



## Public Submission

CC 968 (R2026-03)

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First name [required] Megan

Last name [required] Fraser

How do you wish to attend?

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

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



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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

in favour of changing the zoning of residential properties back

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 would like the city council to change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024. I live in Dalhousie. Just on our street we have seen at least 10 houses change from single family homes into multiple family rentals houses with Carriage suites above garages. It is ruining our family neighbourhood and drastically affecting parking. On top of it all there are also Air B and B's houses as well! I am also concerned about the extra load from these homes on our electrical grid.



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First name [required] Jesse

Last name [required] Fraser

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[required] - max 75 characters

in favour of changing rezoning of residential properties back

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

In favour

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First name [required] Edgar

Last name [required] Bowles

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Mar 23, 2026

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Rezoning Bylaw EB.pdf

ATTACHMENT\_02\_FILENAME

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

March 3, 2026

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

Calgary.ca/PublicSubmissions

Re: Proposal to Reinstate Pre-May 2024 Low Density Residential Zones

Dear Mayor and Members of Council,

I am writing to provide support to have Council reverse Rezoning for Housing ("Rezoning") that was approved by Council in May 2024.

I have lived in my home for over 35 years, and it is my retirement home. I am facing a very tangible consequence of the Rezoning and its impact on property values and property enjoyment, particularly for homes located adjacent to corner parcels.

My home is next to a corner lot that currently has a proposed development for 4 townhomes with secondary suites. This proposed development seems to have no rules as it changes the orientation of the entire street, allows for 8 garbage bins placed along my property boundary, could have the potential for 8 air conditioning units facing my property, and no rules for windows overlooking my property.

Under the Rezoning, corner lots permit higher intensity development forms, increased unit counts, larger building envelopes, and more relaxations than were previously allowed. While this may increase the redevelopment value of the corner parcel itself, it has created a corresponding negative externality for neighbouring homeowners.

For those who own homes directly beside corner lots:

- The potential for larger-scale multi-unit development next door introduces uncertainty and market risk.
- Buyers are increasingly aware of what can now be constructed adjacent to them, which affects purchasing decisions.
- The perceived and actual impacts of massing, additional windows, increased traffic, and reduced privacy diminish the attractiveness of the neighbouring property.

In effect, the Rezoning has transferred redevelopment benefit to corner-lot owners while imposing potential loss of value and livability on adjacent properties. This imbalance is neither equitable nor reflective of good planning principles.

I am in full support of reversing the Rezoning for Housing and/or making changes to the rules in the Residential – Grade Oriented (R-CG) district to protect existing property owners in situations where their enjoyment of their property is diminished by large scale development.

Regards,  
Edgar Bowles  
2217 9 Street SE  
Calgary, AB T2G 3B7

**Public Submission**

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First name [required]

Donna

Last name [required]

Bowles

How do you wish to attend?

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

Council



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ReZoning Bylaw.pdf

ATTACHMENT\_02\_FILENAME

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

March 5, 2026

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

Calgary.ca/PublicSubmissions

Dear Mayor and Members of Council,

I am writing to support Council to introducing a bylaw to reinstate the low-density residential zones that existed prior to the Citywide Rezoning for Housing approved in May 2024 (“Rezoning”).

While the stated intent of the Rezoning was to increase housing supply and improve affordability, the practical effects in established communities have raised significant and widespread concerns.

## **1. Impacts on Established Community Character**

The previous low-density residential districts provided clear and predictable planning parameters for neighbourhoods that were designed, serviced, and built as primarily single-detached communities. The Rezoning has enabled building forms and densities that are fundamentally out of scale with these established areas.

Large multi-unit developments inserted mid-block have resulted in:

- Loss of privacy for adjacent homeowners
- Significant shadowing and massing impacts
- Overlooking into rear yards and living spaces
- Parking issues
- Reduced enjoyment of property and diminished sense of security

These changes have, in many cases, eroded the cohesive character that residents relied upon when choosing to invest in their homes and neighbourhoods.

## **2. Diminished Right to Quiet Enjoyment**

Property ownership carries a reasonable expectation of privacy, light, and compatibility with surrounding uses. The scale and form of some recently approved developments—permitted under the citywide Rezoning - have created situations where neighbouring residents experience substantial loss of sunlight, increased noise, parking congestion, and visual dominance.

The cumulative effect of these developments has undermined residents’ right to the reasonable enjoyment of their property.

### 3. Questionable Affordability Outcomes

The Rezoning was advanced on the premise that increased density would improve affordability. However, in practice:

- Many newly constructed multi-unit developments are being marketed at price points comparable to or exceeding existing housing in the area.
- Older, relatively affordable housing stock has been demolished to make way for higher-priced infill developments.
- The net effect in some communities has been the loss of attainable housing options rather than their expansion.

Simply increasing allowable density does not guarantee affordability. Without targeted affordability mechanisms, market-driven redevelopment often replaces modest homes with more expensive units.

### 4. Need for a Balanced Approach

Growth and housing diversity are important. However, a one-size-fits-all citywide Rezoning has removed the nuanced, community-specific planning framework that previously allowed for context-sensitive development.

Reinstating pre-May 2024 low-density residential zones would:

- Restore planning certainty to established neighbourhoods
- Protect community character and streetscapes
- Provide residents with predictability and confidence in the future of their areas
- Allow Council to pursue targeted density in appropriate locations such as transit corridors, main streets, and strategic growth areas

A balanced approach, one that directs higher density to suitable locations while respecting established low-density neighbourhoods, would better align with principles of good planning, fairness, and community trust.

### Conclusion

I respectfully urge Council to introduce a bylaw to reinstate the low-density residential zones that existed prior to the May 2024 Citywide Rezoning for Housing. Doing so would demonstrate responsiveness to community concerns, restore balance to Calgary's planning framework, and allow for a more thoughtful, location-specific approach to growth and housing supply.

Thank you for your consideration.

Sincerely,  
Donna Bowles  
6 Major Stewart Lane SE  
Calgary, Alberta T2G 5R6





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First name [required] Francis and Gail

Last name [required] Ziegler

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Council members. We are in favor of the Rezoning for Housing in Crescent Heights, since the Rezoning will bring our area back to R-C2 regulations. The current R-CG zoning is a disaster for well established inner city residences.

We also request council to ensure that the Heritage Area Guidelines for Crescent Heights be part of the Rezoning approval.



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First name [required] Z (Mike)

Last name [required] Xu

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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)

I am very much in favour of the proposed repealing of the blanket rezoning bylaw passed by the previous council in May 2024, and I am glad to see the current council is taking action to right the wrong. The repeal of the blanket rezoning bylaw will give citizens more voice in any future development in their neighbourhood and making any future redevelopment process more democratic.  
Thumbs up for the Coucil for heeding the voice of Calgarians!  
Thank you.  
Mike Xu



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Scott

Last name [required]

Broeke

How do you wish to attend?

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

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

Council



### Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support repealing blanket rezoning and maintaining low-density residential zoning in established neighborhoods. When many of us chose to purchase homes in these communities, we did so specifically because they were low-density areas. The space, quieter environment, and overall neighborhood character were important reasons people invested their savings and chose to build or purchase their lives there.

Addressing housing demand is important, and I recognize that cities must grow and evolve. However, blanket rezoning that increases density across all neighborhoods is not the only path forward. A more thoughtful approach would be to plan and build new communities that are designed from the outset to accommodate higher density and a mix of housing types. These new developments can include townhomes, apartments, and other multi-unit options while also incorporating the infrastructure, transit access, and services needed to support that density effectively.

At the same time, existing neighborhoods should retain the characteristics that residents intentionally chose. People who prefer low-density living should continue to have communities where that lifestyle remains possible. Preserving some established areas as low-density helps protect homeowner expectations and supports long-term neighborhood stability.

A balanced strategy would allow cities to increase housing supply through new mixed-



## Public Submission

CC 968 (R2026-03)

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housing developments while still respecting the character of neighborhoods that were originally planned and purchased as low-density. Growth and choice should go hand in hand. Just as people seeking higher-density living deserve appropriate options, those who value lower-density neighborhoods should also be able to choose that way of life.



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CC 968 (R2026-03)

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First name [required]	Emma
Last name [required]	Maclsaac
How do you wish to attend?	In-person
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	No I do not
What meeting do you wish to comment on? (If you are provid-	Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

In would like to speak in opposition of changes to rezoning, I support our housing strategy.



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First name [required]                      John

Last name [required]                        Spilsbury

How do you wish to attend?

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

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



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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Street parking is problematic in our residential area currently and any residential densification would make this a bigger problem for residents. Traffic safety issues already exist and as a result several traffic "calming" measures have been implemented. Densification would create serious traffic flow issues for residents and exacerbate the safety issues. There is also the concern that the original design of the area's water/sewer/stormwater system could not support residential densification.



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First name [required]

Last name [required]

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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First name [required] Heather

Last name [required] Boychuk

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Allowing more density makes sense. If people don't want their own properties to be subdivided, then they don't have to sell, but allowing others into existing neighbourhoods will help our city in so many ways. I think it's a shame that we're going to leave federal money on the table if this goes ahead.



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First name [required] Deborah

Last name [required] Weir

How do you wish to attend?

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

I don't require language or translator services

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support the rezoning in my area. We have a balanced ratio of homes and adequate parking. There isn't space for multi unit buildings or parking for them.



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First name [required] Yuliya

Last name [required] Khen

How do you wish to attend?

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

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Planning Committee Submission.pdf

ATTACHMENT\_02\_FILENAME

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

March 7, 2026

To City of Calgary Planning and Rezoning Committee

Regarding the Notice of Public Hearing On Planning Matters I wish to submit the following comments.

- The City Council decision to modify the land use zoning in the City of Calgary in 2024 was an ill-conceived decision made in face of a strong opposition during the 2024 hearings.
- It should never have proceeded and would appear to merely have been a money grab by the City Council of that time for Federal Funds.
- A fair method to determine such an important change should have gone to a plebiscite and not been the sole determination of a small group of people with a questionable agenda.
- The City website states:
  - Loss of neighbourhood character and private tree canopy
  - Increased pressure on aging infrastructure (water, sewer, stormwater)
  - Inadequate parking and traffic management in established communities
  - Unintended density impacts in areas without commensurate transit or amenities
  - Traffic congestion created due to excessive blue, black and green carts in alleys and roads
- The construction of certain types of buildings has caused significant problems for adjoining properties from initial construction to over densification competing for the same facilities.
- City Councils decision to NOT pause issuing new building permits under the 2024 zoning regulations is not helpful. If permits have already been issued it would be under the assumption that financing by developers is already in place and would cause them financial losses which can not be borne by the City.
- I find fault with the new proposed zoning bylaws as they still appear to encourage over densification in some applications.
- Infills should be of like homes being replaced or at the bare maximum no more than a duplex. Putting two 4 plexes on a single lot is insanity and profits no one except the developers.
- Going forward the City should look at new areas/communities that are to be developed to accommodate housing options that would be dedicated to high density housing and consider all infrastructure and access issues.

In conclusion the 2024 zoning should be totally reversed and any modifications going forward should be thought out carefully. High density housing should be in new communities dedicated to that purpose.

Yours respectfully

Yuliya Khen

52 Ranchridge Rd NW

Calgary, AB T3G 1V8





## Public Submission

CC 968 (R2026-03)

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First name [required] Muhammad

Last name [required] Rafique

How do you wish to attend?

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

I fully endorse to reverse the rezoning.

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The council decision for rezoning our community made in may 2024( for implementation in Aug 2024) is not supported by our wide community including myself. I do not support rezoning and I wish that council to revers the decision made earlier. Rezoning will bring disaster to the community as community will face parking, traffic, increase of crime and other issues.

The council shall revere rezoning for the interests of public and our community.



