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

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First name [required] Lisa
Last name [required] Crooks McKean

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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

Blanket rezone recall 2026.pdf

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

I am very disappointed that the previous Mayor and council did not listen to the citizens of Calgary in 2024 and passed this Blanket Rezoning Agenda against our will. Do better this time.

March 26, 2026

Dear Mayor Farkas and City Council,

As an affected landowner, this letter is to inform all members of the current city council, and the incompetent, overpaid administration, that **I am in favor of the Repeal of Blanket Rezoning. I wish to see the reset of the previous zoning bylaws with NO AMENDMENTS.**

The previous, and very questionable mayor and her incompetent, and quite possibly corrupt council did enough damage to the neighborhoods and communities of Calgary. **It is the current council's job to stop the corrupt Blanket Rezoning agenda right now.** Many Calgarians understand that this agenda was pushed upon us by the Federal Government with large payments of money given to the City of Calgary. Hopefully an investigation will be done to see exactly how this money was spent as it is time for all mayors and councillors, past and present, to be held accountable for how you are running our city.

In 2024 the citizens of Calgary made it very clear that we were opposed to the Blanket Rezoning agenda and how it was creating high density issues in neighbourhoods that had been intended to be single family homes only. This in turn created parking issues, black/blue/green bin issues, and infrastructure issues. **Why you would consider these negatively impactful issues as acceptable is mind boggling and makes one wonder if you are qualified to sit in council!**

I hope this is the end of Blanket Rezoning in Calgary as I wrote a letter in 2024 and I am very dissatisfied that I had to follow up with a second letter in 2026 to tell you again that I want Blanket Rezoning repealed! Hopefully this time you get it right and do what Calgarians want and not what the Federal Government wants. Remember that you answer to us, the citizens of Calgary, and the Premier of Alberta. You are not to work with the Federal Government, so staying in your lane would be a welcome change after the previous two mayors' attention seeking missteps.

Good luck to all of you if you do not end Blanket Rezoning in Calgary as electors are tired of incompetent politicians expecting an easy ride, while in office, and collecting a salary from our hard-earned money. Honesty and integrity do matter when it comes to being re-elected.

Lisa Crooks McKean



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First name [required] Lisa

Last name [required] Morrison

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Proposed Citywide Rezoning Change

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In favour

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ATTACHMENT_01_FILENAME

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

I am in favour of repealing blanket rezoning and returning to low density residential zoning.



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First name [required] **Margaret**

Last name [required] **Crichton**

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Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" **Mar 23, 2026**

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In favour

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Though I did not and DO NOT support blanket zoning (a morally corrupt decision by the previous council), I am not sure that completely repealing it will solve the issues.

I would support the proposed modifications to the RC-G regulations to limit the massive footprint of the eight plexes with the accompanying destruction of tree canopy and the great harm to long term residents.

Whatever is the most expeditious route to controlling the present RC-G excess would be my favoured outcome for this process. It is the mid block eight plexes that I find most offensive.

Like many other communities, Capitol Hill has been inundated with development. Constant construction noise, offensive smells, unshovelled sidewalks, debris, parking and access issues.... Who knew loose Tyvek flapping in the wind would make sleep so difficult?

Certainty doesn't exist for anyone when the city keeps changing R-CG rules to give developers more leeway. LAP should work but my experience with the North Hill LAP was negative. It felt like decisions were made behind closed doors and the plan kept getting larger (both more area and more density) and more complicated. Secondary suites MUST be counted when calculating density!

Absolutely angry and frustrated at the people saying blanket rezoning helps 'aging in place' which is totally wrong. Stairs are NOT 'aging friendly' and all the eight plexes replacing bungalows mean fewer and fewer places for seniors. We have three mid block eight plexes on our block (24 families) where we had three bungalows (5 families), another on the back alley and multiple H-GO's within blocks. This is NOT gentle density (80% increase on our block) or 'choice' and it means we will be forced out of our community when we can no longer climb stairs.

I have been listening to as many speakers as possible. There is a lot of knowledge in communities and industry and I am hopeful of an outcome that gives us a positive future.





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First name [required] Sue

Last name [required] Rose

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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

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Proposed Citywide Rezoning Change

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In favour

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I am (i) in favour of fully repealing blanket rezoning; (ii) resetting the zoning to what it was before blanket rezoning; and (iii) engaging with Calgarians to develop local area plans to guide thoughtful growth.



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First name [required] Jorge

Last name [required] Berrios

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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) N/A

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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

Reinstate Low-Density Residential Zones in Calgary Land U

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)

Subject: Recommendation to Reinstate Low-Density Residential Zones in Calgary Land Use Bylaw

Dear Members of Calgary City Council,

I am writing to urge the Council to support the proposed bylaw that would reinstate low-density residential zones, which were in effect prior to the citywide rezoning approved in May 2024.

While urban densification is a necessary component of long-term growth, the rapid removal of established low-density zones has created significant uncertainty for homeowners and neighborhoods. Restoring these zones is essential for several reasons:

Preservation of Neighborhood Character: Many communities were built around specific density expectations. Reinstating low-density zoning respects the existing social fabric and infrastructure capacity of these established areas.

Property Rights and Investment Security: Homeowners purchased properties with the understanding of specific zoning protections. Reversing the 2024 changes provides necessary clarity and protects the value of investments made under the previous regulatory framework.

Balanced Growth Strategy: A return to low-density zones does not preclude growth elsewhere. It allows the city to direct higher-density development to areas better suited for transit and infrastructure, rather than applying a blanket approach that disrupts stable neighborhoods.

I respectfully request that Council prioritize the restoration of these zones to ensure a more measured, predictable, and equitable approach to land use planning in Calgary.

Thank you for your time and consideration of this important matter.

Sincerely,

J. Berrios





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First name [required] Mike

Last name [required] Rose

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Proposed Citywide Rezoning Change

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In favour

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First name [required] Veronica

Last name [required] McCulloch

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What meeting do you wish to comment on? (If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026") Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 23, 2026



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Proposed citywide rezoning change

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First name [required] Garry
Last name [required] McCulloch

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First name [required] Joseph

Last name [required] Kenny

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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

I am opposed to Blanket Rezoning and think it should be repealed. Thank you

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)

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First name [required] Gregory

Last name [required] Collver

How do you wish to attend?

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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 strongly support council repealing the blanket, resigning, bylaws, and restoring the organized zoning criteria that made Calgary a wonderful place to live and raise a family. The blanket resigning has caused nothing but chaos and the destruction of communities that never asked to be destroyed.



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First name [required] Ken

Last name [required] Mullen

How do you wish to attend?

