Calgary

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Humaira
Last name [required]	Palibroda
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 15 2025
ITEM: 9.4.1 EC2025-0995
Distrib - Public Submissions
CITY CLERK'S DEPARTMENT

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Repeal Blanket Rezoning-Humaira Palibroda.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

December 3, 2025

Dear Mayor Farkas and Councillors:

Please forthwith repeal the RCG blanket rezoning.

The previous Mayor and Council unilaterally imposed blanket rezoning despite staunch opposition from their constituents. It was a high-handed move, prioritizing politics over their constituents.

Blanket up zoning abdicates planning by effectively disregarding the very essence of the established streetscapes, architectural guidelines, and the scale of new homes to existing homes. It eradicates a homeowner's right to weigh in on what is built next to them and in their communities, creating great uncertainty and anxiety about their quality of life and their single largest investment. Not to mention, the up zoning blanket has holes; it excludes certain communities and portions of others. Districts that do not have large lots and rear lanes are insulated from up zoning. It is inevitable, that established communities with aging infrastructure and utilities will be the recipients of the most development because they are the ones with large rectangular lots, and back lanes most amenable to the homogenous 8-16 plex row housing product which most developers regurgitate because more creative and thoughtful designs come with additional costs

The negative impact of rampant RCG approvals is painfully apparent in the established communities. The built product is not nuanced or respectful of the neighboring homes and the respective community. Lot massing, window placement(p to 16 windows overlooking and into the neighbor's home and back yard), minimal setbacks, lack of landscaping, permeable surfaces, and parking congestion are just a few of the glaring influences I have seen. The burden on the existing water, sewer and sanitation infrastructure, water run-off between homes due to hardscaping, and loss of green space and over capacity schools are also real considerations.

Up zoning and the missing middle initiative is pushing the envelope with not enough regard for what is needed for a complete community. All the new midblock developments are even more adversely transformative, with not a speck of green or permeable space, maximum lot coverage, minimal side yard setbacks which have flooding and fire implications on the adjacent properties. Until more thoughtful architecture is designed, Midblock RCG developments infringe on their neighbor's privacy, enjoyment of their home, and eclipse the streetscape.
Midblock RCG's reinforce the fact that each application must be judged for its merits. The missing middle is just another way of marketing densification with an affordability

handle. Unfortunately, the majority of the midblock product pricing does not provide affordable housing. The affordability objectives are not being met because the costs of land and construction are high.

Unplanned densification and development without community consultation is a disengaged approach. Communities know how their roads, parks, schools, businesses, homes, and condos in and around their immediate neighborhood interact as part of a whole. Strategically increasing density, and targeted diverse housing while using the communities as a compass would be best practice.

Blanket up zoning does not ensure a diversity of housing styles and ranges of affordability. Other Canadian cities have proven that density alone does not translate to affordability. In fact increasing the allowable density inflates land prices eroding all hopes of affordability. This is the current reality in Calgary's established neighborhoods. Purpose built, transit oriented development and non-market housing would be the most expeditious way to tackle the affordability and housing inventory crunch. Since it has been determined the City has sufficient land supply within its boundaries for the next 35 plus years to service the current growth rates, development should be prioritized on these parcels.

Please correct the misguided legacy of the Gondek administration.

Thank you,

Humaira Palibroda
409 – 11 Ave NW
Calgary AB
T2M-0C1

Public Submission

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First name [required]	Margot
Last name [required]	Pahl
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[required] - max 75 characters	NOM-- Repealing Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am supportive of repealing blanket rezoning. This is not the way density should be added to the city.

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First name [required]	Jim
Last name [required]	Ellis
How do you wish to attend?	
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[required] - max 75 characters	Notice of Motion to appeal blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I support the repealing of blanket rezoning. This has actually increased the cost of housing and developers are the ones who benefit, not those looking for affordable housing.

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First name [required]	Gayle
Last name [required]	Fields
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[required] - max 75 characters	NOM on repealing Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please repeal blanket rezoning. We need to add sensitive density and this does not achieve that.

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First name [required]	Louise
Last name [required]	Castonguay
How do you wish to attend?	
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[required] - max 75 characters	NOM Repealing Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I support a complete repeal of blanket rezoning. Put the density where it is already planned for instead of letting developers ruin our communities.

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First name [required]	William
Last name [required]	Friedson
How do you wish to attend?	
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[required] - max 75 characters	Notice of motion to repeal blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I support repealing the blanket rezoning. This has not created affordable housing. We need sensitive density where it is already planned for.

December 3, 2025

ATTN: Calgary City Clerk's Office

RE: Notice of Motion to Repeal Blanket Upzoning

FROM: Ruth Melchior – In Favour of Repeal

I am submitting these comments **in favour of repealing blanket rezoning in the City**. When this bylaw was debated and passed in the Spring of 2024, I believe Calgarians were shocked to realize just how little their voices mattered with the City Administration and elected Council. In spite of what the majority wanted, this zoning change was made, and it has had profoundly negative impacts on our communities since RC-G went into effect in August of 2024.

I have appeared before Council on multiple occasions to raise concerns about land use changes and our flawed Chinook Communities Local Area Plan (LAP). The experience has been the definition of insanity as each time; I hoped that common sense would prevail and learned that it would not. I live in Parkhill, which is a former RC-2 neighbourhood. We began our densification journey almost 20 years ago and HAD a nice mix of old and new single-family homes, infills, duplexes, condos and rental apartments. Now we have massive HGOs that do nothing to enhance the community but instead, create issues with parking, garbage, privacy and shading. The City declared a Climate Emergency in October of 2021 and then allowed developers to clear cut trees at an alarming pace in the pursuit of more "affordable" housing. Our mature, carbon capturing tree canopy is disappearing. All that blanket rezoning has done is drive up the cost of homes and duplexes that are for sale in our community **– it has not resulted in more affordable housing solutions**.

The day after the October 18th election, Parkhill received a DP that proposed redeveloping 3 single family homes into 3 lots with 6 units / lot. The plans do not provide for enough parking, space for garbage; compost and recycling bins and of course, every tree except one on City land will be clear cut. We have 2 obscenely sized laneway homes on 1st St (one is larger than the house it shares space with) that are further evidence that even if a built form exceeds what is approved in a DP, nothing will be done by the City inspectors. Let the builders build what they want and let citizens push the envelope on overdevelopment because the Wild West is back and who at the City is going to stop them! (and yes, neighbours have complained via both DMAP and 311).

Subsequent to blanket rezoning passing, the City also passed our very flawed LAP using RC-G as the foundation for their thinking. We have 2 streets to nowhere (38 Ave and 38A Ave) that were zoned Neighbourhood Connector so that the planners could back into their desired outcome of 6 story MC-2 zoning on these streets. These are not the equivalent of Elbow Drive as they both dead end into a park. We agreed to 6 story development on Mission Rd with an understanding that the maximum height allowable would be 16m. Within days of the LAP being approved, we saw the proposed new Zoning Bylaw that changed the maximum allowable height to 24m. All throughout these processes, we have been ignored, misled and gaslit. If we object, we are the poor misinformed, malinformed or disinformed members of the community who refuse to get with the program and embrace the Administration's vision for the future of our City. It's insulting and demoralizing.

