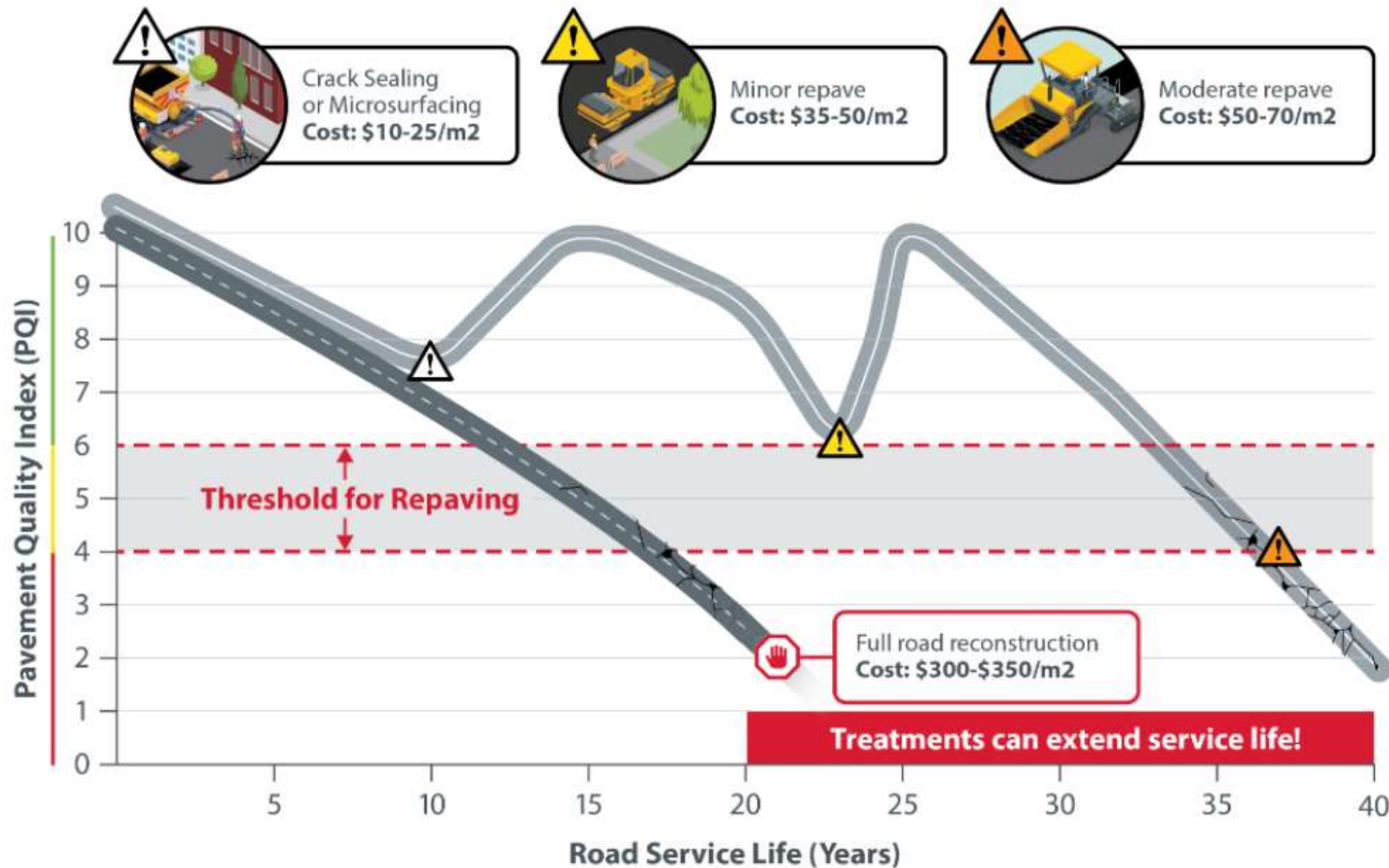
FRED  — **Producer Price Index by Industry: Asphalt Paving Mixture and Block Manufacturing: Primary Products**