## Public Submission

CC 968 (R2026-03)

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First name [required] Mavis

Last name [required] Clark

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are opposed to the Citywide Rezoning change as it is currently envisioned. If the city's goal is to create affordable housing it should not be at the expense of destroying the fabric and character of R1 neighbourhoods. As evidenced in our community, the developer is proposing a development which over built for the lot, contravenes the city's waste management guidelines and makes no allowance for parking the number of vehicles. This is just typical of what one can see all across the city excessive development with no sensitivity to existing neighbourhood character. The bottom line these buildings are not creating affordable housing but simply enriching the pockets of the developer.  
The city should begin with its own vacant properties and create a variety of new homes on that land. As well as encouraging builders to focus on developing property which is not R1. Calgary does not want to emulate the City of Vancouver where development has run amok and slowly but surely eroding the beauty of this urban.  
Please work with the communities and listen to the citizens around the rezoning changes to create a livable city which we can all enjoy a rich quality of life.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Brad

Last name [required]

Sopkow

How do you wish to attend?

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of revoking the blanket city wide zoning bylaw. I enjoy low density housing and wish my house and area to remain low density.



## Public Submission

CC 968 (R2026-03)

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First name [required] Shelley

Last name [required] Besler

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in Favour of the proposed Changes to reverse the Rezoning for Housing. High density buildings /row houses need to be thoughtfully planned out and approved. We cannot have these types of homes placed wherever; consideration for Infrastructure, Parking, Transit, Neighbours(blocking all sun) need to be taken into account and I appreciate the city taking back the approval process for this.



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CC 968 (R2026-03)

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First name [required]

Tina

Last name [required]

Bachynski

How do you wish to attend?

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Calgary

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

Council



### Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed 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 oppose the "Blanket Rezoning" policy that the previous City Council approved because it does not allow for common sense rebuilding in established neighbourhoods. Changes to the blanket rezoning policy are needed for the following reasons:

- 1) Traffic safety & pedestrian safety- higher density housing (ie: multiplexes and row houses) lead to increased vehicles parking along the streets and corner intersections. Even though corner lots have ideal space for the multi-housing projects, overdeveloping the lots near intersections poses visibility risks for pedestrians and drivers. This makes it unsafe for two-way traffic unless the alternative is to make streets one-way direction.
- 2) Property values- Rezoning can bring opportunities for growth, especially when it comes to protecting existing homeowners' investments. Buyers value predictability in neighborhood character, density, and infrastructure. Higher density without proportional upgrades to roads, schools, utilities, and public amenities can lead to congestion, and overcrowding. These quality-of-life issues often translate into lower perceived value for properties in the area.
- 3) Character of the neighbourhood - A neighbourhood is more than a collection of houses and streets. Character is more than architectural style. It's the way sunlight filters through mature trees and how inviting frontages invite conversation between neighbours. The scale of homes respects the human eye, rather than overwhelming them. Character is the harmony between buildings, streets, and green spaces that creates a sense of belonging. Preserving character is not about resisting change; it is



## Public Submission

CC 968 (R2026-03)

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about guiding it. Thoughtful renovation and sensitive infill can breathe new life into a community. Protecting its character safeguards not only property values, but also the intangible sense of identity and continuity that makes residents proud to call it home.



## Public Submission

CC 968 (R2026-03)

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First name [required] Jordana

Last name [required] Sopkow

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I want the previously changed rezoning law under Gondek to go back to the way it was before the change. I want my single family home neighbourhood to stay a single family home neighbourhood.



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First name [required]

Rod

Last name [required]

Collins

How do you wish to attend?

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Calgary

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

Council



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am opposed to city wide rezoning. My two main concerns in my neighborhood are parking and garbage.



## Public Submission

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First name [required]

Paulo

Last name [required]

Silveira Santos Oliveira

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-

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Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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)

To Members of Calgary City Council,  
I am writing in strong support of the proposed repeal of the citywide rezoning bylaw that was approved in May 2024. As a Calgary resident, I believe this policy was fundamentally flawed from the start and I urge Council to correct it on March 23.  
My first concern is democratic process. Over 730 Calgarians came forward during what became the longest public hearing in this city's history. Nearly 70 percent of those speakers opposed blanket rezoning. Council passed it anyway. That is not how democracy should work. Our voices should not be overridden simply because a policy is politically convenient. Repealing this bylaw is an opportunity for Council to restore trust and finally listen to the people it represents.  
My second concern is the real and daily impact on our neighbourhoods. Blanket rezoning introduced intensified density into established communities without the infrastructure to support it. Traffic congestion has worsened significantly. Parking has become a growing problem on residential streets and alleyways. Our roads, utilities, and community services were not designed to absorb this level of rapid development. Residents should not have to endure the consequences of a policy that was forced onto their communities without their consent.  
Beyond the practical problems, this bylaw stripped homeowners and communities of meaningful input into what gets built next door. The right to participate in shaping your neighbourhood is not red tape, it is a fundamental part of living in a community. Repealing blanket rezoning restores that right.



## Public Submission

CC 968 (R2026-03)

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I fully support thoughtful, planned growth in Calgary. But growth must be strategic, coordinated, and respectful of existing communities. A blanket, one-size-fits-all approach failed to deliver that.

I respectfully urge Council to vote in favour of the repeal.

Sincerely,

Paulo Oliveira

Ward 12



## Public Submission

CC 968 (R2026-03)

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support the return of R-C1 as zone for my community.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



## Public Submission

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like to reverse zoning changes made by previous city council. Just to save on infrastructure spending rezoning has put lot of pressure on already deteriorating infrastructure in the inner city. Moreover it has made the communities so congested and crowded. It was a bad decision by the previous city council. Zoning changes should be restored to previous status.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Colin

Last name [required]

Besler

How do you wish to attend?

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

Calgary

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in Favour of the proposed Changes to reverse the Rezoning for Housing. High density buildings /row houses need to be thoughtfully planned out and approved. We cannot have these types of homes placed wherever. Consideration for Infrastructure, Transit, Parking, Neighbours (blocking all sun, dwarfing buildings next door) need to be taken into account. Plan the locations of higher density thoughtfully. Make use of locations near Calgary Transit, core shopping centers, etc.. Don't place higher density housing in the middle of a low density neighborhood, especially where transit, parking, and shopping are located further away. I have seen high density housing being built far away from high volume transit corridors, and it just makes traffic a nightmare. I also think out the tax consequences of high density houses (where basement suites, garage apartments, etc) exist and think if they are paying their fair share of taxes for the quantity of bodies living there. I appreciate the city taking back the approval process for this.



## Public Submission

CC 968 (R2026-03)

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First name [required] Landon

Last name [required] Evans

How do you wish to attend?

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I providing a comment on the Proposed Citywide Rezoning Change.

I am not in favour of repealing the citywide rezoning established a few years ago. The reasoning is necessary to eliminate unnecessary bureaucratic review by council and others on developments that should be approved in a timely manner. Before any repeal should be considered, a full, new proposal to handle increasing density should be enacted / agreed Simon by council. Before this occurs, the current system should remain in place. We need housing and we need density.

Thank you for your time.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Kelly

Last name [required]

Mendes

How do you wish to attend?

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

Council



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Blanket rezoning has highly negative city wide effects and has not delivered the "affordable housing" Council claimed it would (the City shouldn't be in the housing business anyway). The previous City Council did not listen to the people they represent and arrogantly imposed blanket rezoning. R-CG zoning did not "let people downsize and stay in their neighborhoods" and instead resulted in high end townhomes and rich developers (see MLS sold listings for actual data). REPEAL BLANKET REZONING NOW AND BRING BACK THE PREVIOUS RESIDENTIAL ZONING. Will Ward 8 Councillor Nathaniel Schmidt listen to the wishes of the large majority of the people he represents and support repealing blanket rezoning?



## Public Submission

CC 968 (R2026-03)

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First name [required] Sherry

Last name [required] Hewitt

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

Citywide Rezoning

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

This is a good change.



## Public Submission

CC 968 (R2026-03)

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First name [required] Doran

Last name [required] Flock

How do you wish to attend?

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



## Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I voted for Jeromy and Rob Ward because they supported repealing the previous zoning which I believe was a grievous slap in the face to Calgary voters.  
REPEAL this horrendous policy.



## Public Submission

CC 968 (R2026-03)

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First name [required] David

Last name [required] Finnimore

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like to express my disagreement with the proposed by-law changes. I feel that Calgarians have to accept the reality that low density residential neighbourhoods are a product of the 1950's and that if the city is to thrive in the 21st century this concept will have to change. I find it sad that the current city council has given in to the NIMBY crowd and is moving the city backward. The 2024 bylaw was remarkable in it's audacity by considering every Calgary neighbourhood as equal. With this change we are back to a city of divisions, the privileged versus the not so privileged.



## Public Submission

CC 968 (R2026-03)

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First name [required] David

Last name [required] Chavez

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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



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First name [required] Brenda

Last name [required] Harris

How do you wish to attend?

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



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[required] - max 75 characters

Proposed citywide rezoning change.

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support repealing the current blanket citywide rezoning back to the approach prior. The current blanket approach is disaster especially related to parking, garbage, loss of privacy and the height of these appalling multiplexes. And the fact that a secondary suite is not recognized as a residence. Go back to the original and repeat this quickly. And no immediate amendments. Stop. Reassess. Make smart decisions. Like eventual. Duplex ok. All accommodations must have a minimum of one parking space per unit on their property. No exemptions for bus stops nearby. Basements must not be raised out of the ground so high. Height of building capped. Repeal this stupidity.



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First name [required]

Gary

Last name [required]

Thompson

How do you wish to attend?

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

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Public Submission

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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

edited-Back+-+CFTG+Flyer+March+2026+Final.pdf

ATTACHMENT\_02\_FILENAME

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

There was a flyer sent out to many households containing what I believe to be disinformation about the upzoning. I've edited it to write comments elaborating on this and remove the name of the organization who sent it out, and I've attached the edited flyer here. I would like the upzoning not to be repealed, especially not without a replacement. So many people on council, including the mayor, have campaigned on replacing it, and I still have not seen any of them indicate what such a replacement could be. We need to see what that replacement is going to look like.

This flyer was sent out to many households in what I believe to be a disinformation campaign

I've added notes in red

don't **REPEAL**  
BLANKET UPZONING

Get the facts somewhere else please

### Make your voice heard

#### NUMBERS MATTER

1. Register, attend, and speak at the public hearing
2. Submit a written comment
3. Email your Councillor
4. Encourage a neighbour to participate and spread the word



I am typing over this URL to obfuscate it because it is third-party  
ISC: Unrestricted

### Affordability

- Upzoning doesn't require affordable units **correct, but affordable units require upzoning**
- Upzoning increased land costs **correct, because the land is more in demand. It is not more expensive per unit.**
- Entry-level homes replaced with higher-priced builds

correct, but not caused by the upzoning, and not considering that the units themselves aren't necessarily higher price. A home is a depreciating asset, and multi-family housing costs should be factored on a per-unit basis.

- Families must compete against commercial buyers **I don't want to dignify this one with a response**

### Economic Factors

- Decreased immigration has reduced housing demand **the housing crisis is still not fixed**
- CREB reports housing prices and rents are declining
- False funding fear - Calgary exceeded housing targets **Funding is not supposed to be a factor in the decision.**

thanks in part to the upzoning, and yet the housing crisis is still not fixed. We need them to decline further.

### Infrastructure Capacity

- Existing neighbourhoods weren't built for a drastic increase in density **neither were wetlands**
- Water, sewer, electrical, roads, and schools differ by community **correct, but irrelevant. This is trying to push a false narrative.**
- Upgrades are delayed or completely underfunded

Building new communities is a bigger strain on existing infrastructure, especially water mains and highways, as new communities have to connect through existing infrastructure

### Local Planning

- One-size-fits-all zoning ignores neighbourhood context

correct, which is why it's great that the upzoning allows for various built forms. Single unit zones such as R-C1 are one-size-fits-all as they only allow for one type of built form.