This past election, **over 65% of Ward 8 voters selected candidates who supported repealing blanket rezoning.** The Councillor who was elected does not and voted against this Motion to Repeal. 65% is

a clear majority; however; **during the marathon hearings 70% of people rejected this vision for our City and were ignored in favour of the social reengineering experiment that was put forward.** *If our taxes pay the salaries of those sitting in Council Chambers and working for the City, shouldn't our opinions matter?*

When I bought a home, I chose my neighbourhood carefully as I placed a high value on proximity to downtown, walkability to restaurants and shops, parks, trees, safety etc. I paid a premium to live where I do and I expected that our park space would be protected and maintained and I expected that when we had issues, the City would be interested in hearing what we, the residents of this neighbourhood, think is best for our community. Instead, the rules of the game were changed with blanket rezoning, and I believe the social contract with the City has been broken. You have failed to deliver on basic amenities (water, roads, safety, park maintenance) and yet continue to collect my ever-increasing tax dollars. The tax dollars which employ enough people to flood the zone with the Calgary Plan, the Parks Plan, Game Plan, LAPs and the new Zoning Bylaw – all in the span of a year. Planners present statistics about how many "engagement" sessions were held with communities but in my personal experience, these are performative and intended to convince us of the wisdom of their pre-determined decisions. They inform rather than engage, with a touch of condescension added in to remind us of just how stupid we are.

Hard core proponents of blanket rezoning tell us, "it's fine" and we should just accept the inevitable ruination of our City because we are wrong and they are right. We hear the rules that are shared about acceptable behaviour at public hearings and listen as the professional agitators verbally abuse opponents, even when they do not live in impacted communities (watch the Viscount Bennett hearing for examples). I look to the Edmonton experience as a cautionary tale of what could happen to Calgary if we do not course correct. They are a few years ahead of us and the "open option" for parking (as is proposed in our new Zoning Bylaw) is seen as part of the Infill strategy that is making residents very, very angry *(reference material Dec 1st Edmonton Journal article:* **'Hate what's happening': Five years after Edmonton made parking optional for infill, rage builds** *– link not included as per the submission guidelines)*. The ideology of a 15-minute city is a fever dream that does not work for Calgary. Calgarians love the mountains and live here because of their proximity. This City is vast and even though the Calgary Plan envisioned traffic calming an additional 40% of downtown to force us to walk, wheel or ride transit, it is not feasible for at least 5 months of the year. City Administration deciding where we can shop; drive; live; work; park, hike and ski does not work for a society that values its personal rights and freedoms. It is misguided government overreach – full stop!

Elected officials are expected, by a majority of voters who sent them to City Hall, to repeal Blanket Rezoning. Your failure to vote accordingly will further erode any remaining trust that we have in City Hall. I implore you to remember your campaign promises and work for everyone – even those Calgarians who voted for other candidates.

Sincerely,

Ruth Melchior

Private Citizen / Homeowner and
Director of Development, Parkhill Community Association

December 3, 2025

ATTN: Calgary City Clerk's Office

RE: Notice of Motion to Repeal Blanket Upzoning

FROM: Ruth Melchior – In Favour of Repeal

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This past election, **over 65% of Ward 8 voters selected candidates who supported repealing blanket rezoning.** The Councillor who was elected does not and voted against this Motion to Repeal. 65% is

a clear majority; however; **during the marathon hearings 70% of people rejected this vision for our City and were ignored in favour of the social reengineering experiment that was put forward.** *If our taxes pay the salaries of those sitting in Council Chambers and working for the City, shouldn't our opinions matter?*

When I bought a home, I chose my neighbourhood carefully as I placed a high value on proximity to downtown, walkability to restaurants and shops, parks, trees, safety etc. I paid a premium to live where I do and I expected that our park space would be protected and maintained and I expected that when we had issues, the City would be interested in hearing what we, the residents of this neighbourhood, think is best for our community. Instead, the rules of the game were changed with blanket rezoning, and I believe the social contract with the City has been broken. You have failed to deliver on basic amenities (water, roads, safety, park maintenance) and yet continue to collect my ever-increasing tax dollars. The tax dollars which employ enough people to flood the zone with the Calgary Plan, the Parks Plan, Game Plan, LAPs and the new Zoning Bylaw – all in the span of a year. Planners present statistics about how many "engagement" sessions were held with communities but in my personal experience, these are performative and intended to convince us of the wisdom of their pre-determined decisions. They inform rather than engage, with a touch of condescension added in to remind us of just how stupid we are.

Hard core proponents of blanket rezoning tell us, "it's fine" and we should just accept the inevitable ruination of our City because we are wrong and they are right. We hear the rules that are shared about acceptable behaviour at public hearings and listen as the professional agitators verbally abuse opponents, even when they do not live in impacted communities (watch the Viscount Bennett hearing for examples). I look to the Edmonton experience as a cautionary tale of what could happen to Calgary if we do not course correct. They are a few years ahead of us and the "open option" for parking (as is proposed in our new Zoning Bylaw) is seen as part of the Infill strategy that is making residents very, very angry *(reference material Dec 1st Edmonton Journal article:* **'Hate what's happening': Five years after Edmonton made parking optional for infill, rage builds** *– link not included as per the submission guidelines)*. The ideology of a 15-minute city is a fever dream that does not work for Calgary. Calgarians love the mountains and live here because of their proximity. This City is vast and even though the Calgary Plan envisioned traffic calming an additional 40% of downtown to force us to walk, wheel or ride transit, it is not feasible for at least 5 months of the year. City Administration deciding where we can shop; drive; live; work; park, hike and ski does not work for a society that values its personal rights and freedoms. It is misguided government overreach – full stop!

Elected officials are expected, by a majority of voters who sent them to City Hall, to repeal Blanket Rezoning. Your failure to vote accordingly will further erode any remaining trust that we have in City Hall. I implore you to remember your campaign promises and work for everyone – even those Calgarians who voted for other candidates.

Sincerely,

Ruth Melchior

Private Citizen / Homeowner and
Director of Development, Parkhill Community Association

Public Submission

CC 968 (R2024-05)

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First name [required]	Julie
Last name [required]	Berdin
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 (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Motion For Repeal of Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	One-size-fits-all zoning disregards the unique characteristics of neighborhoods, such as lot patterns and infrastructure needs, favoring informed, area-specific planning. The previous blanket rezoning lacked thorough assessments of neighborhood infrastructure and its capacity to support growth, particularly regarding traffic and safety impacts. Blanket rezoning has led to the demolition of affordable homes, intensifying pressure for redevelopment and diminishing low-cost housing options. Edmonton is a good example of what NOT to do. Targeted planning methods, such as Local Area Plans and specific rezonings, offer effective housing solutions without blanket zoning, ensuring growth occurs where appropriate. Council should expedite the First Reading of the motion to establish a clear deadline for new applications, minimizing uncertainty and preventing misuse of the zoning system. Federal housing funds are linked to overall housing supply targets rather than specific zoning policies, allowing for planned growth without blanket zoning. For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability. Thank you.

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First name [required]	Claudia
Last name [required]	DiMaio
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Public Submission

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[required] - max 75 characters	I am writing to Support the Notice of Motion to repeal Calgary’s blanket re
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

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First name [required]	David
Last name [required]	Loftus
How do you wish to attend?	
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Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

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First name [required]	Jarrett
Last name [required]	Zielinski
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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Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to Repeal Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I support the motion repeal of the blanket Upzoning. We need comprehensive, organized and thoughtful development of affordable housing. Leaving developers to their own devices deteriorates neighborhood character and creates unintended consequences for all.