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 26, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a 40 year property owner and property tax payer in the city. I have lived in most quadrants over that time. When I purchased a home I paid a premium for the area, lot size, and residential density. It is both unfair and improper to potentially (likely) substantially reduce the value of my property by allowing for higher density after the fact. does the city plan to refund the taxes I paid on these higher valued properties over the previous years now that you have destroyed their value? There are many options for higher density properties on downtown lands and on lands in the suburbs, which have access to mass transit and c trains. This is important as these properties would be much more affordable for lower income individuals. It is patently obvious that the properties developed on redesignated residential areas are much more highly priced on a square footage basis. This renders the whole concept of rezoning in its current form as ineffective. The evidence in respect of unintended consequences detrimental to the development of lower income housing through retroactive rezoning, our legion, and obviously were not referred to by the previous mayor and council in concluding on their rezoning program. It needs to be cancelled immediately and return to its prior form. Designation of residency concentration should never be changed after the fact.



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First name [required] Rabita

Last name [required] Islam

How do you wish to attend?

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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 really dont want to see money going into regressing something that is objectively good for the city. I still remember the "80s are calling" ads that were put out as a call for engagement about zoning and feeling overwhelming relief and joy and astonishment at the need for reform. I live at the city limits in rocky ridge and Ive been watching this city sprawl and eat the praries before my eyes and it hurts me. I describe this city as "you have to drive at elast 20 mins to get anywhere" to my friends from out of town. I feel ashamed. How can we not choose density? How can we actively decide to take up even more of the space that we've colonially claimed? I cant stand it!



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First name [required] Shauna

Last name [required] Mcintyre

How do you wish to attend?

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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)

Allowing developments that create mass occupancy on standard house lots and green spaces in older neighbourhoods does not align with the intent of why people moved into these neighbourhoods and ruins the character of the area. It creates parking issues, garbage bin placement issues and does not match the style of our community (Palliser, Pumhill).



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First name [required] DENIZE

Last name [required] YURKO

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 in favour of repealing the Blanket Rezoning....full stop. Not amended - Council needs to gain voters trust again.

After repealing; I would be in favor of the following standards for rezoning:

- Maximum of a duplex mid block in residential areas 2 families/units - not 4 (or more) Maximum two story / 60% max lot coverage
- Parking minimum of 1 spot per unit
- Rowhouse or townhouses at end of block maximum of 6 families/units Three upper with lower suite. Maximum 2.5 story height / 60% lot coverage (no variances)
- Multi family only on 4 lane roadways (such as MacLeod Trail) or next to strip malls (such as along Elbow drive)
- NO variances! During blanket rezoning the past year; variances were simply approved!
-



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First name [required] **MayCee**

Last name [required] **Holmes**

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select **Mar 23, 2026**
"03/23/2026"

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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'm in favour of repealing the Blanket Rezoning bylaw that was implemented last year. My reasoning being that if you go back and listen to the public hearing when major Jody Gondek was in council, alongside our previous councilors, you will see that the majority of Calgaryans were never in favour of implementing Blanket rezoning in the first place. It was the majority of individuals speaking in hearing, to NOT implement it. The largest public hearing in Calgary's history was an overwhelming objection to the proposed bylaw at that time and they were ignored. So I will reiterate, if you want to know why Blanket rezoning should be repealed, listen to the majority of those engaged citizens who told you why we should have never implemented it in the first place. The recordings are all there. Thank you.



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First name [required] Joel

Last name [required] Doctor

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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 (i) in favour of fully repealing blanket rezoning; (ii) resetting the zoning to what it was before blanket rezoning; and (iii) engaging with Calgarians to develop local area plans to guide thoughtful growth.



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First name [required] Vicki
Last name [required] Chamberlain-Polson

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Hello, please accept this email as notice that our family (Kenneth Polson and I) are against blanket rezoning. Although it can take more time, each community should be considered individually. Buildings to address the issue of affordable housing should be looked at and considered by council on the basis of true affordability. Also, issues such as infrastructure, transportation, parking should be considered. Allowing "blanket rezoning" is allowing our communities to be changed largely for profit. Established communities, such as Silver Springs, were built with multi-unit homes and planned properly. Additional housing, such as the Habitat for Humanity were considered and built with the overall community in mind. This is how it should be. We feel strongly that this is the job of our elected council. Thank you for your consideration.



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

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First name [required] Chris

Last name [required] Baillie

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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)

Please rescind the city wide rezoning bylaw. Allowing blanket rezoning ignores and disrespects community character and scale. Residents bought homes in neighborhoods that appealed to them at the time of purchase. Changing the zoning so dramatically in a blanket fashion at this stage is just wrong.



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First name [required] Wendy

Last name [required] Patton

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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 support repealing the blanket wide city rezoning. This was supposed to lower housing costs and it has not done so. People also purchased homes in area based on R1 density and this change impacts the neighborhoods and it's residents.



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First name [required] Allan

Last name [required] Bowerman

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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)

1- This will not in and of its own create any affordable housing. It will only lead to expensive builds. This is simple math and look at the projects done so far.
2- the sheer number of allowed units and parking requirements is what is killing support. There are zero benefits to the current neighborhood homeowners and will reduce the current value of their homes the closer their proximity to the new build. Lack of off street parking will kill any neighborhood aesthetic and increase the chances of pedestrian/car interaction.
Current ability to apply for specific rezoning requirements is in place and each project can be " reviewed efficiently " on its own merits.
This is such a dumb, pandering idea with no basis in the real world.



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First name [required] **Rob**

Last name [required] **Lutzer**

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**

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" **Mar 23, 2026**



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in Richmond Park (R1 neighbourhood) and I appose the citywide rezoning change.



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First name [required] Gunter

Last name [required] Sammet

How do you wish to attend? Remotely

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 22, 2026



Public Submission

CC 968 (R2026-03)

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT_01_FILENAME

Submission2026-03-27.pdf

ATTACHMENT_02_FILENAME

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

I submitted a written submission before. This is an expansion to that submission that I would like to present to council remotely or in person. I'll attempt to show up in person if the hearing expands till Monday. If the hearing concludes today I'll aim to connect remotely.

No matter if the citywide zoning repeal is adapted or not, please approve the proposed R-CG district rules. We need to achieve the 50/50 growth in Calgary in a fashion that works for more Calgarians. In addition to the proposed district rules I suggest the following:

- Increase the parking requirements from 0.5 to 1. I think that’s a more realistic car ownership number even in TOD areas. Count secondary suites and backyard suites as units. Alternatively give the option to reduce to 0.5 by charging a “public transit and/or mobility improvement” levy of either a set amount or a percentage of the selling price. According to Google AI, Calgary has a roughly 93% car ownership. At 2.6 average household size that’s more than 2 cars per unit in average.
- Allow and promote “multi base” parking systems to count for parking requirements:



- Reintroduce Car2Go (or similar) to give transportation alternatives. Current available car sharing programs are not flexible enough and public transit is not always an option.
- Charge an “Infrastructure Improvement” levy. It's not fair that future developments will have to bear these costs once the infrastructure reaches capacity while current development profit from it. Use that money to upgrade old infrastructure in developed areas that get the density. Let’s not kick the can down the road any further.
- Rethink garbage collection for row houses. Here some examples:



- Limit number of units in an area per year or multiyear period.
- Require more green space (green roofs and walls as alternatives).
- Reduce lot coverage from the proposed 55% to 50% if needed to manage storm water more cost effectively.
- Work with developers to ensure that less units per lot can still be developed in a cost efficient manner while still being safe and attractive.