### Repeal, Reset, and Restart

- Repeal blanket upzoning **please don't**
- Reset to previous zoning bylaw - no amendments **literally impossible**
- Restart local planning - designate best sites for density **porque no los dos?**



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CC 968 (R2026-03)

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First name [required] Braden

Last name [required] Maillot

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Purposed citywide rezoning change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Members of City Council,  
I am writing as a Brentwood homeowner to strongly oppose the proposed blanket rezoning policy.  
When I purchased my home, it was zoned for single-detached housing. Like many Calgarians, I made one of the largest financial decisions of my life based on the zoning rules in place and the stability those rules provided. Blanket rezoning changes those expectations after the fact and undermines confidence in Calgary's planning process. Residents should be able to trust that zoning frameworks will not be fundamentally altered without careful planning and meaningful consultation. A city-wide rezoning policy removes the thoughtful, case-by-case evaluation that has historically been part of responsible planning. It also removes the ability for communities to have a meaningful voice when significant density changes are proposed.  
Brentwood is an established community that was intentionally designed around low-density housing, with infrastructure, parking, traffic flow, schools, and amenities planned for that scale. Blanket rezoning ignores those realities and imposes a one-size-fits-all solution on communities with very different planning histories and infrastructure capacities.  
This approach risks increasing parking congestion, traffic pressure, and strain on community infrastructure that was never designed for higher density. It also permanently alters the character of established neighborhoods without proper review or planning. I am not opposed to growth. Calgary is a growing city and additional housing supply is



## Public Submission

CC 968 (R2026-03)

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important. However, growth must be strategic and responsible. Density should be focused along transit corridors, commercial corridors, and areas where infrastructure and services are designed to support it.

Blanket rezoning is not thoughtful planning. It is a sweeping policy that disregards the expectations of homeowners and the unique planning considerations of individual communities.

I urge Council to reconsider this policy and pursue a more balanced approach that respects existing communities, maintains public trust in the planning process, and ensures growth happens in appropriate locations.

Sincerely,

Braden Maillot

Brentwood Resident



## Public Submission

CC 968 (R2026-03)

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First name [required]

Dale

Last name [required]

Krabsen

How do you wish to attend?

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

no

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

Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I think all R-1 houses should be allowed to add a secondary suite if they want. As people get older, they may need to have someone to help them. If they could add a basement suite, they could have the help they need to stay in their home, and at the same time, provide a place for young people to live at a reduced cost. This would not overcrowd the neighborhood.



**Public Submission**

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First name [required] **Art**

Last name [required] **Froese**

How do you wish to attend?

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

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



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'd like to make 3 comments and support of the proposed rezoning:  
1- the staff report and the views of supporters appeared to indicate that the previously approved resigning(now the existing zoning) will create more affordable housing for Calgarian. It is suggested that council members may want to seek the independent research that has been done that so that this is not the case.  
2- in the previous brochure that the staff had produced there were two photographs of housing types that would not be able to be built with the zoning that was then approved, which is now the existing zoning. And looking at the pictures, it is clear that these cannot be properly represented as."affordable housing.". It is suggested that council members may want to ask the city administration, the appraised value of the two units in the pictures to clarify the value of the homes.  
3- council has access to a series of independent professional studies that show the collective actions that may be necessary to make homes more affordable. This is a worthy objective. It is important that when doing so that these homes are integrated into the existing or developing community.

Thank you for your time.  
Art Froese Cell [REDACTED]



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First name [required]

Susana

Last name [required]

Villalobos-Manrique

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

Mahogany lots available for future construction.jpg

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

I understand that my current zoning, R-G, will be rezoned to R-1. My understanding is that this change would allow current homeowners to build either a secondary suite or a backyard suite, but not both. I am in favor of the proposed rezoning.

Given that the area surrounding my home is designated for estate houses—and all of those homes have already been built—I assume that the provision allowing rowhouses or townhouses on the three lots at the end of each block does not apply here. All of the orange designated areas in Mahogany are ALREADY developed/built.

My concern relates to the approved or future development of areas outside the current scope. In the image I am attaching, the green area is now filled with buildings, including row and townhouses, which has significantly increased traffic and on street parking. The yellow area has already been cleared and leveled, and it would be very concerning if additional row or townhouses were approved there. Traffic congestion and the lack of temporary parking around the green areas already make it difficult and slow to exit the community each morning.

I hope the yellow designated areas can be considered for low density development to help prevent further congestion and long commute lines during weekday mornings.



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Thanks



ISC: Unrestricted



## Public Submission

CC 968 (R2026-03)

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First name [required] **William Barry**

Last name [required] **Parsons**

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 16, 2026

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

Topic: Low Density Residential Zones

Support:

We support planning model used before May 2024 and wish a return to that model. That model was well thought out by urban planning professionals and accommodated low density, high density, commercial, industrial, recreational and more of the needs that that need to be addressed when a large population has to move around, work, play etc etc. The change that happened in 2024 was a total disrespect of the science and art of urban planning and the chaos that is starting to be observed because of the abandonment of the use of logic in urban planning is a disgrace. We have lived in Huntington Hills since 1969 and know what we are talking about!

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

Please include our thoughts in the meeting in March 2026

Thanks  
William Barry Parsons  
Lorna A Parsons  
7712 Hunterslea Cres NW  
Calgary AB  
T2K 4M2  
Cell [REDACTED]



**Public Submission**

CC 968 (R2026-03)

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Line [REDACTED]

**Public Submission**

CC 968 (R2026-03)

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First name [required]                      Andreas

Last name [required]                      Svenningsson

How do you wish to attend?

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

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



### Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change - In needs to be appealed.

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The councillor for our ward couldn't be bothered to meet with our Neighbourhood Associations and instead sent his Partnership Lead, Rukhsaar Daya. At that meeting, they made it clear that they disagree with the many people who are members of the community associations. I have lived in my neighbourhood since 2007. I've seen the demographics change over the years as our seniors pass away or move to assisted living, while younger couples move in and start new families. We are part of that change, and it feels good because we change the neighbourhood slowly with thoughtful renovations—perhaps a new tree, some play structures in our backyards, or a basketball hoop on the street for a friendly game with neighbours on the weekends. We've already seen what happens when someone who doesn't care about the "street feel" moves in under the previous RC-1 zoning. They lie as much as necessary in hearings to get their applications approved, and the three vehicles on their new parking pad soon become five more vehicles for their tenants—all of which are parked on the street. This takes up room from neighbours and makes passing them tricky on a good day. The blanket rezoning, passed against the vast majority's will, has exacerbated this to a whole new level. We've seen construction start on several multiplexes already, and the submitted plans dwarf the neighbouring properties. The last 12-plex I saw plans for had only one assigned parking stall for 12 units. The rest of the vehicles will be parked on the street and in the back lane. This creates hazards for sanitation workers, as the lanes are not wide enough to accommodate vehicles on both sides. The street is already full of cars,

## Public Submission

CC 968 (R2026-03)

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so there will be fierce competition for parking if you have a vehicle. In the winter, this is a major hazard. Snowplows have nowhere to push the snow, and the windrows they create are swiftly shoveled back into the street by vehicle owners trying to get out. I am one of many who commutes to work on a bike every day, year-round. My bike is set up for winter riding, but I've met my match when the roadway is full of shoveled, hardened snow. It is truly dangerous. Furthermore, we have other infrastructure issues—TV, phone, internet, power, and water. We can't even get those right as it is! DJ Kelly may be elected, but he does not represent me or anyone I know. The blanket rezoning needs to be repealed, period.



## Public Submission

CC 968 (R2026-03)

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First name [required] Mohamed

Last name [required] Teja

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

PLEASE REPEAL the citywide rezoning. Thank you Counsellors and Your Worship for repealing the citywide rezoning. I live in Roxboro and have spent decades of hard earned savings to buy a home in a unique neighbourhood. Calgary is speacial in having character neighbourhoods, that's what makes this city truly special. It was clear that the past council ignored research and learnings from cities that implemented blanket rezoning and not only failed to achieve intended outcomes but resulted in unintended negative consequences making those cities even more unaffordable and generic concrete jungles. Thank you.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support repealing blanket rezoning and maintaining low-density residential zoning in established neighborhoods. When many of us chose to purchase homes in these communities, we did so specifically because they were low-density areas. The space, quieter environment, and overall neighborhood character were important reasons people invested their savings and chose to build or purchase their lives there.

Addressing housing demand is important, and I recognize that cities must grow and evolve. However, blanket rezoning that increases density across all neighborhoods is not the only path forward. A more thoughtful approach would be to plan and build new communities that are designed from the outset to accommodate higher density and a mix of housing types. These new developments can include townhomes, apartments, and other multi-unit options while also incorporating the infrastructure, transit access, and services needed to support that density effectively.

At the same time, existing neighborhoods should retain the characteristics that residents intentionally chose. People who prefer low-density living should continue to have communities where that lifestyle remains possible. Preserving some established areas as low-density helps protect homeowner expectations and supports long-term neighborhood stability.

A balanced strategy would allow cities to increase housing supply through new mixed-



## Public Submission

CC 968 (R2026-03)

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housing developments while still respecting the character of neighborhoods that were originally planned and purchased as low-density. Growth and choice should go hand in hand. Just as people seeking higher-density living deserve appropriate options, those who value lower-density neighborhoods should also be able to choose that way of life.



## Public Submission

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First name [required] Patricia

Last name [required] Mainer

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am wholeheartedly in favour and agree with the proposed reversal of the disastrous Rezoning for Housing.  
Thankyou for the opportunity to voice my opinion on the issue.



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CC 968 (R2026-03)

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First name [required] Richard

Last name [required] Volpel

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



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Mar 8, 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 the opportunity to comment on the City-wide Rezoning issue. My wife and I live in the Parkland Community in southeast Calgary (344 Parkwood Close, SE, T2J3W1). We, like most of our neighbors, have worked our entire careers to be able to afford a home in our chosen community, which happens to be one which is largely limited to single-family homes. Our house was built in the 1970's and was designed to fit within the community, offering green space and other family friendly amenities. In contrast, a good friend had a home in Montgomery and as a result of rezoning in 2025, had an 88 unit apartment block built right next door which included construction right up to the property line resulting in destroyed fences and landscaping, not to mention the general lack of privacy and disruption of the peacefulness of the street. We strenuously objected to blanket-rezoning as the potential for negative impact on our lives and retirement plan. I made this argument at a previous meeting at the Lake Bonavista Community Hall which was set up by our previous Councillor, Peter Demong and at that time, one of the city planners suggested rezoning was a great option since Toronto had adopted it...a most unsatisfactory and undignified response! Please repeal the City-wide blanket rezoning policy.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Lucia

Last name [required]

Rossini Lake

How do you wish to attend?

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

I do not require language services

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

Council



## Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Support to Repeal Blanket Upzoning \_LRossiniLake.pdf

ATTACHMENT\_02\_FILENAME

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

I am a resident of Ward 6. I am asking Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land use Bylaw to what existed immediately prior to blanket upzoning.

**March 9, 2026**

Lucia Rossini Lake  
4412 35 Avenue SW  
Calgary AB T3E 1B3

EMAIL | [REDACTED]

MOBILE | [REDACTED]

**Subject: March 23, 2026 | Public hearing on Proposed Citywide Rezoning Change**

Dear Jeremy Farkas and City Councillors,

My name is Lucia Rossini Lake and I live in Glenbrook.

I am asking Council **to fully repeal the blanket upzoning bylaw**, reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning.