Public Submission

CC 968 (R2024-05)

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First name [required]	John
Last name [required]	Thomson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
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CC 968 (R2024-05)

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[required] - max 75 characters	As per attached letter - Motion to Repeal Blanket Up Zoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter Supporting Upcoming Motion to repeal.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: John Thomson
Address: 825 Hillcrest Avenue SW

Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those

costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

John Thomson
Mount Royal, Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Lyn
Last name [required]	Thomson
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[required] - max 75 characters	See attached letter - Motion to Repeal Blanket Upzoning Bylaw
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter Supporting Upcoming Motion to Repeal - LT.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Lyn Thomson
Address: 825 Hillcrest Avenue SW

Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

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4. **Infrastructure and transportation impacts were not properly assessed**
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5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those

costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Lyn Thomson
Mount Royal, Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Bryce
Last name [required]	Kreiser
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to repeal Calgary’s blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I urge you to support the Notice of Motion to repeal Calgary’s blanket rezoning bylaw and initiate a lawful, efficient repeal process. Calgary needs more housing, including affordable options, but blanket rezoning is not the solution. Growth must be planned, contextual, and supported by infrastructure. It should be directed to transit corridors, activity centres, and areas with adequate services—developed through genuine consultation with communities. The public has clearly voiced strong support for repeal, and councillors should respect and listen to the citizens they represent. Thank you for your time and consideration of this submission. Respectfully, Bryce Kreiser Upper Mount Royal / Ward 8 BryceKreiser@gmail.com

Public Submission

CC 968 (R2024-05)

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First name [required]	Sarah
Last name [required]	Webb
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Community Development
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Nov 24, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	REPEAL BLANKET UPZONING
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Against blanket rezoning and support the repeal

Public Submission

CC 968 (R2024-05)

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First name [required]	Mike
Last name [required]	Shaikh
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 8, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	repealing the blanket zoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	city submission.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Mike Shaikh
Address: 1111 Colborne Cres SW Calgary T2T0R1
Email: [redacted]
Date: December 4th, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also

failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an

interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Mike shaikh

Public Submission

CC 968 (R2024-05)

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First name [required]	Peggy
Last name [required]	Kay
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support of Notice of Motion-repeal of Blanket rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I urge Council to begin a lawful, efficient repeal process. To ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal in not undermined during the interim period. The majority of Calgarians were clear at the public hearing in 2024 and in the 2025 municipal election that they were opposed to blanket rezoning. We weren't listened to. We are a democracy and the process was autocratic. Each neighborhood needs to be consulted and listened to with regard to its individual needs and wishes. All options for affordable housing were not considered or acted on. I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability. Thank you for considering this submission, Respectfully, Peggy Kay Upper Mount Royal, Ward 8

Public Submission

CC 968 (R2024-05)

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First name [required]	Sam
Last name [required]	Kamis
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 5, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repealing of the upzoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	doc20251204101707.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Sam Kamis
2114 7 St, S.W.
Calgary Ab. T2T 2X2

December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.
At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.
I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

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   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also

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For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.
Thank you for your time and for considering this submission.

[redacted]

[redacted]

Sam Kamis
Ward 8

[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Doug
Last name [required]	Haughey
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Tanya
Last name [required]	Eklund
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024).docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

December 4, 2025
To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Tanya Eklund
929 Ridge Rd SW, Calgary, Alberta T2T 3E4
[redacted]

Mayor and Members of Council,

I am writing to express my support for the motion to repeal Calgary's blanket rezoning bylaw (Bylaw 21P2024) and to urge Council to initiate a timely and lawful repeal process.

Through discussions with clients and neighbors, I have observed the impact of the blanket upzoning bylaws on established inner-city communities. Evidence shows that these bylaws are affecting property values, neighborhood character, and municipal infrastructure. Case studies indicate some homeowners are receiving tens of thousands of dollars less than expected for their homes when high-density developments are introduced mid-block.

The current bylaw does not require indoor parking, which contributes to parking shortages. Increased density also impacts sunlight exposure, tree canopy coverage, and the capacity of local schools, which are already under pressure. Several inner-city schools now rely on lotteries for enrollment, providing no assurance that local residents will have access to schools in their community.

While the stated intent of the bylaw was to increase affordable housing, the resulting developments are often townhouses in the $700,000–$900,000 range. With the average Calgary household income at $64,600/year, these units remain largely inaccessible to those the policy aims to assist. Additionally, developers are increasingly subdividing large lots to build high-value homes exceeding $2,500,000, which does not align with the goal of affordability.

I support strategic upzoning and increased density in areas where it is appropriate, planned, and contextual—ensuring it benefits the broader community without undermining property values, infrastructure, or quality of life. The consultation and research previously conducted by the city should inform these decisions, rather than being disregarded.

A repeal of the blanket rezoning bylaw would allow Council to pursue a more measured and data-driven approach that balances growth with the needs of existing communities.

Sincerely,
Tanya Eklund

Public Submission

CC 968 (R2024-05)

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First name [required]	Jim
Last name [required]	Wolstenholme
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
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 Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024) for the following reasons, there was 10 single family homes on our block prior to the blank re-zoning in 2024. There is a project in the middle of the block that will now house 10 units. This location is not within a transportation route. The other unit is on a corner lot which houses 8 units. The contruction crew has no regard for safety and the workers park on the streets with no costs while we have to pay. The 10 unit home will create significant parking and traffic disruption. With just two lots being rezoned, we are now facing nearly a 200% increase in density without infrastructure improvements. If the remaining lots are re-zoned it represents a massive increase in utilities and infracture in a mature neighborhood that was never designed to handle this increase.

Public Submission

CC 968 (R2024-05)

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First name [required]	Shannon
Last name [required]	Burton
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of blanket upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. I am not opposed to new housing or increased density; Calgary needs more housing, including housing that is genuinely affordable. However, what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. My reasons for supporting the Notice of Motion are two-fold. First, “one-size-fits-all” rezoning is poor planning, and targeted approaches to affordable housing should guide growth. Second, I believe there must be democratic legitimacy and social licence. Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning, and they reiterated that opposition in the 2025 election by electing a Council majority that campaigned on repeal. Repeal is necessary to restore confidence that Council listens to Calgarians. Thank you for your consideration. Shannon Burton

Public Submission

CC 968 (R2024-05)

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First name [required]	Wendy
Last name [required]	Wilburn
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to Repeal Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	There are many issues with blanket rezoning: loss of neighbourhood character and inadequate parking, infrastructure issues and density where no transit is available. There are areas of availability for multi family housing that could be developed without going into established single family areas.

Public Submission

CC 968 (R2024-05)

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First name [required]	George
Last name [required]	Baptist
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Rezoning letter.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: George Baptist
Address: 2925 Wolfe St. SW, Calgary
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin the repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of

infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means better growth, in the right places, for the right reasons.

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts. But merely applying, or "including" land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application. If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you,

George Baptist
Ward 8 resident

Public Submission

CC 968 (R2024-05)

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First name [required]	David
Last name [required]	Barlow
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
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CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to Start the Process to Repeal Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please repeal Blanket Upzoning. The vast majority of Calgary does not want it. I love the idea of affordable housing if done properly but this was not it. Please move to First Reading as soon as possible. Thank you.