- Reintroduce contextual height to reduce shading and massing. There is a difference if a 50/55/60% multi unit development is built in-between two multi story single family houses that maximize their 45% lot coverage versus building it beside a single storey bungalow. Especially if the new development is not to the north.
- Mid block backyard suites that don't have access to the front would benefit from having loading zones. Unloading groceries or picking up somebody can be very cumbersome if there is no designated parking for that backyard suite.

Some comments to greenfield development proponents that think it's a cheaper option (Which IMHO it's not. At least not in the long run). To my knowledge the following costs are not covered by the developers (not exhaustive):

- Upgrades to major city maintained thorough fares (Glenmore Trail, Chowchild Trail, Bridges & Interchanges, etc.).
- Upgrades to major thorough fares funded by other levels of government (Deerfoot Trail, Stoney Trail, etc.).
- Upgrades to public transit.
- Operation of public transit and other public services. Fire hall operation if the tax base in an area doesn't pay for operation until fully built out as an example.

Property Tax clarification in response to many comments that RCG developments benefit the city when it comes to tax revenue (which it doesn't):

# of houses	house value	total value	city budget	tax per \$1 house value	tax per house/lot
1000	\$600,000.00	\$600,000,000.00			\$3,870.97
500	\$1,900,000.00	\$950,000,000.00			\$12,258.06
		\$1,550,000,000.00	\$10,000,000.00	0.006452	
900	\$750,000.00	\$675,000,000.00			\$4,483.70
100	\$2,400,000.00	\$240,000,000.00			\$14,347.83
500	\$1,850,000.00	\$925,000,000.00			\$11,059.78
		\$1,840,000,000.00	\$11,000,000.00	0.005978	

Attempt to determine the fair share of density for a community (HH-BH as an example):

Population HH-BH (2021): 2470

Population Calgary (2021): 1291790

Average household size HH-BH: 2.4 persons (Calgary 2.6 persons)

Private dwellings HH-BH: 1040 (Calgary 502315)

Age of dwellings HH-BH:

1960 and older: 340 (Calgary 43855)

1961 to 1980: 310 (Calgary 133040)

1981 to 1990: 50 (Calgary 59780)

Dwelling Types:

Single detached house: 590 (Calgary 276050)

Semi detached house: 10 (Calgary 32265)

Population growth 30K to 50K per year:

At 2.6 persons per unit = 11540 to 19230 units

50% growth in developed areas: 5770 to 9615 units in older areas

At 8 units per lot = 721 to 1202 lots

If the majority development happens in lots older than 1960:

43855 dwellings / 721 lots per year = 61 years to redevelop all lots

43855 dwellings / 1202 lots per year = 36.5 years to redevelop all lots

HH-BH share: $340 * 100 / 43855 = 0.7753 \%$

@721 lots per year = 5.6 lots/year at HH-BH

@1202 lots per year = 9.3 lots/year at HH-BH

If the majority development happens in lots/ dwellings older than 1980:

176895 dwellings / 721 lots per year = 245 years to redevelop all lots

176895 dwellings / 1202 lots per year = 147 years to redevelop all lots

HH-BH share: $650 * 100 / 176895 = 0.3675 \%$

@721 lots per year = 2.7 lots/year at HH-BH

@1202 lots per year = 4.4 lots/year at HH-BH



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First name [required] Debbie

Last name [required] Todd

How do you wish to attend? Remotely

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 27, 2026

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am appalled with developments that have been happening in ward 9. My property value has gone 20- 30, 000 this year due to the huge amount of condos. My views are now gone plus the privacy of my back yard is now gone, parking is getting to a NIL, There are too many being built in this area and as stated my house value has gone down I have lived in Albert Park for many years this is out of hand. these places are taking away my sunshine, cutting down trees is very bad for the city. I have never had problems before now I have a drug dealer living in front of my house, there are too many people/housing that the police can not keep up to the calls. no one can take this serious. I feel the city does not care about albert park!! its a lovely community which now is being damaged by the city. my back alley is a mud bath I am having a hard time take my garbage out as its too muddy. or with all the townhouses people are using my bins. I am in opposition of the city building these duplexes.



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First name [required] Elaine

Last name [required] Thomas

How do you wish to attend?

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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 husband and I are adamantly for repealing the citywide blanket rezoning. We both want rezoning to be done on a community based system. We have voted for a city councillor who ran for council in the basis that he would vote to repeal it. We have sent in many letters regarding our concerns on individual proposed development projects. We've sent comments on this venue already. How is it that now we're being advised that people speaking to keep blanket rezoning are out in force and are being listened to? The voters have spoken!!! Is this council also not listening to us, as the past councillors did not listen to the voters?



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First name [required] Daria

Last name [required] Mora

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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)

Lack of parking, strained public services and crowded schools are what we have been left with after blanket rezoning. Please do what we voted this council to do: repeal city-wide blanket rezoning.



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First name [required] Rainer

Last name [required] Hofmeister

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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)

This will cause unmitigated traffic issues in old developed neighbourhoods and tax services



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First name [required] Kelsey

Last name [required] Lakusta

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 23, 2026

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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)

Hello! I am begging you to NOT reverse the rezoning in the city. I am a 29 year old woman who has always dreamed of moving out of downtown and owning property in the suburbs. At the rate Calgary is going, I'll either be stuck out in the GREATER CALGARY AREA instead of a neighbourhood I've grown up and have established connections in. I think previous councils direction was brilliant and this council needs to apply the changes and requests instead of completely reversing it at the hands of people who won't have to live with the consequences of this change. Rezoning is transformational and necessary for this city, we are one of the greatest cities to move to in Canada for a reason. The city should do a huge educational revamp to inform people of it instead of letting everyone fear monger this change. Thank you for listening, sorry this is such a waste of public tax dollars.



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First name [required] Yvonne
Last name [required] van Middelkoop

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 23, 2026



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

[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of the repeal of the citywide rezoning. I did send my letter to all council members earlier this month so my statement here is short. Repeal of the citywide rezoning.



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First name [required] Dianne

Last name [required] Dyck

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 23, 2026



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am opposed to Blanket Rezoning and think it should be repealed. Thank you.



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First name [required] Cindy

Last name [required] Saunders

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 26, 2026



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

[required] - max 75 characters

In favour of repealing the blanket rezoning bylaw.

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)

Every councillor that ran on removing blanket rezoning should have integrity and not be changing their stance now. Repeal Blanket rezoning bylaw.



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First name [required] Kristina

Last name [required] Pearson

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 23, 2026



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

Rezoning Repeal Comments.docx

ATTACHMENT_02_FILENAME

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

Councillors,

I am writing to provide my lived experience as a mother of 3 (all in many activities!) and a one car family. In doing so, I am expressing my opposition to the repeal of the current rezoning bylaw as it stands. Families can, with support, navigate this city with only one car – a frequent complaint to the HGO/RCG developments is the lack of parking. I'm living proof that a single garage can be perfect for busy families as they can navigate this city using a plethora of transportation alternatives.