It is with great concern and sadness that I have observed the negative impacts to our inner-city communities. The hurried pace with which zoning changes and development permits are being approved is staggering.

The approvals are occurring without meaningful community engagement and with less than stellar planning done to ensure our established communities and aging infrastructure can absorb the demands driven by exponential increases in housing density. The two recent main feeder main breaks only expose the fragile state of our infrastructure.

The livability of these established communities has been negatively impacted. The absence of community engagement has driven established communities to pursue other costly avenues to have their voices heard. From lawsuits to a current surge in SDAB Appeals to communities pursuing Restrictive Covenants. All are simply mechanisms for simply wanting to be heard and our concerns to be considered.

**The issues that matter most to me are Safety, Infrastructure, Green Space and livability.**

**Safety & Infrastructure** – an increase in pedestrian and cycling fatalities and serious injuries

A hurry to approve permits and to dismiss infrastructure integrity and capacity to support the added density causes increasing harm to our residents.

- Roads and sidewalks are in disrepair and pose a safety hazard. The city cannot keep up with the completing city road/sidewalk repairs after the infills are completed.
- City Street lights are out
- Street parking is hard to secure and streets are terribly congested. This poses a hazard for pedestrians who are crossing roads between parked cars. Promoting developments with less than .5 parking stalls per unit has exacerbated the situation.
- Calgary has experienced a drastic increase in pedestrian, cyclist and vehicular accidents.
- Schools in inner city communities are at or over capacity. Adding population growth without a complimentary inner-city school solution is wrong.

**Loss of green space.** Decisions to reduce or eliminate green space while adding 50% population growth is wrong. Our green space provides wellness, and opportunities to connect as our communities grow. With blanket upzoning we have seen a loss in our tree canopy.

**Context & livability matter.**

One-size-fits-all zoning ignores neighbourhood differences.

Relaxation of setbacks and heights absolutely destroy the charm of our inner-city communities. Existing homeowners are penalized financially when 6 or 8 plexes are built next door. The lost of privacy, sunlight and financial losses are significant. In contrast the speculation that has arisen from this blanket upzoning has only driven land values up.

- **Example.** I purchased an inner-city 1950's home in Nov.2023 for \$819K. In April 2025, my home was reappraised at \$1.250M. No improvements had been made since its purchase. The Certified Appraiser's rationale...."it is a corner lot." Families are forced to compete with speculative buyers under blanket upzoning.

A thoughtful approach to growth is needed. Blanket upzoning has been a blunt instrument that has primarily benefited developers. A thoughtful approach to sustainable growth that considers safety, infrastructure, green space, schools, and transit is needed. Blanket upzoning has not and will not achieve this.

As a citizen of this city, I hope you will consider my request for a **full repeal of the blanket upzoning bylaw**, reset and reinstate the land use bylaw that existed immediately prior to blanket upzoning, and restart the planning and densification process by re-engaging Calgarians in a transparent and inclusive process that considers Local Area Plans.

Sincerely,

Lucia Rossini Lake, P.Eng, PMP



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Cheryl**

Last name [required] **Nicholson**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

One of the primary issues when voting was looking at those who supported bringing back low density residential zones that existed in the land bylaw use prior to the city-wide rezoning for housing approved May 2024, reversing this is important for having communities to have the ability to properly have educational and recreational space for children and youth.



## Public Submission

CC 968 (R2026-03)

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First name [required] Holly

Last name [required] Kerr

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 I do not.

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



### Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of repealing the City Wide Rezoning, or at the very least, adjusting it to allow for development that is appropriate for the character of each community. My neighbourhood of Bowness has been significantly negatively affected by the Blanket Rezoning and OVERDEVELOPMENT. Extremely large housing complexes have been slapped onto small, single-family sized lots with no regard to retaining &/or respecting community character. There has been little to no consideration for an appropriate number of parking spots. Huge multi-plexes are being built on many corner lots, causing traffic snarls & difficulty for residents to access Bowness Road (the only exit from the community) as too many vehicles are parked very close to corners preventing drivers from seeing past these vehicles to enter Bowness Rd. While "affordability" has been stated as a reason to build these huge multi-plexes, most, at \$750,000 for a sardine-can sized unit, are not affordable to the average buyer. These oversized buildings have removed sunlight & privacy for many surrounding properties. Many people in Bowness simply want a home for their family where they can have a yard for their children, perhaps a garden, a place to park their vehicle and places to recreate such as parks and pathways. Playgrounds are being removed & replaced with huge multi-plexes, leaving precious few areas for kids to get outside & be active in their own community. And two results of the blanket rezoning seem to be in contradiction to the City's own initiatives: 1. The City has promoted environmental sustainability and yet hundreds (maybe thousands?) of beautiful & critical trees are being removed to make way for multi-plexes & cement. 2. The City narrowed the lanes along Bowness Road to

## Public Submission

CC 968 (R2026-03)



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calm traffic & now is encouraging the increase of thousands of residents to live in the area. The lanes are extremely narrow, and yet huge construction trucks and buses trundle along this route leaving few inches between parked vehicles & oncoming traffic. Traffic is not calmed; just more dangerous than ever before. Did the City not plan for increased housing before it narrowed Bowness Road? I experienced the evacuation of Bowness/Montgomery during the flood of 2013. It was gridlock then. Should there be another evacuation needed (as we know there will be another flood), people will be trapped. It will be a very dangerous situation. Please halt more development in Bowness, we want to retain SOME community character.



**Public Submission**

CC 968 (R2026-03)

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First name [required] **Neil**

Last name [required] **Little**

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am opposed to the blanket Rezoning policy currently in place. City Council must reverse the current policy/ bylaw.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Greg

Last name [required]

Lake

How do you wish to attend?

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

none required

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

Council



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Support to Repeal Blanket Upzoning \_greg lake.pdf

ATTACHMENT\_02\_FILENAME

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

I am a home owner in Richmond. I am asking Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land Use Bylaw to what existed immediately prior to Blanket Upzoning. Please refer to the attachment which describes the rationale for my position.

**March 9, 2026**

Greg Lake  
2704 32 Avenue SW  
Calgary AB T3E 0W2

EMAIL | [REDACTED]  
MOBILE | [REDACTED]

**Subject: March 23, 2026 | Public hearing on Proposed Citywide Rezoning Change**

My name is Greg Lake and I live in Richmond.

I am asking Council **to fully repeal the blanket upzoning bylaw**, reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning.

The issues that matter most to me are Safety & Infrastructure, local context, and affordability.

### **Safety & Infrastructure**

There has been a significant increase in pedestrian and cycling fatalities plus serious road related injuries. Increased population and vehicular density added to existing roads without modernization of roads and improved safety standards creates an unsafe environment for all (Pedestrians, cyclists and drives)

### **Planning & local context matters**

Every neighbourhood in Calgary has its own characteristics. Different lot sizes, infrastructure capacity and integrity based on age, transit access, and character. Blanket upzoning ignores the unique characteristics of these communities. Blanket upzoning overrides local context and ignores Local Area Plans. Setbacks and height restrictions have been relaxed consistently. A repeal allows planning to occur thoughtfully, based on neighbourhood conditions rather than one-size-fits-all. Thoughtful planning includes community engagement. Blanket upzoning has had the opposite effect.

### **Density does not equal affordability.**

The intensification of this city has not resulted in more affordable homes, nor has it made real progress in creating more below market housing. The affordability objective has not been met. In many cases, modest homes are demolished and replaced with smaller, higher priced units. If affordability is the goal, a targeted approach and set of tools are needed to make progress against this objective.

As a citizen of this city, I hope you will consider my request for a **full repeal of the blanket upzoning bylaw**, reset and reinstate the land use bylaw that existed immediately prior to blanket upzoning, and restart the planning and densification process by re-engaging Calgarians in a transparent and inclusive process that considers Local Area Plans.

Sincerely,  
Greg Lake

**Public Submission**

CC 968 (R2026-03)

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First name [required] Sheila

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)

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

Proposers Citywide Rezoning Change - I am in favour of repeal

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I strongly oppose blanket rezoning - especially now that I can see the results in parts of our city. I feel that much more thought and consideration should go into this long term issue. Please do not bow to the pressure of developers who's only motivation is profit. Careful and thoughtful planning make for a much more liveable city.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Last name [required]

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

My name is Jeanne and Lorgelin, we are the property owner at 33 Evermeadow Manor SW. We are writing to express my strong support for the full repeal of the citywide blanket rezoning policy. I believe that reverting our community back to R-1N(Narrow Parcel One Dwelling) designation is necessary for the following reasons:

1. Infrastructure Capacity: Our community in Ward 13 was designed for low-density housing. The recent water main issues and ongoing restrictions is already under significant stress. Adding density before these critical services are fully upgrade is irresponsible.
2. Neighborhood Character: The R-1N zoning ensures that development remains predictable and consistent with the established character of Evergreen. Blanket rezoning to R-G removes the ability for residents to have a say in how their immediate street changes.
3. Need for Planned Growth: We support housing growth, but it should be done through thoughtful Local Area Plans, not a one-size-fits-all "blanket" approach that ignores the specific context of our street.

I respectfully ask that Council vote in favour of the repeal on March 23.



**Public Submission**

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First name [required] **Brianne**

Last name [required] **Johnson**

How do you wish to attend?

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

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



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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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First name [required] Judy

Last name [required] Sigler

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



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CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Keep the history and character of the community when developing, respecting the garden aspects of trees and parks. The community should be able to decide on development changes when higher density applications are requested.



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First name [required] Dequan

Last name [required] Zhou

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

To Calgary City Council,  
I am writing as a resident and property owner in the Dalhousie NW community regarding the proposed bylaw that would repeal the citywide rezoning approved in May 2024 and revert residential districts back to their previous land use designations. According to the proposal, my property would change from the Residential – Grade Oriented (R-CG) district back to the Residential – Contextual One/Two Dwelling (R-C1) district. I respectfully request that Council maintain the current R-CG zoning rather than reverting to the previous R-C1 designation.  
From a planning perspective, the R-CG district supports a more efficient and flexible use of existing urban land and infrastructure. Dalhousie is already a well-established community with access to transit, schools, parks, and other services. Allowing modest forms of grade-oriented multi-unit housing within such communities helps accommodate population growth while making better use of existing public investments. Reverting to R-C1 would significantly limit the potential to introduce gentle density and diverse housing forms in areas that are well suited to support them.  
Maintaining the R-CG designation also aligns with broader planning goals related to housing supply and affordability. Calgary is experiencing a significant housing shortage, and increasing the range of housing options within established neighbourhoods is one of the most practical ways to respond. Grade-oriented housing such as rowhouses or townhouses can provide more attainable housing choices for families, young professionals, and seniors who wish to remain in the community.

## Public Submission

CC 968 (R2026-03)



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In addition, R-CG zoning encourages gradual, context-sensitive redevelopment rather than large-scale change. This form of incremental infill can help communities evolve over time while maintaining their overall character. It provides flexibility for property owners and helps ensure that neighbourhoods remain inclusive and adaptable as demographic and housing needs change.

For these reasons, I believe maintaining the current R-CG zoning represents sound planning policy and supports the long-term sustainability and livability of Calgary's established communities. I respectfully urge Council to retain the Rezoning for Housing framework and allow Dalhousie to remain within the R-CG district. Thank you for considering my comments.

Sincerely



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First name [required] Douglas

Last name [required] Graham

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I believe developers will still want to re-zone R-C1 & RC-2 properties to the R-CG zoning for rowhouses. So, I'm in favor of making changes to the R-CG zoning so that it is more sensitive to the existing structures. I believe the rules for front and rear setback, along with maximum height should be the same rules as the ones for building an infill...use contextual setbacks and contextual height. The contextual rules for an infill house are set up so a new infill fits into the existing streetscape, but allows for some expansion. I don't see why a row house should have different rules. It should have to fit into the streetscape as well. All new structures should have to respect the 'Low Density Residential Housing Guidelines for Established Communities'. Thank you.