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First name [required]	Chloe
Last name [required]	Duclos
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

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CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Chloe Duclos - Letter to repeal blanket zoning 2025.12.4.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see my attached submission.

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Chloe Duclos
Address: #509 – 200 Nina Gardens NE Calgary AB T2E7X6
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing **to support the Notice of Motion to repeal Calgary's blanket rezoning** (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

I live in an apartment complex designed to service a mixed income population with a wide variety of housing needs. I am not opposed to new housing and increased density -- we all want affordable housing. The question asked was whether blanket zoning provides that and the answer the people gave you in 2024 was no, it does not, and yet the motion was forced.

If you recall:

- The 2024 blanket upzoning bylaw was pushed through despite overwhelming opposition at the 2024 public hearing, where the majority of speakers and submissions objected to the one-size-fits-all approach.
- Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned explicitly on repealing blanket rezoning.

What we are trying to say is that we want intentional, planned contextual density that supports growth in transit corridors, activity centres, and areas with sufficient services and utilities through meaningful, good-faith consultation with affected communities. This town thrives on diversity and that goes both ways on the income and property spectrum. Everyone is worthy of a voice.

I grew up in Montreal, a city fraught with arguably even more infrastructure and property challenges than Calgary (not a flex just colonial heritage). I can say one thing for certain: once you destroy a green or a heritage site, even if it's just 200 sq feet, it's gone. And I can tell you who rebuilds or protects these sites: *not* multiplex developers. Calgary has a beautiful history. Multi-generational families protect, build and beautify *at their expense* single family homes and lots not only for themselves, but their community.

Even if we did find a way and even with careful planning, consider the lifecycle of the purchase itself: developer 'kills it' on a sought-after single home community and sells it to people who aren't in the income bracket you're trying to protect. These owners and corporations are in fact, lessors so the likelihood of it being rented out at ~~gouging~~ "market" prices is very likely. The City may get a flood of income, but the people are *not* protected:

Alberta has virtually no protection for tenants and until serious amendments are made to the Residential Tenancies Act (RTA), there's absolutely no guarantee of affordability.

Last, on democratic principle alone, I support repeal and this Notice of Motion. I urge Council to ensure the motion is implemented in a way that truly restores fairness, democratic legitimacy and practical economic sense for its renters and starter home population. Council should amend the **transition/exemption clauses** so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods, as mentioned earlier: lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are **often unaffordable for ordinary Calgarians** ($50-125K household income). Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing. As mentioned earlier, these offer **zero protection to renters until a provincial-wide amendment to the Residential Tenancies Act** (RTA).

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node

intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or “including” land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Chloe Duclos
Bridgeland Ward 9
Tel: [redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Helen
Last name [required]	Hoff
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	The Notice of Motion to Repeal Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	Letter of Support to Repeal Blanket Zoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Helen Hoff
Address: Montgomery
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Helen Hoff
Montgomery

CONCERNS THAT HAVE BEEN RECENTLY EXPRESSED REGARDING BLANKET UPZONING

Below is a list of concerns that Calgarians have recently raised regarding blanket upzoning. The purpose of this list is to help people identify and raise their own concerns. If any of the matters listed resonate with you, please use them to highlight your experience or express your own concern.

Democratic Legitimacy, Mandate, and Social Licence

- The 2024 blanket upzoning bylaw was pushed through despite overwhelming opposition at the 2024 public hearing, where the majority of speakers and submissions objected to the one-size-fits-all approach.

- Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned explicitly on repealing blanket rezoning.
- A lawful repeal process respects both democratic inputs: the statutory public hearing record and the clear electoral mandate.
- Maintaining a bylaw that lacks social licence damages trust in City Hall and fuels conflict, delay, and litigation risk in future planning.
- Repeal is necessary to restore confidence that Council listens to Calgarians and that public hearings mean something.
- Supporting the Notice of Motion is supporting a fair, transparent, and community-planned future for housing in Calgary.

Procedural Fairness and Meaningful Public Participation

- Blanket rezoning weakens procedural fairness by collapsing distinct neighbourhood realities into a single omnibus decision.
- The 2024 hearing process itself demonstrated how an omnibus approach prevents meaningful participation on parcel-specific impacts.
- City-wide rezoning removes residents' legitimate expectations that local planning processes will shape local growth.
- Fulsome consultation with affected communities is a prerequisite to harmonious, durable neighbourhood change and to maintaining public trust in planning decisions.
- The Notice of Motion is the appropriate first step: it starts a lawful repeal pathway and ensures a full public hearing on the change.

Planning Integrity and "One-Size-Fits-All" Problems

- Housing is needed in Calgary, but how we add housing matters; growth should be planned, contextual, and community-informed, not imposed universally across every neighbourhood.
- Blanket rezoning undermines the purpose of Local Area Plans and established growth strategies by overriding tailored community planning with a city-wide default.
- "One size fits all" zoning ignores the huge variation in neighbourhood context, lot patterns, heritage character, existing density, and local constraints.
- Repeal is not anti-housing; it is pro-democracy, pro-planning, and pro-targeted housing where it fits and where services can support it.
- Calgary can add housing through better tools: LAP-driven rezonings, corridor and node intensification, near-transit growth, and gentle density chosen through local plans.
- Repeal would restore a balanced approach where zoning changes happen through transparent, location-specific analysis rather than automatic entitlement.
- A return to pre-blanket districts does not stop growth; it simply ensures growth occurs through proper planning channels.

Affordable Housing Impacts and Demolition Pressure

- Blanket rezoning creates a structural bias toward demolition of older, more affordable homes because the new zoning makes redevelopment more lucrative than renovation.
- In many neighbourhoods, low-cost housing stock (small bungalows, entry-level homes, modest rentals) is being destroyed to build new units priced far beyond local affordability.
- Replacing older affordable units with expensive infills does not solve affordability for most Calgarians; it often accelerates displacement and price escalation.

Infrastructure, Transportation, and Neighbourhood Capacity

- Blanket rezoning was adopted without a credible, parcel-level or neighbourhood-level assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks).
- The City has not shown how uniform upzoning aligns with realistic timelines and funding for infrastructure upgrades.
- Traffic, parking pressure, and road safety impacts were not meaningfully evaluated at the neighbourhood scale before imposing blanket zoning.
- The bylaw risks overloading mature communities with narrow streets, limited on-street parking, and constrained transit access.
- Many residents support incremental density but oppose the scale and speed enabled by blanket rezoning without matching amenities or infrastructure.

Market Distortion, Speculation, and Predictability

- Blanket rezoning encourages speculative land price inflation because the added entitlement is granted everywhere at once.
- Speculation driven by blanket entitlement makes land more expensive and pushes final housing prices higher.
- Repeal supports predictability for residents and builders by returning to a system where zoning changes are deliberate and evidence-based.