There are currently 4 HGO developments taking place behind my house, a few doors down and across our alley on Elbow Drive. When my children were small, I frequently rode the #3 bus along Elbow to access shopping, daycare, fish creek park, libraries, preschool, and playgrounds. This bus ran every 5 minutes most of the day, and that frequency was fabulous. It meant I didn't have to check or know the schedule! It was simple to wait for the next bus (even with a fussy tot) if we had just missed the bus. I could also easily and quickly take the #3 from Heritage station to daycare, pick up my child and hop back on to get home. Sadly, in my neighbourhood the #3 has been replaced with the #37 – which runs at most every 15 minutes. I have stopped using the bus as frequently as a result of this change. Frequent transit along HGO corridors is indispensable when families are considering car lite life!

In addition to frequent transit, we also walk and bike a lot! My daughter is able to independently navigate to many of her activities with her bike. She is limited by safe east/west routes across Elbow and Macleod trail, but can safely get anywhere from Stanley Park, to Fish Creek, to the Sailing Clubs and Heritage Park. We have also made many trips on our cargo bike. Spring activities are coming up and we will navigate competitive soccer, baseball, tennis and swimming all with only one car and our bikes. Our cargo bike has carried 3 kids, Costco runs, Christmas Trees, Rona shops, and has saved us the cost of a second set of car seats, insurance, depreciation etc. That money instead goes to stopping for ice cream on hot days and hot chocolate on colder days, among many other things. The most important thing for a car-lite family in an HGO development will be safe overnight storage large enough to accommodate a cargo bike. With the innovation in battery and ebikes (which were not available when we first purchased our cargo bikes), it's much more accessible to carry kids than ever before. You won't, for instance, have to get them to walk up the steep hill out Stanley Park, or struggle to start at every stop light. Amazingly, you can also bike faster than 8-12km/h which drastically lowers the number of unsafe passes you get!

I would also like to state that when you stop driving everywhere for everything, and you do not require on-street parking... these HGO developments seem much less threatening. Every new person to your street isn't seen as competition for a scarce resource that already frustrates you daily. As I've reduced my reliance on my car, I've become more connected to my neighbourhood and the nature that surrounds me. Instead of 20 minutes undertaking a stressful, traffic filled drive, I get exercise and de-stress. The HGO developments behind me will come with neighbours, neighbours that will shop at our local stores (ones I depend on, as I am the one in our family that mostly navigates this city without driving).

Finally, I would caution against the repeal and replace stance because as of right now you are not offering up the replacement. If you, councillors, had already worked out and agreed on the replacement you would know how difficult consensus on densifying our neighbourhoods is. Much work went in to this bylaw, work which you will have to redo. If you are in favour of repealing and replacing, you should not repeal the current rezoning until a replacement is ready. Let's not set our city growth back years again.

Regards,

Kristina



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First name [required] **Marvin**

Last name [required] **Milne**

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" **Mar 23, 2026**



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

[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of the repeal of the citywide rezoning. I did send my letter to all council members earlier this month so my statement here is short. Repeal of the citywide rezoning.



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

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First name [required] **Kinjal**

Last name [required] **Ribadia**

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" **Mar 23, 2026**



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] Lorraine

Last name [required] Churchill

How do you wish to attend?

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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)

Blanket rezoning just doesn't work. LAP are a better way to go as each community in Calgary is different. How lucky are we to have such diversity in this city? Even the proposed amendments to allow the 3 lots on either end of a street just does not reflect the differences in neighborhoods - perhaps some neighborhoods can do more than 3 and some can only do less than 3. Further our infrastructure is fragile and unable to remotely handle increased density. Serious consideration must be given to this and we can no longer stick our head in the sand and hope it's ok. Finally, any and all costs of moving utility lines, pipes etc to accommodate a bigger footprint on lots, MUST be born by the developer not the taxpayers.



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First name [required] Li

Last name [required] Zhou

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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

I am IN FAVOUR of repealing blanket rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like Council to (i) effect a full repeal of the blanket rezoning bylaw; (ii) reset the zoning designations to what they were prior to the blanket rezoning bylaw; and (iii) re-engage with Calgarians on what planning should look like through local area plans



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First name [required] James

Last name [required] Long

How do you wish to attend?

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 23, 2026



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

[required] - max 75 characters

Proposed Citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favor of repealing the existing Citywide rezoning bylaw



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First name [required] Karyn

Last name [required] Booth

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 23, 2026

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

[required] - max 75 characters

Proposed citywide rezoning change

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

Neither

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The question about if I am in opposition tot he issue is unclear. So, I am in opposition to blanket rezoning. I am in favour of the repeal.

I am asking council to repeal blanket rezoning. The diversity of neighbourhoods and people in the city means we can choose different styles of living. That said one policy to affect our neighbourhood doesn't honour the culture, style, and neighbourliness of our city if lots can be covered with multi unit structures.

In this submission I was asked to Honour the land with the acknowledgement. Covering a city lot to the edges with as large a house as possible does not seem honouring to the land. Economically, I have watched for an advantage with blanket rezoning, it seems only developers gain, not residents.

Please repeal this zoning to its original zoning.



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First name [required] Douglas and Tannis

Last name [required] Helmcken

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 27, 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

We are in favour of the Proposed Citywide zoning repeal

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We have owned in PARKHILL for 25 years and have endured a wholesale redevelopment and infill of our community. Meanwhile our sidewalks stamped 1946, many are broken and the city has done nothing about them. This is partly because PARKHILL has changed Wards several times (9,11,12 and 8) and multiple 1 term Councillors who have generally provided weak representation. Over the past 25 years, this community has been run by Developers and the citywide zoning will perpetuate this situation. City wide zoning's greatest impact is on inner city communities like Parkhill, where developers have no concern for residents. For once let the so called newer communities absorb the higher density AND council should aggressively pursue development of high density metro areas so that people don't have to commute to Calgary's downtown and inner city to work and live. We fully support repeal of the city wide zoning and restoration of community based development. Then, community residents MIGHT actually have a chance to be heard.



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First name [required] Shirley

Last name [required] Ewert

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Feb 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)

If you are telling the truth and you actually care about the citizens of Calgary PLEASE REPEAL THE REZONING TO THE ORIGINAL ZONING PRIOR TO 2024.



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First name [required] Carole

Last name [required] Elliott

How do you wish to attend?

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 23, 2026



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[required] - max 75 characters

Proposed citywide Rezoning

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Blanket wide zoning is NOT good city planning. It has handed over the look and feel of a neighborhoods to developers who have no interest in building livable neighborhoods. And it does not follow the MDP or LAPs. It ad hoc building without a plan other than 'build baby build'.



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First name [required] Lisa

Last name [required] Z

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 23, 2026

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in support of repealing the blanket rezoning. Density is important but it should be thoughtfully placed around transit hubs, communities that can support the increased infrastructure.

Allowing all neighbourhoods to rezone all at once has negatively affected the community where I live. I see it firsthand. Residents, property value, all worse off for it.