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First name [required]                      Melissa

Last name [required]                      Malejko

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I believe undoing the upzoning is a huge mistake. Not only will it result in more hassle for developers and a resultant reduction in the number of homes built in Calgary, but it will increase the sprawl by forcing people to live on the outskirts, where more density is being built. Increasing/supporting sprawl results in an increase in auto reliance, more wear-and-tear on roads, more air pollution, increased cost for city services including street lights, water pipes, police, EMS and transit but it also has been proven to result in less connected communities, lower support for local businesses, and higher feelings of isolation. Putting up barriers to a diversity of housing options increases class and income segregation, and pushes seniors out of communities they have spent decades in. Pandering to the small number of people who are trying to protect their personal desires to live in exclusively single detached housing communities doesn't suggest that you, as a Council, are doing what's in the best interests of the majority of Calgarians. That's what you were elected to do, not to cater to the desires of a vocal minority of wealthy and selfish Calgarians. This is also a huge waste of taxpayer money, both in the public hearing and in the development of complicated, unnecessary new zoning rules.



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CC 968 (R2026-03)

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First name [required]

Muriel

Last name [required]

Hollamby

How do you wish to attend?

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

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

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Public Submission

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[required] - max 75 characters

Proposed City Wide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The city wide rezoning in 2024 created a one-size-fits all approach.

Kudos to our new mayor for listening to what residents are saying and are considering changing the zoning back to the low density residential zones prior to the 2024 change.

The blanket rezoning in established neighbourhoods created problems with parking, increased traffic noise and height issues. It also caused damage to the tree canopy when lots are dug up for new development and an increase in residents put more strain on water infrastructure. It also has a negative effect on property values and community cohesiveness. Lastly and most importantly is owning or purchasing a home in an existing residential area should not be at risk of sporadic developments which can cause significant distress or disruption.

We totally agree with our Ward 13 Councillor Dan McClean preferring a straight repeal of city wide rezoning.

As a suggestion, in lieu of blanket rezoning, all new developments should be designed with multiple building options going forward, meeting diverse housing requirements for Calgary's growing population.



**Public Submission**

CC 968 (R2026-03)

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## Public Submission

CC 968 (R2026-03)

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First name [required]

Brian

Last name [required]

Donaldson

How do you wish to attend?

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

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

Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Please repeal Blanket Rezoning.



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First name [required]

Last name [required]

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The city wide rezoning in 2024 created a one-size-fits all approach.

Kudos to our new mayor for listening to what residents are saying and are considering changing the zoning back to the low density residential zones prior to the 2024 change.

The blanket rezoning in established neighbourhoods created problems with parking, increased traffic noise and height issues. It also caused damage to the tree canopy when lots are dug up for new development and an increase in residents put more strain on water infrastructure. It also has a negative effect on property values and community cohesiveness. Lastly and most importantly is owning or purchasing a home in an existing residential area should not be at risk of sporadic developments which can cause significant distress or disruption.

We totally agree with our Ward 13 Councillor Dan McClean preferring a straight repeal of city wide rezoning.

As a suggestion, in lieu of blanket rezoning, all new developments should be designed with multiple building options going forward, meeting diverse housing requirements for Calgary's growing population.



## Public Submission

CC 968 (R2026-03)

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## Public Submission

CC 968 (R2026-03)

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First name [required]

Alban

Last name [required]

Carvalho

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Proposed Citywide Rezoning Change

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

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Mar 23, 2026

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

This is the reason we support Mayor Farkas. He is a sensible, accountable voice with respect to the future of Calgary and rezoning, in particular. His voice is considerate of existing homes and considers the future.



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First name [required] Sandra

Last name [required] Kam

How do you wish to attend?

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



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

KamRepealBlanketUpzoningLetter.pdf

ATTACHMENT\_02\_FILENAME

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

March 7, 2026

**Subject: Request to Repeal Blanket Upzoning and Return to Thoughtful Local Planning**

Dear Members of Calgary City Council and Mayor,

I am writing to respectfully ask Council to vote in favour of **repealing the City's blanket upzoning policy** and to reset Calgary's zoning framework so that we can return to thoughtful, community-informed planning.

Many Calgarians support responsible growth and understand the need for additional housing. However, the current approach to citywide upzoning raises several significant concerns that warrant reconsideration.

**Affordability**

One of the central arguments for blanket upzoning was that it would improve housing affordability. However, the policy does not require developers to include affordable units in new developments. In many cases, upzoning has increased land values, making redevelopment more attractive to investors and commercial buyers rather than to families seeking entry-level homes.

As a result, modest homes are often replaced by higher-priced builds, which does little to improve affordability for first-time buyers or middle-income families. Instead, many Calgarians now find themselves competing with commercial buyers and developers for properties that were once attainable starter homes.

**Economic Factors**

Current economic conditions also suggest that the urgency used to justify blanket upzoning should be revisited. With immigration levels decreasing, housing demand has moderated compared to earlier projections.

Additionally, reports from Calgary Real Estate Board indicate that housing prices and rents have begun to decline in several segments of the market. This calls into question the narrative that Calgary faced an immediate crisis requiring sweeping citywide zoning changes.

There has also been concern raised about the idea that Calgary risked losing funding if housing targets were not met. Many residents believe this fear was overstated and that more balanced planning options could have been pursued without implementing a one-size-fits-all rezoning approach.

**Infrastructure Capacity**

Existing neighbourhoods across Calgary were not originally designed for sudden and significant increases in density. Infrastructure such as water systems, sewer capacity, electrical supply, road networks, and schools varies greatly from community to community.

In many cases, the infrastructure required to support higher density is either delayed, underfunded, or not clearly planned. Without coordinated infrastructure investment, rapid densification risks placing significant strain on services that residents rely on every day.

### **Local Planning and Neighbourhood Context**

Calgary is a city of diverse communities, each with its own character, layout, and infrastructure capacity. A citywide zoning change that applies the same rules everywhere fails to recognize these differences.

Local planning processes exist for a reason: they allow residents, planners, and council to work together to determine where additional density makes the most sense. A one-size-fits-all approach undermines this collaborative process and ignores neighbourhood context.

### **Repeal, Reset, and Restart**

For these reasons, I respectfully ask Council to consider the following path forward:

1. **Repeal the blanket upzoning policy.**
2. **Reset zoning to the previous bylaws without amendments.**
3. **Restart a local planning process** that thoughtfully identifies appropriate locations for increased density.

Calgarians deserve growth that is carefully planned, infrastructure-supported, and respectful of existing communities. Thoughtful urban planning can accommodate new residents while maintaining the livability of the neighbourhoods that make Calgary such a desirable place to live.

Responsible growth and strong communities are not mutually exclusive. With careful planning, Calgary can achieve both.

Thank you for your time and consideration.

Sincerely,

Sandra Kam  
Calgary Resident  
1437 4a Street NW  
Calgary, AB

[REDACTED]  
[REDACTED]



## Public Submission

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First name [required]                      Andrew

Last name [required]                      McIntosh

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



Public Submission

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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)

The previous elected council approved the citywide Rezoning for Housing in May of 2024 even though it was supported by only 31% of residents. There were many good reasons why most residents opposed the change. From my perspective the situation has not changed. To me (and people I have talked to) the goal of increased affordable housing would be better achieved by limiting the Residential – Grade-Oriented (R-CG) development to "streets" that meet the following criteria:

- there are sufficient public parking spaces available to handle additional vehicles, unless the development would provide them
- units built have a sale price less than a set percentage of the median Calgary price for the type and size of unit (The % being set according an affordability study)
- the street is within 1.5 km of a C-Train station or the station for a high frequency bus
- the proposed building blends in with the architectural style of the majority of the housing units in the community

This policy would prevent a developer from building multi-plex units, on small cul-de-sacs, nowhere near good public transit, which are sold at relatively high prices.



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First name [required]

Bryan

Last name [required]

Campbell

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

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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am a home owner within walking distance of the Franklin Station. Your map includes not only my house to be rezoned to low density, but all the housing adjacent to the approved Transit Orientated Development project to replace the parking lot. We all ready went through the process of the local area planning approving this area to have up to six stories. This was approved by council. I was looking forward to these relaxed rules to jumpstart a rejuvenation of the neighborhood, and bring more walkability with new mixed use development. If you are serious about making this city more affordable and insist on crawling back zoning changes please consider higher density near transit hubs. Land near high capacity train stations should never be single family zoning. Not in a growing city like Calgary.

Thank you,

Bryan Campbell

**Public Submission**

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First name [required] Gerard

Last name [required] de Leeuw

How do you wish to attend?

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

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I applaud the city's decision to repeal the city wide rezoning bylaw. While I do agree with some densification of our neighbourhoods, I believe that it should be done in a collaborative manner between community representatives and city planners. The blanket rezoning bylaw completely ignored community interests and in many instances resulted in devastating results for many citizens.



## Public Submission

CC 968 (R2026-03)

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First name [required] Elden

Last name [required] Jaafar

How do you wish to attend?

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

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

2026\_03\_07\_To City Clerk\_Calgary.pdf

ATTACHMENT\_02\_FILENAME

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

We are asking the City Council that elected with the first promise to scrap this rezoning in our area at Timberline Gate SW and ask the Council and Planning to reject this "except for properties" that mentioned in your letter sent in March 2026, for applications in our area and back to what existed before May 2024.

Date: March 7, 2026

To Office of the City Clerk, The City of Calgary

Sub: **Objection & Comments on Notice of Public Hearing Planned on March 23, 2026**

Good morning,

I would like to file OBJECTION and Comments on your recent letter you sent in March 2026, Notice of Public Hearing on Planning Matters.

Our Key objections and concerns :

1. AREA STRUCTURE PLAN AMENDMENT The subject site is located within the boundaries of the Springbank Hill Area Structure Plan (ASP, 2020) which guides future growth and development in the community. The site is classified within the "Standard Suburban" policy area, allowing for low density residential uses in the form of single-detached and semi-detached housing.

2. This re-zoning and submitted application/ development permit in no way aligns with the Springbank Hill ASP vision. Over 10 years of planning created the Springbank Hill ASP in 2017.

**3. While the previous council along with administration completely ignored the Springbank Hill Area Structure Plan (ASP, 2020) and Timberline Gate SW in their quest for urban densification, we trust the current council will dictate to administration to revisit the contract that was made with the community and uphold the vision and the values that were established in the ASP.**

4. The applicant has proposed two MU-1 f4.0h26 zones, approximately 400m apart.

This zoning would allow for 2 x 8 storey buildings with retail, and a combined total of 351 residential units.

Introducing these types of structures would dwarf all surrounding existing properties, creating shadowing, privacy, and security concerns.

5. Traffic:

Traffic has been an ongoing issue within this area of Springbank Hill.

Cut through traffic along Fortress Drive / Springbank Blvd SW introduces excessive speeding as well as unsafe passing. The traffic department has made several attempts to provide solutions, especially given the residential nature of the street, with homes, parks, and pathways experiencing safety issues due to the nature of the traffic.

6. Excessive Height and Density: Residents are objecting to proposed heights, which have included multi units buildings of 121 units at the corner of Timberline Gate SW that are incompatible with the surrounding low-density, estates of single-family character of the neighbourhoods.

7. Infrastructure Strain: There is significant concern that existing infrastructure cannot handle the rapid increase in population, specifically noting stressed road systems (85 Street SW), and major fault of Truman development of existing row of townhouses on narrow strip of the street,

8. Traffic and Parking Congestion: Traffic in the area is already heavy, and residents fear that adding new high density developments will worsen congestion, particularly at key intersections, along with creating insufficient parking,

9. Lack of Community Consultation: Community members felt "caught by surprise" by the scale of the proposals, noting a lack of, or ineffective, engagement from the developer.