Source: U.S. Bureau of Labor Statistics via FRED®
Shaded areas indicate U.S. recessions.

fred.stlouisfed.org

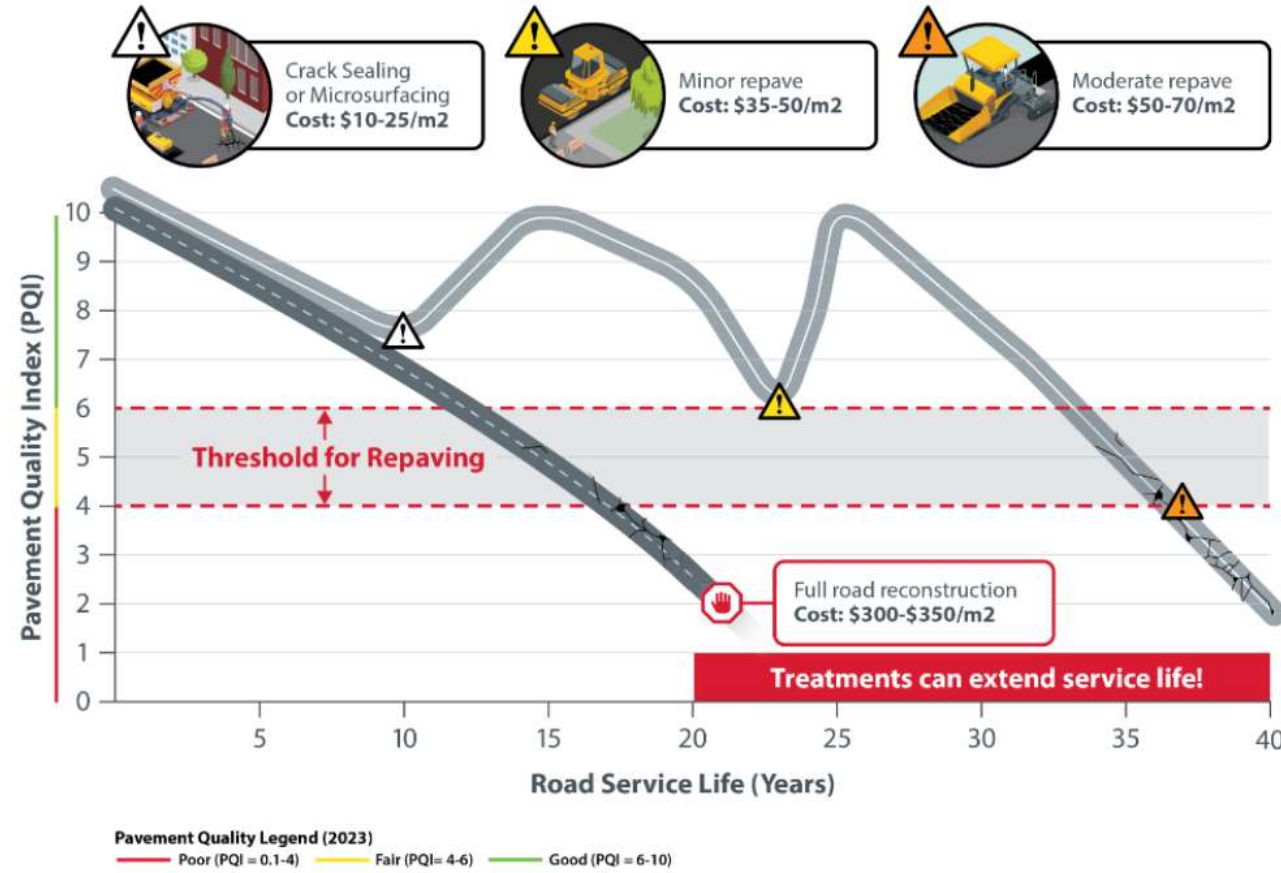
Life of Pavement in Calgary



Pavement Quality Legend (2023)

— Poor (PQI = 0.1-4) — Fair (PQI = 4-6) — Good (PQI = 6-10)