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First name [required] David

Last name [required] Loftus

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 27, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Mayor Farkas, Councillor Schmidt all Councillor's

Thank you for initiating the blanket upzoning repeal process.

My name is David Loftus. I have lived in the community of Elbow Park for the past 19 years. Prior to that, I lived in Toronto and have seen the detrimental impact blanket change has had on many established communities in the city.

I am asking Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning, and restart the planning and densification process by re-engaging with Calgarians through an expedited, transparent and inclusive Local Area Plan and corridor planning process.

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

Sincerely,
David Loftus



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First name [required] Debbie

Last name [required] Dekker

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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_02_FILENAME

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

Ive not done this before but this upzoning has and is ruining our street and community so i felt i at least needed to say something. We've lived in our home/community for 30 years. As a senior i now sometimes have to unload my groceries from a block away. I now understand they are putting in row housing with suites 2 doors down from our house. Things are about to get even worse. Neighbors fighting each other over parking spaces. It has ripped our neighbors apart. I have no problem with a duplex with suites replacing single family homes but anything more then that is wreckless. We will end up being forced out of our home which we fully intended to spend our retirement in. I really hope this "blanket rezoning" gets tossed out the window and we get back to zoning thats more realistic. Thank you.



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First name [required] Shannon

Last name [required] Hogan

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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

ShannonHogan_What-are-you-leaving-for-future-generations.pdf

ATTACHMENT_02_FILENAME

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

Time goes by quickly. Before you know it, the years blend into decades. Two decades ago was 2006. Think about how much Calgary has changed since then. The decisions made then are still shaping our budget today. And the decisions made today will shape Calgary's financial reality for many more decades to come. So I ask you: What are we leaving behind for the next generation? Is repealing blanket rezoning financially responsible in the current economy where the costs of construction have far out weighed the correlation of the increase in taxes?

Hello your Worship,

Time goes by quickly. Before you know it, years blend into decades. Two decades ago was 2006. Think about how much Calgary has changed since then. The decisions made then are still shaping our budget today. And the decisions made today will shape Calgary's financial reality for many more decades to come. So I ask you: What are we leaving behind for the next generation? Is repealing blanket rezoning financially responsible in the current economic where the costs of construction have far out weighed the correlation of the increase in taxes?

[Appendix 1.1: BCPI Construction Costs (2017–2025 Line Graph)]

Construction costs in have increased substantially since 2016. According to this graph (Appendix 1.1 Statistics Canada's Building Construction Price Index), both residential and non-residential construction costs accelerated sharply after 2020 and still remain high today. Everything now costs significantly more. According to the City's own Infrastructure Insights Report, inflation in Calgary is currently higher than the Canadian average, and tariffs, supply chain pressures and labour shortages are adding further uncertainty. Construction is not getting cheaper, and risk is not getting lower.

Is building on land that is already serviced more financially sustainable than putting pressure for growth to expand beyond our current service limits that result in the city taking on more infrastructure??

[Appendix 1.2: Downtown Tax Base Decline (2015-2026 Line Graph)]

Calgary's tax structure has relied significantly on non-residential. Downtown office buildings represented a major portion of the City's tax base for many years. As this graph shows, the assessed value of downtown office buildings has declined substantially since its peak. It is a credit to the City and is Downtown Revitalization Strategy to help recover this important tax base but it still has a long way to recover. This is a good example of the vulnerability the city can face in losing critical revenue. Office conversions, incentive programs, and reinvestment efforts are helping to stabilize the core and restore vibrancy. And that leadership matters.

However, recovery is ongoing. The value of downtown's office buildings remains down. Vacancy rates remain high. And that means the non-residential tax base that they once offered has weakened.

In a high-cost construction environment, with a downtown tax base still recovering, is it financially sustainable to remove a tool that will help reduce the fiscal challenges you as Council face through capitalizing on existing infrastructure or infrastructure that has to be replaced - these are big cost items! We survived that episode or on a path to recovery - but did we or did we just defer more infrastructure improvements that will result in greater costs to repair, replace and put our city at risk. Does the public really understand the complexity of the issues I am speaking about today or is it out of mind out of site approach but no tax increase.

[Appendix 1.3: Tax Revenue and Ratio (Municipal Revenue Pie Chart & Tax Ratio Table)]

When looking at this pie chart (Appendix 1.3: Tax Revenue and Ratio) it shows where the City's money comes from, one thing becomes clear: Property taxes make up the majority of municipal revenue. Maintaining infrastructure and supporting emergency services depends heavily on the strength and structure of our property tax base. Calgary has historically maintained a higher tax rate for non-residential properties than for residential properties. Businesses paid several times more than and yet homeowner, as Council you will appreciate, think they are paying too much in taxes without actually understanding where the money goes. That structure has helped balance growth and service delivery. However, that tax ratio is now approaching its provincial ceiling. Meaning there is limited room to continue adjusting that balance.

When the revenue from the non-residential base weakens, the overall system becomes more

We need to be fiscally responsible and that involves looking at the big picture and learning from situations like the loss of the non-residential tax base in the downtown or the challenges of attraction non-residential development in competition with our surrounding municipalities who understand the value of attracting non-residential development. But we cant just be dependent on this form of revenue otherwise it is going to continue to place significant pressure on key decisions that support the function of this city.

[Appendix 1.4: Projected Operating Revenues and Expenditures (2023-2032 Line Graph)]

This chart comes from the City's long-range financial plan and projects operating revenues and expenses for the next 6 years. It shows a growing gap between what the City expects to collect and what it expects to spend. That's roughly a \$250 million gap by 2032. Who is going to pick it up and what about all the unknowns? We need to be fiscally responsible.

Land use decisions directly affect the present and long term fiscal resilience of this city and the what services we will be able to provide to our citizens.

When we consider repealing blanket rezoning, we are also deciding to take on bigger fiscal costs to the city including taking on more new infrastructure from greenfield development that people like me and my children are going to have to pick up the pieces - if we can. The time is now for Council to make these tough decisions.

[Appendix 1.5: Revenue Per Unit Comparison (Table)]

This table looks at the same parcel of land under two different forms of development. One unit, such as a detached home, generates approximately \$2,700 per year in property tax. An eight-unit building on that same parcel generates roughly \$21,800 per year. The infrastructure and services for that parcel, like roads, pipes, electrical, snow clearing, waste removal and transit routes, already exist. While more residents may use those services, the City does not need to build an entirely brand-new network to support them. The land area does not change, and the major infrastructure investment has already been made.

The difference is density. And density increases revenue far more than it increases servicing costs when infrastructure is already in place.

Blanket rezoning is a tool that will help contribute to the fiscal resiliency of this City. Yes, it is change, and I understand its hard to change, but the other option will only create greater fiscal challenges to both present and future generations.

Conclusion & Questions

In conclusion, I appreciate the difficult situation you are in and the promises you have made in getting elected, however, I ask whether you really understand the fiscal implications of the decision to repeal the blanket rezoning. It is only one of the incremental changes we need to make as a city to be fiscally responsible.