10. Shadowing and Privacy: Concerns exist regarding the impact of tall multi unit building on sun exposure and privacy for existing estate homes,

11. Loss of Neighborhood Character: The shift from the original Area Structure Plan (ASP)—which was primarily low-density to a high density, multi units buildings style developments is a threat to our community's existing aesthetic, estate homes that we put our significant investment for life,

12. This new development is not align with the City policy, and against the desire of Timberline Gate Estate residents and will have major impacts on our community,

13. There are no plans to widen or expand 85th Street SW to help with increased flow of traffic and recommending high density housing will put our families and community in high risk of accidents and safety matters,

14. By allowing this plan to move forward we will have serious risks to deal with increased daily vehicle trips beyond what local roads were designed, increased safety concerns and spillover parking.

15. Lack of transition between high density housing and our existing adjacent estate homes will

degrade our homes, losing our life investment and the City should take interests and value of citizens into first consideration rather than business developers profits.

**We are asking the City Council that elected with the first promise to scrap this re-zoning in our area at Timberline Gate SW and ask the Council and Planning to reject this “except for properties” that mentioned in your letter sent in March 2026, for applications in our area and back to what existed before May 2024.**

We are looking that the City of Calgary will consider our objections and protect our investment, values and safety in this community of Timberline Gate SW.

Thank you,

**Dr Elden Jaafar & Afaf Jaafar**

15 Timberline Gate SW, Calgary T3H 0W3

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## Public Submission

CC 968 (R2026-03)

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First name [required] Sheralee

Last name [required] Olsen

How do you wish to attend?

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are in favour of the process to reverse rezoning for housing that was approved by council in May 2024 and came into affect on August 6, 2024. We would like to see the zoning brought back to the low density residential zones that existed in the land use bylaw prior to the citywide rezoning for housing. If it is a requirement for the city to increase residential density to accomodate Calgary's growth, we recommend that the city look at lands it currently owns and rezoning those lands to higher residential density. Also consideration can be given to areas in a close radius to existing transit infrastructure such as C-Train stations, BRT Zones.



## Public Submission

CC 968 (R2026-03)

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First name [required] Benjamin

Last name [required] Duthie

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



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Calgary City Council. I am writing to you today as a resident of Ward 14 to express my concern about the proposed repeal of blanket rezoning.

In the letter, I'll explain why I believe a full rollback to single-family zoning is a step away from the fiscal conservatism and market freedom that Calgary needs to thrive.

Consider the high cost of urban sprawl. Expanding our footprint is a long-term liability. Low-density sprawl requires significantly more tax dollars per household for road maintenance, snow clearing, and emergency services. Density is the most efficient way to maximize the ROI on our existing infrastructure and protect Calgarians from future tax hikes. Our city should be doing what it can to reduce taxes. This plan only increases them further.

Secondly, consider property rights. Traditional zoning is a form of government central planning. If a property owner wants to build a duplex or row house on their own land to meet market demand, the government should not be the gatekeeper standing in their way with months of red tape. Calgary is largely a conservative city, and a major conservative value is freedom from excessive government control. Yet, this council is advocating for increased government overreach. Blanket rezoning restores rights to the individual landowner.



## Public Submission

CC 968 (R2026-03)

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Thirdly, restricting land use artificially constrains supply, which drives up prices and makes our city less competitive for businesses and young professionals.

Thank you for taking the time to address my concerns.



## Public Submission

CC 968 (R2026-03)

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First name [required] Christian (Rod)

Last name [required] Olsen

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are in favour of bringing back the low density residential zones that existed in the land use bylaw prior to the citywide rezoning for housing that was approved by council in May 2024 and came into affect on August 6, 2024. If the City requires to increase residential density to accomodate Calgary's future growth it should consider rezoning lands that the City of Calgary currently owns. Also areas around C-Train stations and BRT Zones, should be considered for increased density as well.



## Public Submission

CC 968 (R2026-03)

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First name [required] QING

Last name [required] SONG

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I think the City is taking right action to bring back the low density residential zones and correct the citywide Rezoning. High density residential properties should be only limited to downtown core areas and some selected areas close to Ctrain stations (<1000 m distance to Ctrain stations). When changing building zone rules, buidling plan should be based on zone not lot. The current policy to allow rowhouses on a single lot is damaging the communities, and decling living quality.



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First name [required] Dana

Last name [required] Hansen

How do you wish to attend?

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



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[required] - max 75 characters

proposed citywide rezoning change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am opposed to a full repeal of the rezoning that was passed in May 2024. We are facing a housing crisis, we are already experiencing challenges in maintaining the infrastructure needed in Calgary at our current footprint, and we continue to destroy natural ecosystems around the city as we add on new neighbourhoods. Our current outward growth is not sustainable for these reasons. As I understand it, we are also at risk of losing much-needed federal funding for housing and transit if the rezoning is fully repealed. I envision a sustainable Calgary of the future with higher density neighbourhoods, where the nearest park or grocery store is a short walk or bike ride away. We need more homes for Calgarians and we need to stop the sprawl. Thank you for listening to Calgarians on this issue.



**Public Submission**

CC 968 (R2026-03)

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First name [required]	Daniel
Last name [required]	Andreoli
How do you wish to attend?	
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	I don't need any translator
What meeting do you wish to comment on? (If you are provi-	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.)

23/03/2026

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 for proposed change on land use designation (zoning)

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

In opposition

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Change of Zone is increasing the population density in areas not prepared to provide all the required services like public transportation, water, electricity, garbage and cleaning, internet, etc. Many of these areas in addition, are very far from city centre which is not prepared for a larger population and better access to the city services more when considering has a rate of 25% or more vacancy. Increase the population in these areas far from downtown will generate more traffic and congestion, will require larger water lines or increase of the existing ones, reduce the reliability of the services due to the lack of spare capacity in the event of any problems, force the city to increase the Calgary transit infrastructure to service this larger population by using larger buses, and projects like the one already behind like the green line LRT and finally neighborhoods close to downtown where schools are vacant can be used in a more efficient way.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Mike

Last name [required]

Ciezki

How do you wish to attend?

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

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

Standing Policy Committee on Infrastructure and Planning



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am strongly against the proposed Citywide Rezoning. This will be incredibly disruptive to residential neighbourhoods in Calgary, and will do very very little to achieve the stated goal of increasing affordable housing.



## Public Submission

CC 968 (R2026-03)

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First name [required]

Dino

Last name [required]

Carnevale

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 language or translator service required

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

Council

## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

Comment1.pdf

ATTACHMENT\_02\_FILENAME

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

Thank you!

I am writing to comment on our unfavourable support for the upcoming process to reverse Rezoning for Housing that is expected to be proposed to Council on Monday, March 23, 2026. As a resident of Calgary, I believe it is important for Calgarians to have a voice in decisions that will significantly impact our city's urban growth and development.

The introduction of the proposed R-CG residential up-zoning bylaw city-wide, has extraordinary implications for myself and all single-family residential property owners in Calgary. Given such a significant and broadly applied zoning change, it is only fair that we have the opportunity to express our opinion through a potential vote, especially considering the contentious nature of this issue during its initial stages of this change in residential zoning.

I am concerned about the degradation and livability of our community if proper planning isn't availed. This change has many potential detrimental impacts on our communities including increased traffic on roads, inadequate sanitation, loads on power grids, sewage and drainage systems, community wellness, asset wealth, and where we raise our families. As such, it is a decision that should and must involve the broader community.

I believe that this approach is necessary to ensure that voices of Calgarians are truly heard on this very important matter. I urge City Council to vote against the signing of the by-law for the blanket rezoning.

Thank you for your attention to this matter.

Dino Carnevale  
Raffaele Carnevale  
2012 6 Street NE  
Calgary, AB T2E 3Z1





**Public Submission**

CC 968 (R2026-03)

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First name [required]

Jason

Last name [required]

Petersson

How do you wish to attend?

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

I do not require language or translator services.

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)

The proposed rezoning change to fully repeal the blanket rezoning is short sighted, and disregards the promises made by elected councilors and the Mayor to provide the housing desperately needed to support Calgary's growth, address the affordability crisis and do so quickly. Blanket rezoning is a necessary tool to give Calgarians access to housing in communities that suit their needs, by providing diverse housing options at various prices. Outdated single-family R-C1 zoning forces many Calgarians to live in locations of the City that do not meet their needs, and keeps housing unattainable for many by worsening housing scarcity, thereby driving up prices for the limited supply. Furthermore, many studies, including those completed by the City of Calgary, found that low-density sprawl is an unsustainable growth strategy as it increases costs for servicing suburban communities for all City infrastructure. Blanket rezoning also serves as a necessary tool to expedite approvals of new development, by reducing the number of rezoning applications that are presented and voted on by council, which removes months from the construction timeline for new housing. Finally, repealing the blanket rezoning will risk losing millions of dollars in funding for housing and infrastructure that is essential to solving Calgary housing and affordability crises. I am however in support of the amendments to the R-CG district as a way to address the housing and affordability crises, maintaining the necessary government funding for housing and infrastructure, while simultaneously addressing community feedback on blanket rezoning. With that being said, the R-CG amendments will only be effective so long as the revised R-CG zoning is applied to the entirety of the City, or at least in designated



## Public Submission

CC 968 (R2026-03)

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growth areas that will allow for the necessary amount of development to address the issues facing Calgary. Thank you for your time and consideration.



## Public Submission

CC 968 (R2026-03)

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First name [required] Michelle

Last name [required] McCaffery

How do you wish to attend?

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



## Public Submission

CC 968 (R2026-03)

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Mar 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In 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 the amendments to bring back the zoning in the City of Calgary as it existed prior to the Bylaw amendments to allow Blanket Rezoning in the City. I express my gratitude to the sponsoring Members of Council for their action in this regard.



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First name [required]

Shawn

Last name [required]

Christensen

How do you wish to attend?

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

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

Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

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First name [required] Brighton

Last name [required] Christensen

How do you wish to attend?

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

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First name [required]

Barry

Last name [required]

Goian

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)

Fluent English

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

Standing Policy Committee on Community Development



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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 an Upper Westside resident (First plateau west from Downtown) we in R-1 Neighbourhoods have seen first hand the struggles and destruction of a low density area to an area with below standard parking availability, minimal street parking, contested (already narrow 20' [4M] ) laneways, and an increase of transient populations which could impact numerous other issues.  
Regardless, most (other than a house dealer /flipper) if not close to all, buy into an R-1 Area specifically for the ability to have a yard for their pets, their children to grow and play, make strong neighbourhood connections and friendships that have been known to pass the test of time. This all happens in a single family home!!  
The increased density,,,crowds the dwellings, they are now close together, they leave very little fire break, if such a tragedy should unfortunately happen, many houses fall victim to the damage caused by one house fire. As it stands now ... there 10-15' [3-5m] from dwelling to property line and an accompanying amount from the property Line to the next house in question. This offers a quieter home (where if noise is s issue it's not as disruptive as someone right outside your living room /yard window could very well be.  
Keeping the zoning R-1 in areas already designated as such, along with family's putting down roots for 30 years or more, just to have deep pocketed developers throw money at them, that they original Owner (sometimes old ) can't refuse, and the developer takes it, destroying 30 -50 years of fruit tree and animal canopy growth for our wild and feral population throughout the city.