Life of Pavement in Calgary



Treatment	Cost (\$/m ²)	Road Service Life (Years)	Annual Cost (\$/m ² /year)
Crack sealing or microsurfacing	\$10-25	10	\$1-2.50
Minor repave	\$35-50	12	\$2.92-4.17
Moderate repave	\$50-70	17	\$2.94-4.12
Full road reconstruction	\$300-350	21	\$14.29-16.67

Annual cost of full road reconstruction of Arterial and Collector Roads in Calgary

Arterials	5,375,000 lane m	\$14.29-16.67/m ² /year	\$314-367M/year
Collectors	3,382,000 lane m	\$14.29-16.67/m ² /year	\$198-231M/year
Total	8,757,000 lane m	\$14.29-16.67/m ² /year	\$512-598M/year

Missing Middle



Copyright © 2020
Opticos Design, Inc.

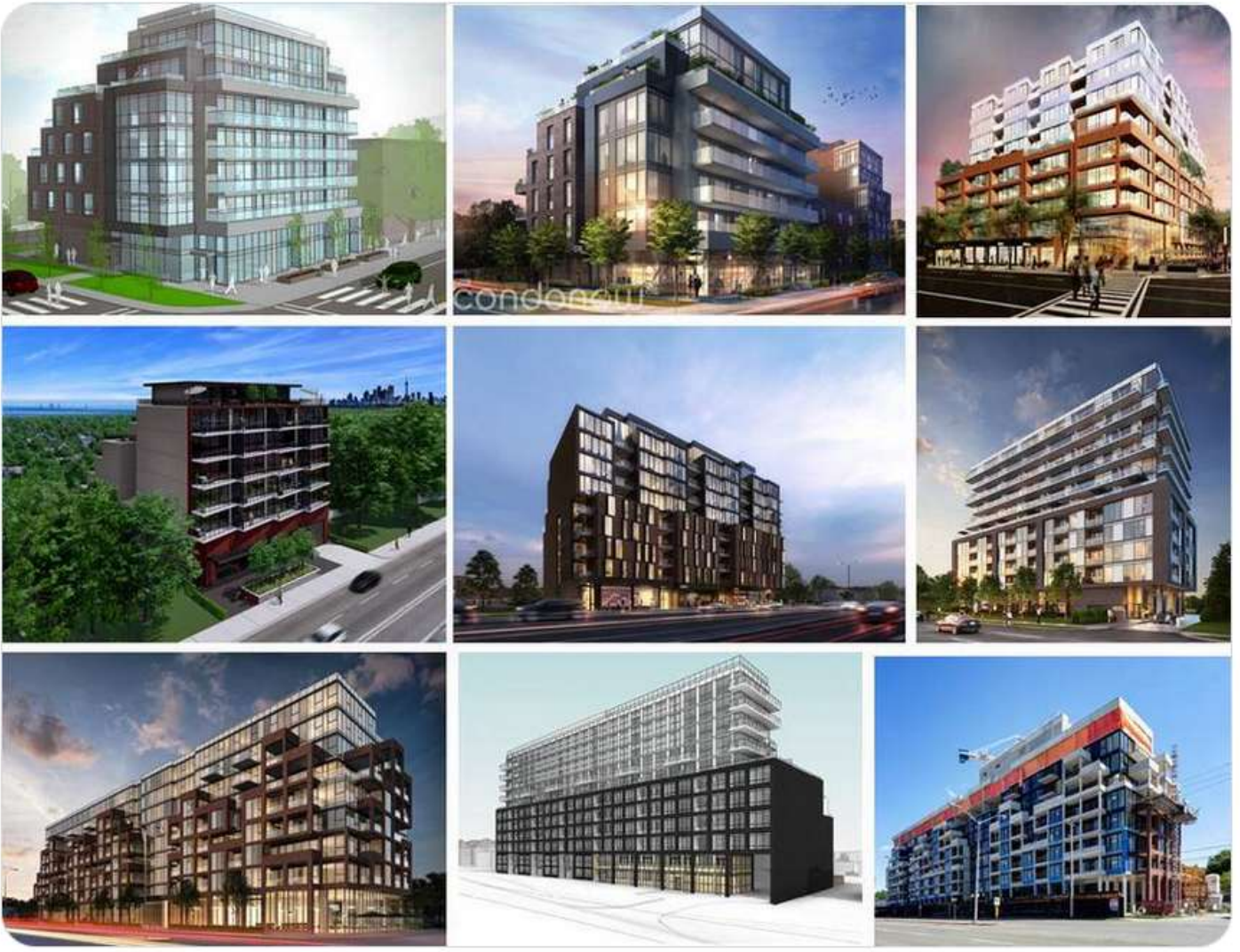




Ken Greenberg
@KGreenbergTO



The elusive 'missing middle' is appearing on Kingston Road. Came across over 20 very recent examples from Lawrence Ave in Scarborough to Upper Beach in Toronto.



“This is exactly the kind of housing the city says it needs. ... This is your missing middle,” says Ms. Shaul about the 1959 building.



Dan Seljak

@anotherglassbox



C2026-0153
Attachment 35

Norman Foster's Apple HQ, a beautiful example of a missing middle 🤔







Public Submission

CC 968 (R2026-03)

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First name [required] Ashley

Last name [required] Van Damme

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

Public hearing meeting of council on planning matters

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 submitting comments today on behalf of only myself as a resident of Bowness, a community that has been disproportionately impacted by the City's blanket rezoning. I am, in general, in favour of increased densification and I recognize that the Bowness with large lots and many dilapidated bungalows is prime for densification. Therefore, I am not sure that blanket rezoning should necessarily be repealed, but I also think that something very much needs to change with how Bowness is, in particular, is being developed.

My main concerns are that:

- Densification has not meant affordability. We are seeing affordable four-plexes replaced with nearly million-dollar homes with basement suites.
- Development is not sensitive to its impact on neighbors. We don't all need 10-foot ceilings – these developments do not need to be as high or take up the footprint that they are. This can be done more sensitively.