I ask Council do you truly understand the consequences of such a huge decision to the people of Calgary, specifically the city's future generations? I understand its not easy but we need to accept change to keep up with a fast paced changing global environment that places even greater risks on our City that we cannot control. Deciding not to repeal blanket re-zoning is one thing that we can control.

What are we leaving behind for the next generation?

Appendix 1

This appendix will include the figures and tables used as visual aids in this presentation.

Appendix 1.1 Statistics Canada's Building Construction Price Index

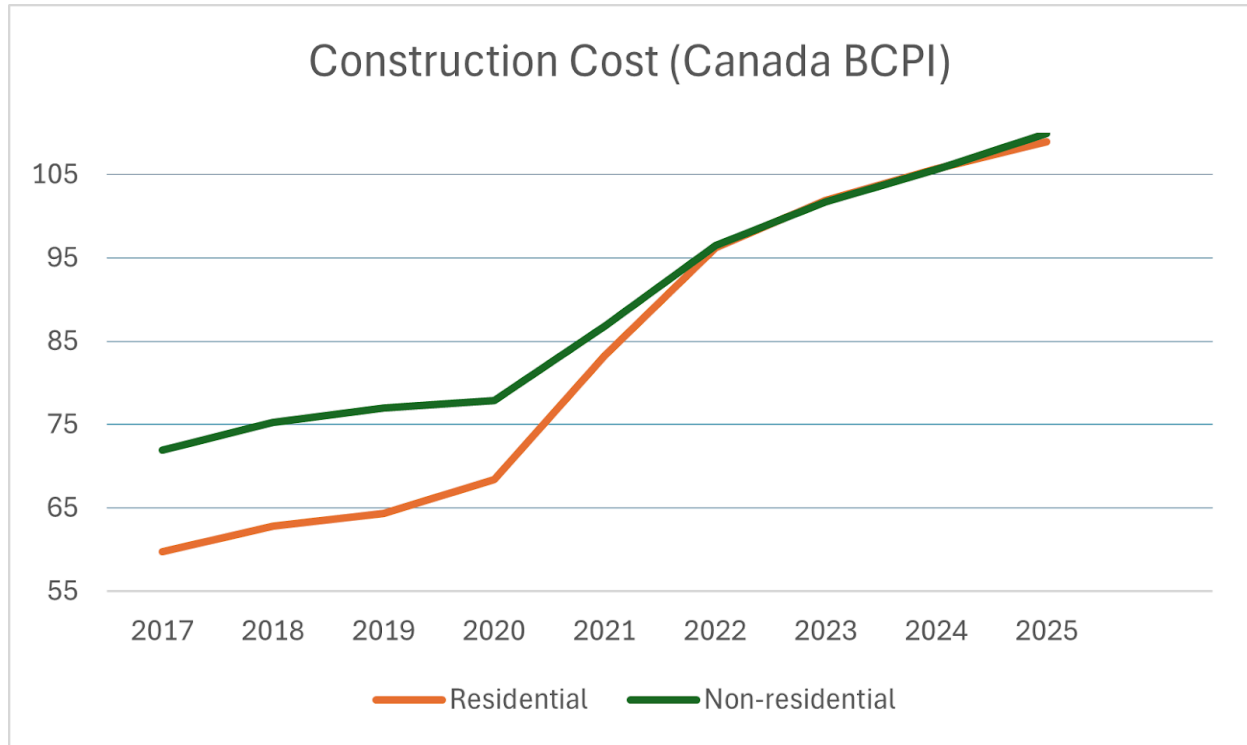


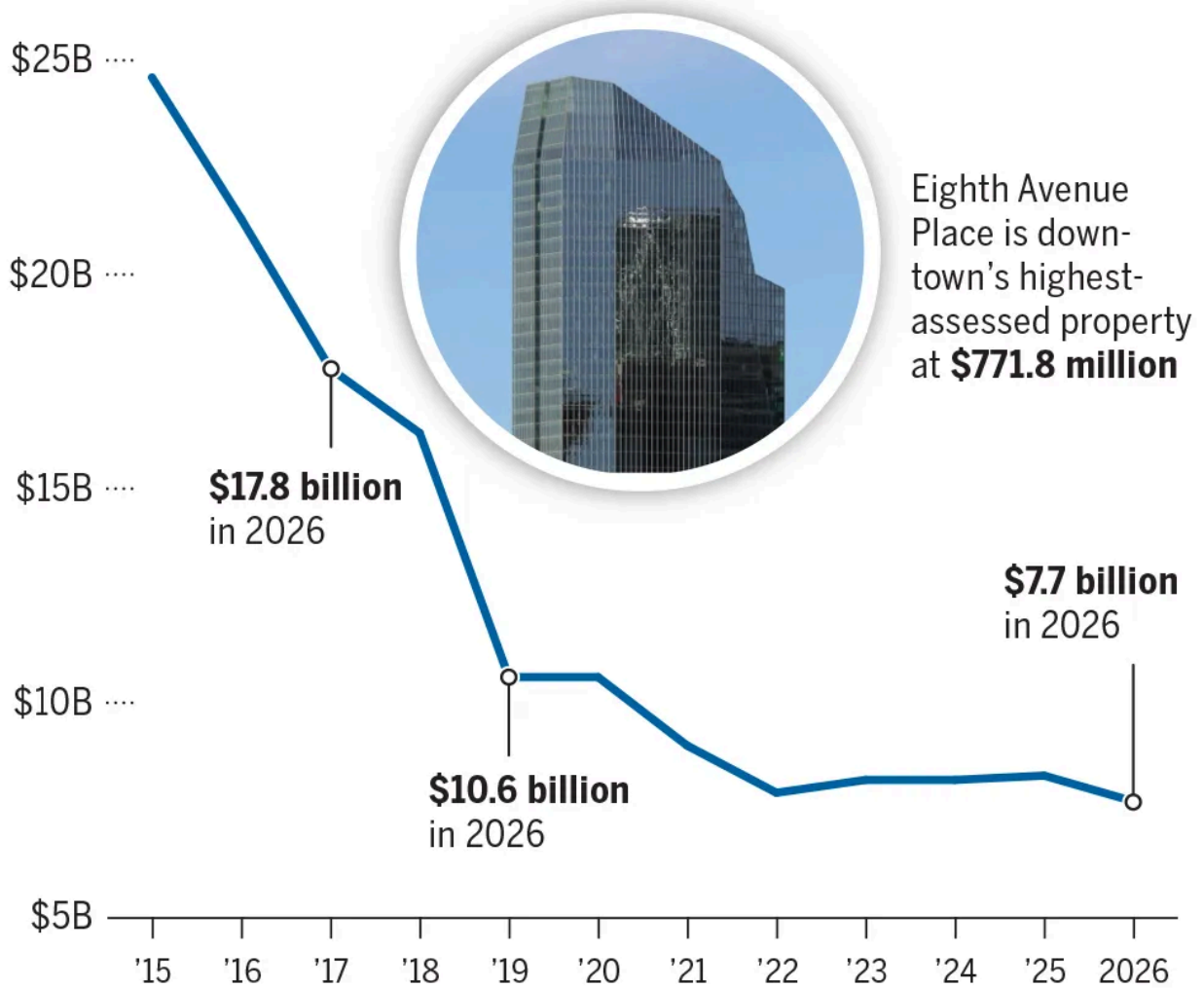
Figure 1.1: **Statistics Canada's Building Construction Price Index**

This graph shows the costs of construction for residential and non-residential buildings between 2017 and 2025. Information was collected from Statistics Canada using their BCPI

Appendix 1.2: Downtown Tax Base Decline (2015-2026 Line Graph)

DOWNTOWN ASSESSED VALUE

In just over 10 years, the total assessed value of Calgary's downtown office buildings has dropped by 69%.