## Public Submission

CC 968 (R2026-03)



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As we consume more and More land and compress the neighbourhood lots,;, ,, our subsystems are affected to the point of displacement. Now . I certainly don't want a protected Bobcat making home in My yard any more than I'd like a skunk, but even for those feral

animals they right now have to dovetail into our new communities and a lower density gives them an area to bunk at night and a hunting ground to feed their family's . This is the only way to go

To limit the damage to the displaced wildlife and still keep our neighbourhoods vibrant and and above all safe. For the R-1 Owner, their yards trees and parklands are a sequential part of such neighbourhoods and should remain that. Quite often, these R-1 dwellings are a strong part of one's curb and street appeal and relaxed zoning drastically affect's that. Thank you all for giving time to head my comments .



## Public Submission

CC 968 (R2026-03)

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First name [required]

Gary

Last name [required]

Fitzpatrick

How do you wish to attend?

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

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

Council



Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

In response to the letter I received regarding the public hearing to reverse the Rezoning for Housing I have the following comments.

The zoning bylaw that was forced upon us last year by the past City Council should be revoked as it was not voted in by the taxpayers of this City. The current City Council where primarily elected based upon their PROMISE to revoke the bylaw and bring back the low density residential zones that existed prior to the rezoning bylaw passed last year.

Homeowners purchased their properties based upon the zoning (prior to the rezoning bylaw). The districts where the increased density has been occurring where not originally planned or designed for the additional units. The water, sewer, gas, electric and roads where not designed to handle the increase in density/units and will result in the need to upgrade the infrastructure to handle this new higher density at some point. This cost for the infrastructure upgrades will then be passed on to all taxpayers even if they did not agree with the zoning change.

Higher density development should still occur but in area's such as those near transit hubs, larger commercial developments, malls and along major roadways. These types of area's offer better access to public transit options and have infrastructure that was designed to handle increased density. In addition is we are serious about affordable



## Public Submission

CC 968 (R2026-03)

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housing then larger scale projects such as the downtown office space conversions and multi floor residential buildings offer much cheaper alternatives (per person) then the current carriage house style development which is much more costly to build and has a lower occupational density.

Regards

Gary Fitzpatrick  
74 West Glen Cr SW  
Calgary, AB, T3C 2X4



## Public Submission

CC 968 (R2026-03)

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First name [required] Jessica

Last name [required] Spenrath

How do you wish to attend?

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



## Public Submission

CC 968 (R2026-03)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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



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First name [required] Alnar

Last name [required] Ramji

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



Public Submission

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

On behalf of 3 home owners and 7 Calgarians, we 100% support the repeal of citywide rezoning for housing. Please change the zoning of residential properties back to what existed before the citywide rezoning for housing in 2024.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Adeola

Last name [required]

Wale-Kolade

How do you wish to attend?

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No

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

Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would appreciate a more thoughtful approach to rezoning. One which takes into account considerations such as school availability, road usage and amenities. The current approach which has resulted in an overbuilding of condos, duplicated businesses (businesses all having the same offerings and located opposite one another), overcrowded schools, narrow roads due to more parking on the streets feels ill thought out. City of Calgary should consider visiting communities such as Sage Hill, Springbank Hill. It is a mess and one wonders if considerations such as rental occupancy of the condos, migration rates to Alberta, declining house sales are being factored into decision making when approving land use redesignations.



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First name [required] **Heather**

Last name [required] **Morris**

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



Public Submission

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

To - City of Calgary City Council

I can tell you firsthand of my experiences from the current blanket rezoning bylaw.

#1 While I do not mind my new neighbours, there is no parking.

Just one block away...

I have an 24 hour addiction centre. It appears, the staff cannot park their cars in front of their building; making the staff members park on street away from the centre. Just north of there, across the alley, a multi-use housing building has been erected. There is no underground parking. After experiencing the homeless nomads who search the garbage bins and throw unwanted items to the ground, which leaves the refuse to the weather elements, like wind and rain; and installing motion detectors, the only way to deter the homeless is to use covered garage spots with doors for security of garbage bins.

This means the the occupants must park on the street.

Now staff of centre and occupants of the multi-use are trying to get parking near their homes/workplace and are in competition. Pictures are available upon request One other of the multi-use just completed, on 8 Avenue, has a bus stop in front of it. Again this eliminates parking and this building may find they have same issues of previous multi-use building.



## Public Submission

CC 968 (R2026-03)

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

#2 - At corner on 8 Avenue and 7 Street is a STOP sign. The parking restrictions are further restricting for the occupants and if not followed, illegally restricting my view to turn onto 8 Avenue. They are just trying to park close to home.  
One other new multi-housing unit on 8 Avenue mentioned has a stop sign too, a bus stop and in addition also has a traffic circle.

#3 - Given the current water restrictions: the age of old pipes, I am wondering what is going on below ground..  
To paraphrase our current mayor: the water pipes are old.  
I live in an old neighbourhood, Renfrew.  
There are 3 more multi-use buildings currently being constructed within a two block radius.  
You can bet that I'm worried about what's going on underground.

While I applaud the council trying to address the issue, I think they should look at other issues first.

Thank you,

Heather Morris  
725 7 Avenue N.E.  
Calgary, Alberta  
T2E 0N6  
[REDACTED]

**Public Submission**

CC 968 (R2026-03)

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First name [required] Patricia

Last name [required] Page

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

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



Public Submission

CC 968 (R2026-03)

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Mar 8, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

My concerns are regarding re-development of 10732 Maplebend Dr, located beside my property  
Parking, not enough to add multi-family in residential area  
Mature trees taken out  
Noise  
Removing good housing with a front drive garage  
Placing multi housing in an area not close to transit

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Syamal

Last name [required]

Sen

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)

support changes in rezoning &amp; bring back my area (T3H) to low density.

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

Council



Public Submission

CC 968 (R2026-03)

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support changes in previously done in rezoning in 2024 and would like to keep my area Signal Hill/ Richmond Hill as low-density area. I commend current council to take it on-board and hearing us.



## Public Submission

CC 968 (R2026-03)

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First name [required] Suzanne

Last name [required] Matusik

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



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[required] - max 75 characters

Stop all rezoning in Hayboro and surrounding SW communities.

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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First name [required] **Fraxis**

Last name [required] **Burns**

How do you wish to attend?

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



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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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Last name [required]

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



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Proposed Citywide Rezoning Change

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

In favour

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I am in favour of changing/repealing blanket rezoning as it doesn't work as per the following reasons: negatively impacts neighborhood's character, privacy and design continuity, increased use of infrastructure - water, sewer, not enough parking and increased traffic issues for occupants, garbage, compost, recycling trucks and first responders ie: ambulance, fire trucks and police and construction and service vehicles.



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Last name [required]

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

Howland - Submission to Council Public Hearing - March 23\_2026.pdf

ATTACHMENT\_02\_FILENAME

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

## **Submission to Council Public Hearing April 22, 2024 Agenda Item: Blanket City Wide Rezoning.**

I **Strongly support the changes** proposed by the current Council in the **“Notice of Public Hearing on Planning Matters”** letter I received March 3, 2026.

I am still **adamantly opposed to Blanket rezoning** mayor Gondek and her allies on Council imposed on homeowners across the City in 2024.

We bought in Parkland in 1990 because it was R1-single family zoned. Since then, small areas were rezoned **on a case specific basis for multiple housing units where a Commercial Zoned area had been prior. Local Community input was considered** for that rezoning. Otherwise, Parkland has still been unchanged R1 for years with only individual address exemption applications allowed with adjacent homeowner input required.

Blanket rezoning **has allowed multiple housing anywhere in Parkland** with the **associated parking problems, increased traffic, excess garbage and recycling, degradation in property value and a huge social impact that is unacceptable!**

It allows two story suites over rear garages with people looking down into our back yards twenty feet away! Three of four families can suddenly be living next door if a home is bought for a rental! There are **no limits on parking**, and **it will be impossible to enforce** if even more complex regulations are added. The **existing blanket rezoning is not workable** and harmful!

Robert Howland  
Calgary R1 homeowner since 1990

## NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

[www.calgary.ca/development](http://www.calgary.ca/development)

0051675\*

JANET FAYE HOWLAND; ROBERT VERNON HOWLAND  
244 PARKSIDE WAY SE  
CALGARY AB T2J 3Z4

### ***Why did I receive this letter?***

Calgary City Council has initiated a process to reverse Rezoning for Housing. This may change the zoning of residential properties in Calgary. As part of the process, a public hearing will be held to consider a proposed bylaw.

### ***What is being proposed?***

Calgary City Council is considering a bylaw that would:

- Bring back the low density residential zones that existed in the land use bylaw prior to the citywide Rezoning for Housing that was approved by Council in May 2024 and came into effect on August 6, 2024.
- Change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024, except for properties that:
  - Received approval for a development permit, building permit or subdivision application under R-CG, R-G, or H-GO zoning before the proposed bylaw takes effect; or
  - Submitted a development permit, building permit or subdivision application before the first reading of the proposed bylaw; or
  - Rezoned through an approved rezoning application applied for by the property owner after August 6, 2024.
- Make changes to the rules in the Residential – Grade Oriented (R-CG) district, the low density residential general rules and defined uses in Land Use Bylaw 1P2007.

### ***How does this affect me?***

The land use designation (zoning) of your property will be impacted by the proposed bylaw.

To see the proposed zoning for your property:

- Visit [www.calgary.ca/rezoning](http://www.calgary.ca/rezoning)
- Use the online map to search for your address

As the owner of an affected property, you are hereby advised that City Council will hold a Public Hearing in the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, at the Public Hearing Meeting of Council on **Monday, March 23, 2026**, which commences at 9:30 a.m. Please also note that if the item has not been completed by 9:30 p.m., Council may reconvene on the next business day, or as otherwise directed by Council.

***Can I review the application in more detail?***

An official copy of the proposed bylaws and documents relating to these items may be inspected between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Corporate Records Section, located on the main street level of the Administration Building, 313 - 7 Avenue SE. To request viewing of the official documents, please contact the City Clerk's Office at [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca) or by phone at 403-268-5861. For ease of reference, electronic copies will be available on The City of Calgary website: [Calgary.ca/PlanningMatters](http://Calgary.ca/PlanningMatters). The information available on the website is not provided as an official record.

***Can I submit my comments to City Council?***

If you want to submit comments concerning these matters you may do so electronically or by paper. You must include the name of the writer, mailing address, e-mail address (as applicable), and you must focus on planning merits. The City Clerk may exclude any public submission from Agenda materials or from distribution at a meeting if it is deemed to constitute hate speech, promotes discrimination or hatred, is defamatory, or contains third-party personal information. For more details, please consult Section 46 of Procedure Bylaw 42M2025. Only submissions received by the City Clerk not later than 12:00 p.m. (noon), **Monday, March 16, 2026**, shall be included in the Agenda. Late submissions will not be accepted by the City Clerk's Office. Submissions must be addressed to the Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2100, Mail Code 8007, Postal Station 'M' Calgary, Alberta T2P 2M5. Submissions may be submitted online at [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions), hand delivered or mailed.

***How will my comments/submission be used?***

Submissions received by the published deadline will be included in the Council Agenda and distributed to Members of Council for their consideration when addressing the issue before them.

***Can I address City Council?***

Yes, any person who wishes to address Council on any planning matter mentioned in this letter may do so for a period of FIVE MINUTES. The five (5) minutes will not include any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. To register to speak or for further information, contact the City Clerk's Office electronically at: [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions), or by phone at 403-268-5861. Additional information on the Public Hearing process can also be found at [Calgary.ca/PublicHearing](http://Calgary.ca/PublicHearing).

***Can I distribute additional material at the meeting?***

Anyone wishing to distribute additional material at the meeting must supply the City Clerk's Office with an electronic copy online at: [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions), or a paper copy at the meeting. It should be noted that such additional material will require the approval of the Chair of the meeting before distribution to Members of Council.