Neighbourhood Character, Heritage, and Urban Design Quality

- Blanket rezoning threatens the character and stability of established neighbourhoods by enabling abrupt, uncoordinated redevelopment.
- The bylaw's universal entitlement reduces incentives for high-quality design because approvals become routine rather than thoughtfully reviewed.
- Repeal enables Calgary to pursue housing goals without unnecessarily sacrificing heritage homes, mature trees, or community character

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Transition / Grandfathering and Cost Arguments

- The Notice of Motion includes grandfathering to protect approved permits, reducing unfairness and legal risk. However, there should be no grandfathering protection for applications that have not yet been approved. That is not common municipal practice. Rights are based on approvals, not applications.
- Administration's cost concerns are not a reason to avoid repeal; democratic due-process costs are part of lawful governance and were incurred to implement the bylaw in 2024.
- If the City could afford the cost to impose blanket rezoning, it can afford the cost to correct it after clear public

Public Submission

CC 968 (R2024-05)

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First name [required]	RISA
Last name [required]	DESA
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Support for Blanket Rezoning Repeal.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Blanket rezoning is not supported by Calgarians. It is not thoughtful planning. It is not creating affordable housing and in fact is going to drive up land prices. Please see attached letter of personal experience. It does not consider community infrastructure like school. The implications on property taxes have never been studied. Councillors are elected to represent their constituents, not their personal beliefs. That is the job of an elected official. The previous councils decision to allow blanket rezoning did not reflect the public hearing written or presented comments. It was an undemocratic decision influenced by lobbyists, not the public, and should be overturned. I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cut-off to prevent an interim surge of strategic applications.

Dear Mayor and Councilors,

I am writing in support of the Motion to Repeal Blanket Rezoning. I want to provide an example of why this policy is failing our communities.

An application is currently under review for a former RC1 lot in Elbow Park, directly across the street from my home. The developer purchased this property for **$1.65 million in 2023** and is currently living in the bungalow. The developer has applied to subdivide the lot into three, with plans to sell each new home for **$3 - 3.5 million**. Since my last correspondence in October, for which I have still not received any acknowledgment from my Ward Councillor, the subdivisions, which resulted in lots smaller than any of their neighboring lots, as of November 26th, 2025, are now all approved. There are two development permit applications pending review and one approved in May 2025.

Claiming this development supports affordable housing is flawed; the original home is far more affordable. This project will only drive-up housing and land costs in our neighbourhood, which is the opposite of the intended effect of RCG zoning. The implications on future City property valuation assessments and consequently property taxes have not been examined, but one can safely assume they will be inflationary.

A group of neighbours, including ourselves, approached the developer to inquire about purchasing the lot as a whole. The developer indicated a willingness to consider an offer north of **$2.8 million dollars. This is an increase of over $1 million dollars,** with no work done other than submitting subdivision and development permits applications to the city. No houses have been built nor a single brick laid. This increase in valuation is outrageous, but it has become the reality under this policy. B**lanket rezoning is making speculators millionaires through city approvals based on the ideology that increasing density creates affordability**. However, scarcity tends to increase price; in this case, the land becomes scarce as density increases. We cannot blame the applicant because he is following the rules and it makes sense for him to maximise his profit. The planners are mandated to approve such applications, as there is little to no room for discretion, despite community feedback. It is the rules themselves that are flawed.

This policy also fails to consider the public schools in our neighborhood, which are currently nearing capacity. Two out of three elementary neighborhood schools (William Reid and Rideau Park) currently operate on a lottery system. Elbow Park School, which doesn't currently run a lottery, has a Grade 6 class of 32 students. My two children have been out of school for three weeks already due to the teachers' strike grievance about class sizes. Development planning should encompass schools as central to creating good communities, yet schools are not considered at all in blanket rezoning.

I hope this example of what is happening across the street from us illustrates the unintended consequences of blanket rezoning. It is a poorly conceived policy that never had public buy-in. It amounts to a free-for-all, leaving affected parties with no say and failing to create anything affordable. Blanket rezoning and its unintended, yet highly predictable, consequences were one of the most important election issues.

I urge Council to vote in favour of the Notice of Motion to repeal blanket rezoning and to amend it so that only approved projects are grandfathered, with a clear First Reading cut-off to prevent an interim surge of strategic applications.

Thank you for your consideration.

Risa Desa

Public Submission

CC 968 (R2024-05)

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First name [required]	Cheryl
Last name [required]	Gleave
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	I support the Notice of Motion to repeal Calgary’s blanket rezoning.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter for December 4 2025 Repealing Blanket Rezoning - Cheryl Gleave.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Cheryl Gleave
Address: 620 Wilderness Drive SE
Email: [redacted]
Date: Thursday, December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   City administration bull doze the Local Area Plan process. It was never a two way dialogue.

Community members where told what the LAP rules would be. A full revamp of all LAP's must be done with 100% community input. Also build more communities. **Greenfield development is essential.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Public Submission

CC 968 (R2024-05)

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First name [required]	Troy
Last name [required]	Unland
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	I support the Notice of Motion to repeal Calgary’s blanket rezoning.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter for December 4 2025 Repealing Blanket Rezoning - Troy Unland.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Troy Unland
Address: 620 Wilderness Drive SE
Email: [redacted]
Date: Thursday, December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Democratic Legitimacy, Mandate, and Social Licence

- The 2024 blanket upzoning bylaw was pushed through despite overwhelming opposition at the 2024 public hearing, where the majority of speakers and submissions objected to the one-size-fits-all approach.
- Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned explicitly on repealing blanket rezoning.
- A lawful repeal process respects both democratic inputs: the statutory public hearing record and the clear electoral mandate.
- Maintaining a bylaw that lacks social licence damages trust in City Hall and fuels conflict, delay, and litigation risk in future planning.
- Repeal is necessary to restore confidence that Council listens to Calgarians and that public hearings mean something.
- Supporting the Notice of Motion is supporting a fair, transparent, and community-planned future for housing in Calgary.

Procedural Fairness and Meaningful Public Participation

- Blanket rezoning weakens procedural fairness by collapsing distinct neighbourhood realities into a single omnibus decision.
- The 2024 hearing process itself demonstrated how an omnibus approach prevents meaningful participation on parcel-specific impacts.
- City-wide rezoning removes residents' legitimate expectations that local planning processes will shape local growth.
- Fulsome consultation with affected communities is a prerequisite to harmonious, durable neighbourhood change and to maintaining public trust in planning decisions.
- The Notice of Motion is the appropriate first step: it starts a lawful repeal pathway and ensures a full public hearing on the change.

Planning Integrity and "One-Size-Fits-All" Problems

- Housing is needed in Calgary, but how we add housing matters; growth should be planned, contextual, and community-informed, not imposed universally across every neighbourhood.
- Blanket rezoning undermines the purpose of Local Area Plans and established growth strategies by overriding tailored community planning with a city-wide default.
- "One size fits all" zoning ignores the huge variation in neighbourhood context, lot patterns, heritage character, existing density, and local constraints.
- Repeal is not anti-housing; it is pro-democracy, pro-planning, and pro-targeted housing where it fits and where services can support it.
- Calgary can add housing through better tools: LAP-driven rezonings, corridor and node intensification, near-transit growth, and gentle density chosen through local plans.
- Repeal would restore a balanced approach where zoning changes happen through transparent, location-specific analysis rather than automatic entitlement.
- A return to pre-blanket districts does not stop growth; it simply ensures growth occurs through proper planning channels.