SOURCE: CITY OF CALGARY

DARREN FRANCEY / POSTMEDIA

Figure 1.2: This graph shows the decreasing assessed value of Calgary's downtown office buildings between 2015 and 2026. It displays the decreasing assessed value began during the oil crash and was further impacted by the COVID-19 pandemic and that the value has not been restored.

Appendix 1.3: Tax Revenue and Ratio (Municipal Revenue Pie Chart & Tax Ratio Table)

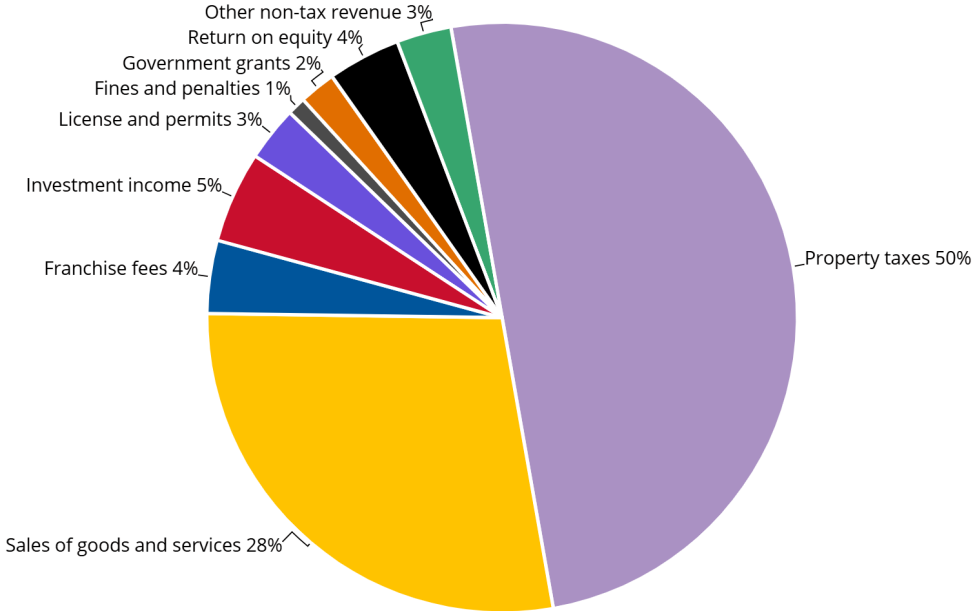


Figure 1.3: This pie chart shows where the City of Calgary's revenue comes from. It shows that the majority of its revenue comes from property taxes.

Table 1.3: This table shows the tax rate ratio between non-residential taxpayers and residential taxpayers from 2023 to 2026.

Non-residential to residential tax rate ratio

Year	Tax Rate Ratio
2026	4.65:1
2025	4.64:1
2024	4.37:1
2023	4.26:1

*Preliminary ratio, subject to finalization spring 2026.

Appendix 1.4: Projected Operating Revenues and Expenditures (2023-2032 Line Graph)

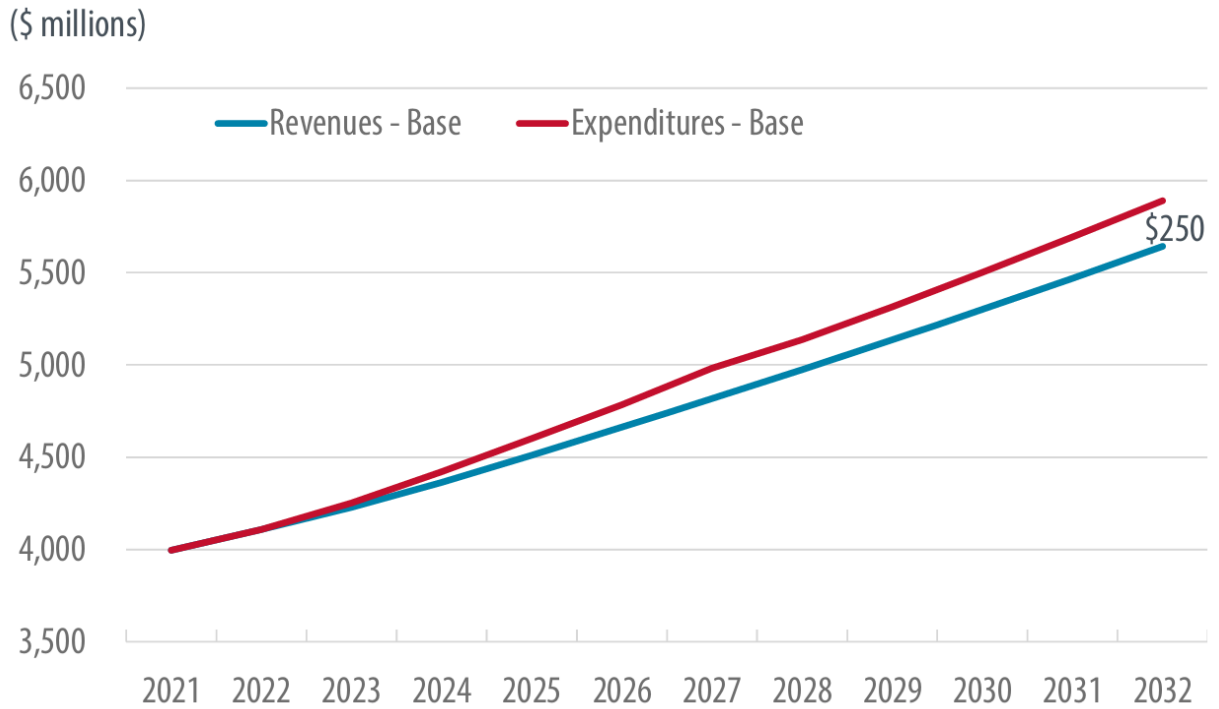


Figure 1.4: This line graph shows the City of Calgary’s projected operating revenue and expenditures from 2021 to 2032, showing that a gap began in 2023 and will grow to ~\$250 million by 2032.