- It's not clear that the city contemplated the speed of development in communities like Bowness. It may be appropriate to 4 rowhouses and basement suits for a total of 8 units (with minimal parking) on some residential lots, but did anyone think through the scenario where 5 or 6 of these townhomes and secondary suites are built on a single block with narrow streets?
- The city claims to understand that we are in a climate crisis, and the city has a strategy for trying to replace the tree canopy in the city, but at the same time is allowing developments that remove 1,2,3... even 5 or 6 healthy, mature trees with no

Public Submission

CC 968 (R2026-03)

requirements for replacement.

These are my main concerns, and I worry that they will continue no what is decided about blanket rezoning. So, my main comment today is no matter what you decide regarding blanket rezoning, please continue working on development rules that work for new and existing residents in a neighborhood specific way (for example, require developer to replace at least a portion of the trees they remove for development. It's not a big ask, but it would help).

Thank you for your time.



Public Submission

CC 968 (R2026-03)

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First name [required] Joy

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 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

Repeal of Blanket zoning YYC March 16 2025.docx

ATTACHMENT_02_FILENAME

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

Please repeal the blanket zoning. letter attached

Office of the City Clerk - City of Calgary
Attention Counsellor KIM TYERS
Mayor JEREMY FARKAS

Re: Repeal Blanket Zoning But Support Targeted Rezoning

Born in Calgary in 1960, I've lived in Calgary my whole life. My roots are deep and my love of Calgary is strong.

I'm writing to indicate my ***strong support for the City to Repeal Blanket Zoning in Varsity Village East. Planning means you have a Plan. Neighbourhood privacy, overshadowing and reduced setbacks are concerns.*** We are currently experiencing drought, which makes an ***urban tree canopy*** more important than ever. There is virtually no space for gardens and trees on a R-CG lot. ***Traffic lined flow and parking*** congestion are concerns as older neighbourhoods have limited access to major roadways.