Affordable Housing Impacts and Demolition Pressure

- Blanket rezoning creates a structural bias toward demolition of older, more affordable homes because the new zoning makes redevelopment more lucrative than renovation.
- In many neighbourhoods, low-cost housing stock (small bungalows, entry-level homes, modest rentals) is being destroyed to build new units priced far beyond local affordability.
- Replacing older affordable units with expensive infills does not solve affordability for most Calgarians; it often accelerates displacement and price escalation.

Infrastructure, Transportation, and Neighbourhood Capacity

- Blanket rezoning was adopted without a credible, parcel-level or neighbourhood-level assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks).
- The City has not shown how uniform upzoning aligns with realistic timelines and funding for infrastructure upgrades.
- Traffic, parking pressure, and road safety impacts were not meaningfully evaluated at the neighbourhood scale before imposing blanket zoning.
- The bylaw risks overloading mature communities with narrow streets, limited on-street parking, and constrained transit access.
- Many residents support incremental density but oppose the scale and speed enabled by blanket rezoning without matching amenities or infrastructure.

Market Distortion, Speculation, and Predictability

- Blanket rezoning encourages speculative land price inflation because the added entitlement is granted everywhere at once.
- Speculation driven by blanket entitlement makes land more expensive and pushes final housing prices higher.
- Repeal supports predictability for residents and builders by returning to a system where zoning changes are deliberate and evidence-based.

Neighbourhood Character, Heritage, and Urban Design Quality

- Blanket rezoning threatens the character and stability of established neighbourhoods by enabling abrupt, uncoordinated redevelopment.
- The bylaw's universal entitlement reduces incentives for high-quality design because approvals become routine rather than thoughtfully reviewed.
- Repeal enables Calgary to pursue housing goals without unnecessarily sacrificing heritage homes, mature trees, or community character.

Transition / Grandfathering and Cost Arguments

- The Notice of Motion includes grandfathering to protect approved permits, reducing unfairness and legal risk. However, there should be no grandfathering protection for applications that have not yet been approved. That is not common municipal practice. Rights are based on approvals, not applications.
- Administration's cost concerns are not a reason to avoid repeal; democratic due-process costs are part of lawful governance and were incurred to implement the bylaw in 2024.
- If the City could afford the cost to impose blanket rezoning, it can afford the cost to correct it after clear public repudiation.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Public Submission

CC 968 (R2024-05)

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First name [required]	Rachel
Last name [required]	Kolber
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to Repeal Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I urge Council to vote in favour of the Notice of Motion to repeal blanket upzoning.

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First name [required]	Steve
Last name [required]	Kolber
How do you wish to attend?	
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Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to Repeal Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I urge Council to vote in favour of the Notice of Motion to repeal blanket upzoning.

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First name [required]	Andrew
Last name [required]	Weldon
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 17, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments ...)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	This email is in support of the Notice of Motion to Repeal Blanket Upzoning which will be debated by members of Council at an Executive Committee Meeting on Dec 17, 2025 and restore the residential zoning rules that existed prior to the change to blanket rezoning in 2024. This past municipal election was in effect a referendum on repealing blanket upzoning with a vast majority supporting the repeal. In addition, the vast majority of those who provided written and oral submissions to Council during the public hearing on blanket upzoning in 2024 were against blanket upzoning. From the public hearing in 2024 to the recent election there has been overwhelming public rejection of blanket upzoning. If you ran on repealing blanket upzoning in this recent election, then you must in good conscience also support this Notice of Motion. If you did not run on repealing the blanket upzoning I sincerely expect that you will keep an open mind and be willing to vote for what the majority of Calgarians voted for. You have no doubt been inundated with information of the pros and cons of blanket upzoning in the last several months so there is no need to repeat them here. Thank you for your time and your service.

Public Submission

CC 968 (R2024-05)

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First name [required]	Feisal
Last name [required]	Adatia
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Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Blanket rezoning was approved under a housing strategy to improve affordability. Where is the report to show that it has done that? This should have been a small scale study instead of a city wide experiment. There was no public buy in for the project, as illustrated by the over 6000 written submissions and 700 plus speakers with over 70 percent in opposition according to the City's own "what we heard" report. The October municipal election reflected the public's dissatisfaction with the blanket rezoning decision. This motion is a step towards restoring trust in Council and a move towards thoughtful planning that understands that each neighbourhood has unique characteristics that a blanket mandate does not address.

Public Submission

CC 968 (R2024-05)

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First name [required]	Cheryl
Last name [required]	Sandercock
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning Bylaw 21P2024 (Agenda not published at link)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	2025-12-04-PublicSubmission re Repeal Blanket Upzoning Sandercock.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Apologies, I think I missed the requirement to say whether I represent a community association - I do not. This re-submits the attached letter supporting the motion to repeal Blanket Rezoning bylaw 21P2024, with key amendments, thank you

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Cheryl Sandercock
Address: Ward 8

Date: Dec 4, 2025

Mayor Farkas and Members of Council,

Thank you for your service. I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. You may recognize the form of this submission, as teams of citizens have been working together to ensure more Calgarians have an opportunity to articulately express our views to Council. In particular, point 7, regarding amendments needed to protect against a surge of applications creating grandfathering where no approvals are in place, is critically important. As one of the thousands of Calgarians that submitted to Council in opposition to this bylaw during the public hearing of April 2024, yet were ignored by Council of the time, I urge this Council to support this repeal.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after

which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for serving and for considering this submission.

Respectfully,

Cheryl Sandercock

Ward 8

Public Submission

CC 968 (R2024-05)

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

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First name [required]	archibald David
Last name [required]	Salmon
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	blanket rezoning appeal
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I feel very strongly that the previous council and Mayor totally ignored the concerns of home- owners and pushed through the blanket rezoning. while i am not against more densification and recognise the chronic housing shortage i feel that it was not done in an inclusive manner and strongly vote AGAINST BLANKET REZONING. THANK YOU

Public Submission

CC 968 (R2024-05)

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First name [required]	Brian
Last name [required]	O'Connor
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Community Development
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Please see my attached letter.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	Letter to City Council Dec 4 2025.docx
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see my letter to Council

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Brian O'Connor
Address: 3808 8A Street SW, Calgary, AB T2T 3B5
Email: bjoconnor@shaw.ca

Date: Dec 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.
At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):
1. Democratic legitimacy and social licence
Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.
2. Lawful process is preserved
I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.
3. One-size-fits-all zoning is poor planning
Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.
4. Infrastructure and transportation impacts were not properly assessed
Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.
5. Loss of affordable housing stock
We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases

redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. Targeted alternatives exist and should guide growth

Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means better growth, in the right places, for the right reasons.

7. Transition must protect approvals — not create an amnesty window

It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts.

But merely applying, or "including" land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. Council should move swiftly to First Reading and set a clear cutoff

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction

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Thank you for your time and for considering this submission.

Respectfully,

Brian O'Connor
Elbow Park, Ward 8
bjoconnor@shaw.ca

To: City Clerk's Office, City of Calgary

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From: Brian O'Connor
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Email: [redacted]

Date: Dec 4, 2025

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Thank you for your time and for considering this submission.