Appendix 1.5: Revenue Per Unit Comparison (Table)

Table 1.5: This table is based on the City of Calgary’s “Calculating your tax bill” tool and follows this formula: Total property tax amount due = (Assessment x City’s tax rate) + (Assessment x Province tax rate). This table highlights the difference in ~annual city tax revenue between a parcel (average size of parcel for a single family home) with 1 unit, as opposed to that same parcel with 8 units.

Scenario	Units	Approximate Annual City Tax
detached house	1	\$2,700~
8 units	8	\$21,800~

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<https://calgaryherald.com/opinion/columnists/varcoe-oilpatch-consolidation-calgary-downtown-vacancy-office-conversions-stabilize-market>



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First name [required] Sandi

Last name [required] Clermont

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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

March 27 Council Hearing to Repeal Blanket Rezoning.docx

ATTACHMENT_02_FILENAME

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

My name is Sandi Clermont originally in panel 30.

My submission is to share my experience with blanket rezoning in my ward 7 established community and, based on that experience, request for the full repeal of city-wide rezoning without amendments.

I am a proud 4th generation Albertan, my children are 5th and my great grandparents and grandparents were homesteaders who survived unimaginable poverty and hardship. My children were born and raised in my community in our 1000 sq ft 1950s bungalow. A home for this single mother to raise her family and now quietly retire. Our roots go far and deep here, and like so many others, we understand housing insecurity and hardship because we too have lived it although it may not appear so today.

I can say unequivocally, my Parkdale community has already delivered diverse housing options and that started decades ago, long before blanket rezoning. Perversely, I see blanket rezoning as incentivizing and monetizing housing to be a wealth generating investment commodity resulting in less choice and more expense, overwhelming adjacent properties with excessive massing, maximum lot coverage and zero outdoor amenity space removing all the beautiful landscapes which make these neighbourhoods livable and desirable. Additionally, with their financial purchasing power, these owners become the decision makers of what our established communities will be. I don't believe this should be the case and more importantly, it should not be used inappropriately via land use amendments to override legally binding Restrictive Covenants. These unfair power and money dynamics are upsetting to residents who have had their voice silenced by it in their own community where they have dedicated their life and lifetime savings.

Three new 8-unit row house complexes in my neighbourhood, two on my block, are advertising "luxury rentals, for anyone seeking premium living". Rent for one upper unit with a single garage is \$3,350 per month plus utilities and more for pets. According to the affordability calculator, an annual income of \$140,000 is required to pay this.

These homes are not built for me, a senior with a disability one day looking to downsize or my daughter and son born and raised in this neighbourhood looking to one day upgrade their condos. Don't take my word for it. Look through the realtor listings and see the new multi-unit properties for sale built as a result of the rezoning. The primary advertising feature is maximum rental income as its most important feature. That is not community building.

Paradoxically, one of these luxury rentals across from my home will displace the current residents, clients of the drop-in centre who we have lived beside for many years. They will be pushed out of the community never to return. Affordable housing replaced by unaffordable housing, it does not get more ironic than that.

Another serious problem I see is the number of mothballed in progress housing construction sites. I have three of these in my community with a combined 8 dwellings showing no sign of completion. Builders who apparently can afford to sit on expensive housing stock.

I won't repeat what you have already heard regarding how the blanket rezoning development process is broken, that impacted homeowner's valid concerns are diminished or ignored, that it sucks the life and faith in humanity out of you. Based on my experience, it is all true.

While these issues are terrible, they are just the beginning. Once construction starts, residents will spend the next year or more dealing with every manner of safety, bylaw and building code violations. How much does that cost the city to address? It is an exhausting Sisyphean task for people who are simply trying to live their lives and manage their responsibilities. Rules without enforcement and consequences are useless and the resulting toll of human misery is incalculable.

I agree with comments that Local Area Plans are a reasonable place to start but not to be taken as they are. Many are outdated and not representative of the community today. They need to be revisited and refreshed with a fully engaged community. I also agree that policies must reference all dwellings and stop referring to them as 4 when in fact there are 8 or more units. This practice of altering numbers to make it more appealing must stop.

In summary, blanket rezoning has eroded all trust in municipal government. Please restore that trust by repealing blanket rezoning without amendments and fixing the development processes including enforcements. Thank you for the opportunity to share my opinion.



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

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First name [required] Philip
Last name [required] Barber
How do you wish to attend? Remotely

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 27, 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

I oppose the "Proposed City 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)

Calgary is facing a housing crisis, and the current zoning policy is a critical tool for addressing it, while also reducing sprawl, lowering greenhouse gas emissions, protecting nature as critical infrastructure, cutting infrastructure costs, improving affordability, and fostering walkable, climate-resilient communities.

Urban infill directly supports healthier, more sustainable communities. Walkable neighborhoods with diverse housing options reduce car dependency, leading to shorter commutes, lower greenhouse gas emissions, and improved air quality.

While some valid concerns have been raised about loss of urban green space, the best way to protect and expand these areas is to prevent sprawl by focusing development within existing communities. Sprawl consumes forests, wetlands, agricultural land, and biodiverse native grasslands at the city's edges, increasing the financial burden on taxpayers for new roads, pipes, and utilities. Well-planned infill, on the other hand, can enhance livability and reduce long-term infrastructure costs. Calgary has already lost 90% of its wetlands along the Bow River; we cannot afford to lose the remaining green infrastructure that keeps our city livable.

Calgary's future must be one where affordable housing, health, and nature thrive together. We respectfully demand that you vote against repealing the current zoning without a strong replacement, and commit to policies that build a cooler, greener, and more equitable city.



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First name [required] joyce

Last name [required] Scully

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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 Chang

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 asking to vote in favour of repealing the blanket rezoning bylaw by:

- Effect a full repeal of the blanket rezoning bylaw
- Reset the zoning designations to what they were prior to the blanket rezoning bylaw
- Re-engage with Calgarians on what planning should look like through local area plans

My area of Haysboro have seen mature trees have been destroyed, privacy has been eliminated, solar panels are shaded, etc. Parking on streets resembles a used car lot with no place for my guests to park when they visit. We have not created a friendly community environment by having these tall buildings squeezed in between bungalows.

The urgency is gone; there are numerous real estate products on the market at this time.



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First name [required] Lana

Last name [required] Marie

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 23, 2026



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

[required] - max 75 characters

"Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing blanket rezoning



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First name [required] Jon

Last name [required] MacBurnie

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against repealing blanket rezoning. I firmly believe that opposition to it has been stoked by miss understandings poor explanations of what it is and to some extent intentionally playing into peoples fears. This is not to say that the current bylaw is perfect but it is short-sighted to repeal it and act like we can roll back the city's density and grows by 20 years. The better approach is to tweak the existing bylaw.

What should happen instead is address peoples legitimate concerns by better regulating and enforcing of existing regulations on the operations of developers building infills. More care should be placed on ensuring the community has things like transit and appropriate upgrades to infrastructure. More coordination between city departments to avoid ripping up new roads and sidewalks right after replacing them as well as prioritizing projects that increase density while maintaining design elements of a community.

We cannot keep building out it is unsustainable and is proven to impede our ability to keep up with infrastructure needs roads, water, transit police and fire to name the big five.