I understand Calgary has ***substantial inventory of properties suitable for high density*** housing development. It's appropriate to pursue building in these locations rather than changing the feel and flavour of current neighbourhoods. Densification is necessary but requires a more nuanced approach. ***Almost 250,000 property owners have been affected by Blanket Rezoning.***

I support Targeted Rezoning. I acknowledge our current housing crisis and the need for responsible growth and affordable housing. I believe ***targeted rezoning can achieve positive outcomes*** that make sense for all. ***Proximity to transit*** will help with traffic flow where roads and infrastructure can support increased density while preserving the character of established neighbourhoods. ***By identifying specific nodes and corridors for rezoning,*** there is less impact on existing neighbourhoods that have their own distinct architecture, green spaces and community spirit.

Thank you for your service to our great city. Please ***vote to Repeal Blanket Rezoning.***

Sincerely,

Joy Gair
Concerned Varsity Resident



Public Submission

CC 968 (R2026-03)

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First name [required] Quinn

Last name [required] Bitz

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

As a young person I see no chance of moving back to Calgary without a repeal and replace.
The better plan would be if Council votes "no" next week (so: do not repeal now) and instead promises to study this for 6 months to come up with a better plan to base a "repeal and replace" vote on.



Public Submission

CC 968 (R2026-03)

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First name [required] Jia Qing

Last name [required] Wang

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)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Stop ruining our city with RCG. Let communities have a say.



Public Submission

CC 968 (R2026-03)

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First name [required]

Alex

Last name [required]

Minions

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning



Public Submission

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)

We are not a city that needs to figure out how to cram a second, third, or fourth family into small residential neighbourhood plots. We should not be encouraging independent developers to rip up existing homes to make slightly larger abodes to house more renters that would still be living in areas where personal vehicles are basically required. We need to be encouraging and working with developers to make larger, planned structures based around public transit.



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First name [required] **Beverly**

Last name [required] **Rebmann**

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)

My name is Beverly Rebmann. Please include my comments in the public record. I am OPPOSED to blanket rezoning. I am a senior and an affected landowner. We have owned our home in Signal Hill for 25 years. I want a full repeal of Blanket Rezoning. Amendments will not fix this. You need to reinstate the last version of the Land Use Bylaw before BUZ. Re-engage with local area plans. Let communities decide where it is best to have higher density in their area. The densification units in Calgary are not affordable and family friendly housing but simply more unaffordable units, changing the character of neighborhoods. Densification without community input is wrong. Without affordability requirements on these builds, they are not affordable for families and most people. Families fight to rent a home as a builder wants to buy, tear down and build many units. Price of land goes up as it can yield more revenue. For existing homeowners, large builds will shade any garden, make their trees and bushes less likely to thrive, be a privacy disaster, make solar panels ineffective, and may cause insurance problems. Calgary has already exceeded the Housing Accelerator Funding (HAF) supply growth target. On the City of Calgary site there is a Climate Strategy that speaks to a growing Calgary. Speaks of needing "low carbon climate-resilient housing types and transportation options....to support net zero goals". There is a presumption that human CO2 emissions are creating a climate emergency.

Public Submission

CC 968 (R2026-03)



characters)

Data shows that we are currently warmer than it was during the Little Ice Age in the 1600s, but not as warm as the Medieval Warm Period around 1000 AD, nor the Roman Warm Period around 200 AD. There was no climate emergency during these warmer time periods.

Many dire warnings about catastrophic global warming are based on computer models and not actual data. Climate Models are Not Accurate.

Ice caps melting, seas rising and whole cities being under water, glaciers melting and such did not happen. All the departments put together to address climate need to be dismantled and the staff salaries saved for the city and taxpayers.

According to Dr. Will Happer, Physicist, of Princeton University, "from the satellite data, these computer models are clearly wrong. They don't agree with what we observe.

They're all running much too hot. They don't get the geographical distribution of temperatures anywhere close, they don't get El Nino cycles. They're just nonsense."

Repeal please



Public Submission

CC 968 (R2026-03)

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First name [required] Fran

Last name [required] Eby

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)

City council should vote to change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024. Members of the city spoke against blanket rezoning: 71% of Calgarians that spoke to council were against blanket rezoning and yet the previous council chose to implement it. This is totally wrong. The democratic right of people should be recognized. This council should do the right thing and repeal blanket rezoning.