Respectfully,

Brian O'Connor
Elbow Park, Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Tracy
Last name [required]	Cherniawsky
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal blanket upzoning. I am in favor of this motion
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. With a new council in place, it is important to acknowledge that blanket rezoning was pushed through, disregarding the voice of Calgarians. Calgarians have spoken. They have let council know that this is NOT what they want. Neighborhoods have lost their identity in the mad rush to build both duplexes and multi-plexes all in the name of affordable housing. Entry level houses (namely bungalows) have been torn down to accomplish this goal. What was built in their place is NOT affordable housing. Developers have taken away the reasonable and affordable houses to build what they want. Neighborhoods were not consulted and listened to. What happened to the local area plans? They were disregarded because they conflicted with councils plans. Neighborhoods that are in existences have an identity. People choose to buy a house based upon that identity. Buying a house is one of the most expensive purchases that a person will buy. What has happened was disgraceful. The equity people had in their houses has changed due to the invasiveness of tearing down good reasonable houses to build huge multiplexes, without accommodating for parking. There are now some Calgarians who own their properties, but have no privacy, and no enjoyment of what they once had. This is the time to stop this madness. Not only does council need to stop the blanket rezoning, but they need to put an immediate stop for the allowance of applications to change the zonings on houses that developers have already bought. This is the time to preserve our neighborhoods. Please note that Calgarians are NOT against redevelopment….as long as it is done in a reasonable and logical fashion. Consultation with neighborhoods is what is both reasonable and logical. There needs to be a process in place that involves a consultation with the neighborhood, and not just randomly be given acceptance to without thought. Please vote to repeal Calgary’s banket rezoning, and stop the automatic acceptance of rezoning. Thanks for your time Tracy Cherniawsky

Public Submission

CC 968 (R2024-05)

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First name [required]	Nancy
Last name [required]	Forbes
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket Rezoning repeal
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing urging council to repeal blanket Rezoning as soon as possible. I am not opposed to densification. In fact, 4 to 6 blocks in every direction from my inter city home are many apartment buildings. I am against the current blanket Rezoning because it does not increase affordability. What it does is ignore the character of mature neighbourhoods and ignores the views of long time residents in favour of developers. It additionally puts stresses on infrastructure, and creates parking night-mares. I fail to understand why multi units are allowed to proceed with little or no requirement for parking spots. I am a senior and quite frankly I cannot be forced to park blocks from my home because all the street parking is take. I hope this new council will repeal this ill thought out plan as fairly and in as expedient way as possible

Public Submission

CC 968 (R2024-05)

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First name [required]	DAN
Last name [required]	WILBURN
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to repeal blanket up zoning.
Are you in favour or opposition of the issue? [required]	In favour
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]	Maria
Last name [required]	Eisenberg
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
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[required] - max 75 characters	Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Blanket.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period. Set an early, firm date to prevent sudden, last-minute applications - only already approved requests should be grandfathered. SEE ATTACHED

December 4, 2025

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From:

Maria Eisenberg
2518 Longwood Court SW Calgary, AB T3E 6B7
[redacted]

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period. Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence** - Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved** - I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning** - Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing

density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed** - Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock** - We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth** - Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means better growth, in the right places, for the right reasons.

7. **Transition must protect approvals** — not create an amnesty window - It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts. But merely applying, or "including" land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application. If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff** - To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto** - I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction** - Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning

despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Maria Eisenberg
Ward 11
[redacted]

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Warren
Last name [required]	Krushel
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket upzoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	A Monster H-GO proposed just west of our property, had been approved, we appealed, they withdrew, applied again, under review, changed plans again, in circulation and now under review again! Look, same issues still exist. Overbuilt, parking, trees, sunlight, bad architecture and crowding. It simply doesn’t work at this location.

Public Submission

CC 968 (R2024-05)

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First name [required]	Jim
Last name [required]	MacDonald
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

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[required] - max 75 characters	Notice of Motion to repeal Calgary's blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning. In particular, Council must amend the transition/exemption clauses so the intent of the repeal is not undermined during the interim period. 1. Calgarians participated in the 2024 public hearing and opposed blanket rezoning. The previous Council ignored what was said by the taxpayers and approved the rezoning regardless. This 2025 election result is a clear indication of what Calgarian's desire. Approval of this Notice of Motion respects the wishes of the voters. 2. Abiding by the MGA is proper but delays to the hearings must be avoided. 3. Blanket rezoning ignores the unique differences among neighborhoods and destroys heritage character, mature tree canopy, existing density. 4. Infrastructure and transportation impacts were not assessed. There are no Sanitary and storm servicing studies, potable water capacity. Blanket rezoning failed to meaningfully evaluation traffic congestion, parking pressure, garbage pickup. 5. Blanket rezoning has not resulted in affordable housing types - quite opposite as new house types are more expensive than the original lot and house. 6. Work with the professional planners, developers and builders, set aside MR lands and under-utilized parks within the City for development with specific direction to build affordable housing. 7. Council must move quickly to First Reading but stop all applications while we wait for this to occur. 8. Federal funding can be re-directed to development of City lands, not to blanket rezoning that destroys heritage neighborhoods. For these reasons, I urge Council to vote in favor of the Notice of Motion and amend to prevent an interim surge of strategic applications. Calgary can meet housing needs with thoughtful planning. Council should also look to Administration's billion-dollar bank account created by the Off-site levies paid by the developers for the development of their new subdivisions. Thank you for considering this application.

Public Submission

CC 968 (R2024-05)

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First name [required]	Peter
Last name [required]	Ryder
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Blanket Rezoning has missed most of the objectives it was supposed to achieve while causing numerous negative consequences in mature neighbourhoods. I could list the missed objectives and the negative consequences, however, they are largely axiomatic, and have doubtless been reiterated by numerous submissions to the City, by many parties. The primary beneficiaries of Blanket Rezoning are Developers, not those seeking affordable housing. Please repeal Blanket Rezoning and replace it with sensible policies that will indeed provide affordable housing in Calgary, without the desecration of mature neighbourhoods. Once again, rather than boring you by detailing my recommendations for such policies, I refer you to sensible positions such as those put forward by Calgarians for Thoughtful Growth. Thank you in advance, in anticipation of the return to City Hall of both common sense and the democratic acceptance of the will of Calgarians.

Public Submission

CC 968 (R2024-05)

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First name [required]	Bruce
Last name [required]	Wiggers
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

To: City Clerk’s Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Bruce Wiggers
Address: 2403 Bay View Place S.W.
Email: bwiggers@shaw.ca
Date: Dec. 4, 2025
Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

What we need is planned, contextual density…LOCAL AREA PLANS, and not a free for all Blanket Rezoning that has no consideration for established communities.

This is accomplished through meaningful, good-faith consultation with affected communities.

Why should you support this Notice of Motion (with important amendments):

1. Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Repeal of Blanket Rezoning was the most important issue in our 2025 municipal election. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Blanket rezoning ignores planning and does not support how Calgarians want to see what the future of Calgary.
.
3. Infrastructure and transportation impacts are not properly assessed through Blanket rezoning.

4. Lower cost houses have been demolished and replaced with higher cost new homes through blanket rezoning.

5. Transition must protect approvals, however new applications should not be granted current Blanket Rezoning status.

6. Federal housing funding should not be what directs council to make decisions that have negatively impacted Calgarians.