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 42M2025, Section 4 of the *Protection of Privacy Act* (POPA) of Alberta, and/or the *Municipal Government Act* Sections 216.4 and 606, for the purpose of receiving public participation in municipal decision-making. Your name, submissions, and comments will be made publicly available in the Council Agenda or Minutes. If you have questions regarding the collection and use of your personal information, please contact the City Clerk's Office by email at [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca), or by phone at 403-268-5861, or by mail at Mail Code 8007, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5.

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw). The Council Agenda will be available on [Calgary.ca/PlanningMatters](http://Calgary.ca/PlanningMatters). Please direct questions with regard to the matters mentioned herein to 403-268-5311.

**Learn more at: [www.calgary.ca/rezoning](http://www.calgary.ca/rezoning) or 403-268-5311**



## Public Submission

CC 968 (R2026-03)

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First name [required] Paul

Last name [required] Wan

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)

Community should retain low density residential zoning to reflect the characteristics of the houses in the area. This is the wishes of great majority of people in our city.

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First name [required] Yolanda

Last name [required] Wan

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Proposed Citywide Rezoning Change

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

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Proposed Citywide Rezoning Change

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

In favour

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CC 968 (R2026-03)

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First name [required] Dave

Last name [required] Forai

How do you wish to attend?

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

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



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of the proposed repeal of the blanket rezoning bylaw.

**Public Submission**

CC 968 (R2026-03)

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First name [required] **Tamara**

Last name [required] **Desousa**

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

Public Submission

CC 968 (R2026-03)



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Mar 8, 2026

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[required] - max 75 characters

Proposed CityWide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support reverse rezoning in Calgary because the pace of change right now is simply too fast. Growth is inevitable, and I'm not opposed to new housing. But the current approach is forcing rapid density into neighbourhoods that were never designed for it. More units on every lot means more traffic, increased street parking, and increased pressure on infrastructure that communities rely on every day. Change should be managed and gradual, not pushed through all at once.

We're also told that federal funding justifies these decisions. But 251 million from Ottawa is nothing in the grand scheme of long-term city planning. Calgary's future shouldn't be shaped by short-term funding incentives and political agendas.

Many people chose Calgary because it offers something different from places like Toronto and Vancouver. We don't want to see our city become a dense concrete jungle where neighbourhoods are transformed into places where people are packed tightly together with little space or character. Cities in parts of Europe show what happens when density becomes extreme, people essentially living on top of each other. Perhaps working on public transit projects to move the existing population.

I want Calgary to grow, but it should be balanced, measured, and respectful of existing communities. That's why I support reverse Rezoning and a more careful approach to



## Public Submission

CC 968 (R2026-03)

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how our city evolves.



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CC 968 (R2026-03)

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First name [required] Veronica

Last name [required] Kao

How do you wish to attend?

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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First name [required]                      James

Last name [required]                      Durward

How do you wish to attend?

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



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I do NOT support City-wide blanket rezoning. It was poorly thought out and an end-run around democracy by the former council.



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First name [required]

Dan

Last name [required]

Redmond

How do you wish to attend?

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

Standing Policy Committee on Community Development



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[required] - max 75 characters

Rezoning

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I paid extra for an R1 home when I bought this house. I want the R1 home.



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First name [required]

Sheila

Last name [required]

Innes

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No translation required

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

blanket rezoning - 2026 submission.docx

ATTACHMENT\_02\_FILENAME

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

For clarification purposes - we support the current Calgary City Council repealing the Rezoning for Housing and brining back the low density residential zones that existed prior to the Rezoning for Housing.

Thank you for your time.

March 8, 2026

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

Subject: City Wide Zoning Change- Reversal of Rezoning for Housing – Notice of Public Hearing on Planning Matters

On April 5, 2024 we submitted comments as input to the hearing on changing city-wide rezoning to R-CG – called Rezoning for Housing. We were concerned about the detrimental impacts this change would have on communities such as ours and did not support blanket rezoning. Seeing the negative impacts this policy has had on our community **we support the current council reversing the Rezoning for Housing (aka blanket rezoning) and advancing associated bylaw changes.**

The “one size fits all” approach should be removed with impact assessment, infrastructure planning and community consultation undertaken so that the character and vitality of existing communities can be maintained while simultaneously addressing the need for housing and densification. While we generally support the approach noted by the current city council in the communication sent to our address, **we feel that applications/permits submitted prior to the first reading of the proposed bylaw should not proceed/be approved without an opportunity for community input/support.**

We care deeply that inner city communities, continue to be functioning, safe and welcoming places as they evolve. **We have witnessed the following detrimental effects** in the community of Glamorgan as the result of the blanket rezoning. In turn, this leads us supporting a new bylaw(s).

#### 1. Traffic and Safety

- Going from a single-family dwelling to multiple dwellings on the same property impaired the line of sight near a pedestrian crossing and bus stop on 42 Street SW. The eight-plex, with numerous vehicles associated, has **considerably reduced visibility** when making turns.

- Added traffic volumes, due to many new units being constructed in neighbouring communities throughout the inner city, has **made other exits from the community difficult and riskier**. This is concerning especially because many of the hundreds of additional units are not yet occupied. Additional traffic lights may be required.

## 2. Impacts to Local Infrastructure

- Increasingly dense development has resulted in **reduced water pressure**. Repairs to sewer systems within the community have become more common. Houses in low spots within the community have **experienced sewer backups** as the result of capacity issues. There is a need to understand the impact on all aspects of infrastructure to ensure increased demand for it can be supported by the 70-year-old infrastructure that is in place.
- The previous mayor was quoted as saying "**there is no funding source for the infrastructure that needs to be upgraded, changed and modernized for established areas to grow**" and referred to the City's desire for 50% of growth in existing communities as an "**interesting experiment**". Let's not let this interesting experiment continue leaving future generations to fix the problem.

## 3. Affordability

- The infills and rowhouses which are replacing existing bungalows **are more expensive than the housing that currently exists**. Half of the units recently built on our street currently operate as AirBNB/VRBO resulting in transient residents who do not share in the long-term interests of the area.
- Owners next to corner or large lots have experienced reduced values and challenges selling their properties as purchasers are concerned about being subjected to large scale development next door. For many people their home is their single largest asset, and they should not have to **risk reduced value** as the result of densification.

## 4. Environmental

- Redevelopment has resulted in **significant tree loss**. Developments on both ends of 42 Street SW have seen many mature trees cut down. The new developments leave such minimal green space that they will not support the regrowth of large trees. Tree loss across the city was noted as a concern by the previous council. See Exhibit 1 for an illustration in the community of Glamorgan.
- The **cumulative impacts** of the loss of tree canopies impact wildlife, natural cooling, and results in the loss of carbon sinks. The loss of mature trees is negatively impacting the esthetics and appeal of the community.
- **Excessive surface water runoff raises concern**. Covering more of the surface of lots and alleys throughout the community has resulted in significant pooling

during thunderstorms. A neighbor has experienced vehicle flooding while parked on the street during a heavy rainfall. In anticipation of additional severe storms, the risk is real. See Exhibit 2 for a photo illustrating laneway pooling on 42 Street SW reaching the limits of containment, and hence why concerns are raised.

- **Excessive waste generation as the result of tearing down solid existing housing stock.** The environmental costs of demolition and construction result in a significant volume going to landfill with new materials required. A UBC study found that the emissions costs of demolition and construction **puts a new property in a "carbon debt"** which takes decades to repay.

### Considerations for the Way Forward

We recognize there is a need for the creation of affordable housing and densification and request consideration of the following options as the City of Calgary moves forward.

- Build on publicly owned lands **throughout all the city** to provide much needed housing.
- **Explore the densification of commercial lands within existing communities.** Years back redevelopment of the area around London Drugs and Canadian Tire on Richmond Road was studied as a means of significantly increasing density in Glamorgan/Glenbrook while producing a vibrant, walkable community with plenty of amenities.
- **Thoughtfully plan upfront** for the changes that come with new developments rather than react when infrastructure and traffic problems arise. Be aware that unintended consequences will arise without proper infrastructure and traffic planning. Avoid destruction of existing communities by continuously adding incidental increments.
- **Encourage appropriate development** in existing areas that does not result in further tree loss while destroying the character of inner-city communities.
  - **Secondary suites and laneway houses are potential options.**
  - **Encourage those with large lots to plant trees and gardens** that serve as carbon sinks and contribute to biodiversity.
  - **Plan greenspaces** in conjunction with concentrated development so that residents have outdoor living areas, recreation opportunities and so existing communities can sustain a healthy tree cover.
- **Build diverse housing styles** so seniors can age in the community. Infills, with many stairs, don't work for an aging population and not all seniors desire apartments. Stacked bungalows may be an option.
- **Set high standards for new developments** including mandatory low flow and low energy fixtures/appliances to minimize the impact on infrastructure.
- **Give communities/citizens a say in what impacts them.** Work together to set standards for inner city development that respects existing residents yet gives

clear guidance to developers as to what type of development is welcome and hence will be approved.

**In summary, we support the general direction of the Calgary City Councils proposed bylaw addressing a 2026 citywide zoning** change (back to what existed prior to the Rezoning for Housing). Following such a change it will be beneficial to engage with residential constituents and truly hear their voices while encouraging developers to be focused on building homes and communities - not simply plunking down houses. Together we can build strong and vibrant communities that are welcoming for newcomers yet retain the attributes existing residents value. Thank you for your time and consideration.

Rob and Sheila Innes  
4112-42 Street SW  
Calgary; Alberta T3E 3N3  
[REDACTED]

cc. Councillor John Pantazopoulos – ward6@calgary.ca  
Glamorgan Community Association

Exhibit 1 – Mature Tree Replacements



Exhibit 2 – Lane Way Water (reaching limits of containment)





**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] Ryan

Last name [required] Finney

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 Rezoning

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Completely in favour of removing the blanket rezoning of RCG. Although I find it ridiculous the current "plans in place" are not being repealed. Especially 2330 and 2332 5 Ave NW. The previous builder inputted their application trying to fast track and lied on their application in order to be subject to the rezoning appeal.



## Public Submission

CC 968 (R2026-03)

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First name [required] Garry

Last name [required] Ogilvie

How do you wish to attend?

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



## Public Submission

CC 968 (R2026-03)

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Mar 8, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favour of rescinding the 2024 zoning change.

**Public Submission**

CC 968 (R2026-03)

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First name [required]

Marie

Last name [required]

Gaschnitz

How do you wish to attend?

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

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

Council



## Public Submission

CC 968 (R2026-03)

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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First name [required]

Elise

Last name [required]

Broeke

How do you wish to attend?

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

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Public Submission

CC 968 (R2026-03)



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support repealing blanket rezoning and returning to low-density residential zoning in established neighborhoods. When many of us chose to buy homes in these communities, we did so intentionally because they were low-density areas. The character, space, and quieter environment were key reasons people invested their savings and built their lives there.

Efforts to address housing demand are important, and I recognize that cities need to grow. However, increasing density everywhere through blanket rezoning is not the only solution. Instead, cities can plan new neighborhoods that are designed from the beginning with higher density and mixed residential housing. These new developments can include townhomes, apartments, and other multi-unit housing options while also integrating services, transit, and amenities to support that density properly.

At the same time, existing neighborhoods should not lose the characteristics that residents intentionally chose. People who prefer low-density living should still have places where that option exists. Maintaining some established communities as low-density residential areas protects homeowner expectations and preserves neighborhood stability.

A balanced approach would allow cities to expand housing supply by building new mixed-housing communities while respecting the existing character of neighborhoods



## Public Submission

CC 968 (R2026-03)

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that were planned and purchased as low-density. Growth and choice should go together. Just as people who want higher-density living deserve options, those who value low-density neighborhoods should also have the right to choose that lifestyle.