Public Submission

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First name [required] ross

Last name [required] mikkelsen

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)

Hello, I strongly support the swift repeal of the "Rezoning for Housing" that was approved by Council in May 2024. As a resident of Mount Pleasant I can say with conviction that, in a very short time, the Rezoning has been overwhelmingly negative for our community. A reduction in trees and green space. Parking congestion. Sub-standard and over-large buildings hulking over pre-existing homes. Garbage and recycling bins crowding streets and alleys. Take a walk through our neighbourhood (or Tuxedo, or Capital Hill or others). Would you want these new buildings - and their long-term impact - in your own community? Sincerely, Ross Mikkelsen

**Public Submission**

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First name [required]

Pat

Last name [required]

Goodwin

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 city wide 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] Shauna

Last name [required] Ciezki

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

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First name [required]

Robert

Last name [required]

Zalischuk

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a resident of Ogden in the SE. Rapacious developers have been assaulting my community, and bragging about it. Bulldozing single family homes to bomb a community with monster 8-plexes is a form of assault. If I had the power, I would knock down every one of them that has been dumped on us.

Let's be clear – these rapacious developers don't care about Calgary or creating a better Calgary. They want the MONEY. They have openly bragged about how they are "rapidly evolving" Ogden, and then brag about how governments make it so easy for them to do. Disgusting. And Ogden isn't the only community under attack like this.

I reject all the gaslighting being done to trick us into having blanket upzoning. I reject the Lapdog strategy where threats of financial blackmail are meant to turn our backbones into Jello.

Bring sanity back and fully reverse blanket upzoning.



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

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First name [required] Gokhan

Last name [required] Coskuner

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Repeal blanket rezoning and reset previous zoning bylaws with no amendments. I lived in Briar Hill - Hounsfield Heights for 30 years and the blanket rezoning has entirely changed my community for the worst. Most importantly, one size fits all zoning ignores the neighbourhood context. If I wanted to live in a denser housing community I would have chosen one. A lot of entry level bungalows are replaced by higher cost units, neighbourhood was not built for drastic increase in housing density, infrastructure upgrades are delayed or completely underfunded. Once blanket rezoning is repeales, we can restart local planning revisions with full community support.



Public Submission

CC 968 (R2026-03)

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First name [required] Stephen

Last name [required] O'Neill

How do you wish to attend?

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

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of repealing blanket rezoning for multiple reasons:
Blanket rezoning does not make life better every day for the majority of Calgarians. Community involvement & consensus is required for changes to a community. Builders are only motivated by profit. Current infrastructure is old and would not be able to handle increased load. More traffic leads to increased parking and reduced safety. Blanket rezoning will add to overcrowded schools.



Public Submission

CC 968 (R2026-03)

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First name [required] Andrea

Last name [required] Mysyk

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT_01_FILENAME

Basement Suite.JPG

ATTACHMENT_02_FILENAME

Backyard Suite.jpg

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

In 2018, my husband and I built a Legal Basement suite at our primary residence in Brentwood close to the Ctrain station. We increased inner city density for University students and have been renting to students ever since. We planned to demo and build a new double garage on the same property, but when the Rezoning Changes were first made, that permitted an additional suite on this property, additional to the primary residence and the basement suite, we added to our design to include a grade level studio suite attached to the double car garage. Thanks to the changes in zoning, we were able to construct this additional structure and dwelling. It is not too tall, because it is ground level or side-by-side to the garage, it doesn't block neighbours' views, nor does it invade privacy by overlooking into neighbour's backyards. This second rental property can now be used to house adult student family members, as well as senior family members when they are ready to downsize. The Rezoning allowed for a regular homeowner to increase density in a non-obtrusive way, and also gave us the freedom to create additional income from rental properties. There has been no negative impact on parking by the inclusion of these two suites. I think that the Rezoning for Housing that was approved by City Council in May 2024 was positive for our situation and should be continued to be allowed for my type of situation, that is homeowners who wish to create two rental properties on their primary dwelling property.



Public Submission

CC 968 (R2026-03)