Bruce Wiggers

2403 BayView Place S.W.

Public Submission

CC 968 (R2024-05)

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First name [required]	Brent
Last name [required]	Quinton
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	I want to support the motion to repeal Blanket Upzoning.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	NOM Support Package and Letter.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: R. Brent Quinton
Address: 1441 25A Street SW, Calgary, AB T3C 1J8
Email: [redacted]
Date: Dec 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
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2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

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   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also

failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

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For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an

interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

R. Brent Quinton
Shaganappi/ Ward 8
[redacted]

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First name [required]	Michelle
Last name [required]	Janousek
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Repeal Blanket Rezoning, City of Calgary.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Michelle Janousek
Address: Bowness
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. Repeal would restore a balanced approach where zoning changes happen through transparent, location-specific analysis rather than automatic entitlement.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period
.
Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social licence

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Lawful process is preserved

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

3. One-size-fits-all zoning is poor planning

Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. Infrastructure and transportation impacts were not properly assessed

Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature Communities. Especially here in Bowness, blanket rezoning was adopted without a credible, parcel-level or neighbourhood-level assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks). And parks are being demolished!

5. Loss of affordable housing stock

We have seen modest, relatively affordable homes and rentals demolished to create new

units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. Targeted alternatives exist and should guide growth

Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means better growth, in the right places, for the right reasons.

7. Transition must protect approvals — not create an amnesty window

It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts.

But merely applying, or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. Council should move swiftly to First Reading and set a clear cutoff

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction.

9. Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Michelle Janousek
Bowness, Ward 1
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Tara
Last name [required]	Mathison
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blank Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Altadore cannot accommodate more densification, as there is not sufficient parking, space for collection bins, or room on collector roads to get in and out. Replacing a single family home with as many as 16 rental units (as was planned on my street) only benefits the developers, not the community and ultimately not the renters as they are not able to build up equity in the property. I recognize that, as a City, we need to address the housing crisis, but it needs to be done more thoughtfully than blanket rezoning.

Public Submission

CC 968 (R2024-05)

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First name [required]	Tom
Last name [required]	Charlton
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I believe that the blanket rezoning has been undemocratically been pushed into effect that can dramatically change the communities we live in. Increased traffic and density in neighborhoods that effects existing land values and quiet enjoyment to properties owned by the citizens not wanting such interruptions' and devaluation of our land/ homes. Such density, and without sufficient parking, will create havoc and unrest amongst neighbors. Single family areas should remain just that.

Public Submission

CC 968 (R2024-05)

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First name [required]	Mary
Last name [required]	Graham
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	MOTION TO REPEAL BLANKET REZONING
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor Farkas and Council members, My name is MARY GRAHAM. I live in the beautiful heritage communitiy of Rideau Roxboro. I urge you to support the Notice of Motion to Repeal Blanket Rezoning in Calgary. Calgarians do not want it. We missed an excellent opportunity to do something transformative for the city, Blanket rezoning as it stands ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning. Sustainability is undertaking development without destroying what is there. I urge you to support the motion to repeal blanket rezoning, for the reasons below. Let's try again, and do it without wiping out the neighbourhoods that make Calgary Calgary. 1. Democratic legitimacy and social licence Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. 2. Lawful process is preserved I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. 3. One-size-fits-all zoning is poor planning Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. 4. Infrastructure and transportation impacts were not properly assessed. 5. Loss of affordable housing stock We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing. 6. Targeted alternatives exist and should guide growth Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means better growth, in the right places, for the right reasons. 7. Transition must protect approvals — not create an amnesty window. 8. Council should move swiftly to First Reading and set a clear cutoff. 9. Federal housing funding should not be used as a veto.

10.Cost is not a reason to avoid democratic correction.

Thank you.
MARY GRAHAM
Rideau Roxboro

Public Submission

CC 968 (R2024-05)

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First name [required]	Sheila
Last name [required]	Anderson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please accept this letter as a hope that the blanket rezoning must be repealed I personally attended the first day of “hearings “ in 2024 but I do not believe the majority of that council actually “heard” people The majority of citizens were against blanket rezoning, yet the council voted it in I may be called a NIMBY but the housing that is being constructed where a single family home once was is s NOT affordable housing, it high density with insufficient parking and infrastructure Blanket rezoning should only be considered on routes with reliable transit and it should not remove the current tree canopy Thank you for considering my comments Sheila anderson 3623 13 St SW Elbow Park Ward 8

Public Submission

CC 968 (R2024-05)

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First name [required]	Robert
Last name [required]	Richardson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

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[required] - max 75 characters	Regular Meeting of Council - Grounds for Support of Motion for Repeal
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Rob Letter to Council YYC Dec 4, 2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Rebecca R. Richardson
Address: 495 Bracewood Cres. SW
Email: [redacted]
Date: December 04, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also

failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

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    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Rebecca Richardson
Braeside/Ward 11
Phone [redacted]

E mail:[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Bob
Last name [required]	Cochlan
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 4, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	2026 Budget
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Bob Cochlan
Address: #67 Woodmeadows Close S.W. Calgary, Alberta T2W 4L8
Email: bob@cochlan.ca
Date: Thursday, December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social license**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   City administration bull doze the Local Area Plan process. It was never a two way dialogue.

Community members where told what the LAP rules would be. A full revamp of all LAP's must be done with 100% community input. Also build more communities. **Greenfield development is essential.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Marguerite
Last name [required]	Paulsen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeall if Blanket Zoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	The current zoning has not increased the supply of affordable homes because semi-affordable homes are being demolished to allow expensive new homes built. If we increase the number of dwellings in many of our older residential districts there will be an enormous amount of pressure on the infrastructure eg. sewer, water, electricity. This will cause much discomfort to the existing owners and increase our taxes to pay for upgrading the infrastructure. Parking will become an even bigger problem. And the character of the neighbourhoods will change not likely for the better. PLEASE REPEAL THIS BYLAW.

Public Submission

CC 968 (R2024-05)

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First name [required]	Susan
Last name [required]	Cochlan
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 4, 2025

Public Submission

CC 968 (R2024-05)

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[required] - max 75 characters	2026 Budget
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Susan Cochlan
Address: #67 Woodmeadow Close S.W. Calgary, Alberta T2W 4L8
Email: [redacted]
Date: Thursday, December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Democratic Legitimacy, Mandate, and Social Licence

- The 2024 blanket upzoning bylaw was pushed through despite overwhelming opposition at the 2024 public hearing, where the majority of speakers and submissions objected to the one-size-fits-all approach.
- Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned explicitly on repealing blanket rezoning.
- A lawful repeal process respects both democratic inputs: the statutory public hearing record and the clear electoral mandate.
- Maintaining a bylaw that lacks social licence damages trust in City Hall and fuels conflict, delay, and litigation risk in future planning.
- Repeal is necessary to restore confidence that Council listens to Calgarians and that public hearings mean something.
- Supporting the Notice of Motion is supporting a fair, transparent, and community-planned future for housing in Calgary.

Procedural Fairness and Meaningful Public Participation

- Blanket rezoning weakens procedural fairness by collapsing distinct neighbourhood realities into a single omnibus decision.
- The 2024 hearing process itself demonstrated how an omnibus approach prevents meaningful participation on parcel-specific impacts.
- City-wide rezoning removes residents' legitimate expectations that local planning processes will shape local growth.
- Fulsome consultation with affected communities is a prerequisite to harmonious, durable neighbourhood change and to maintaining public trust in planning decisions.
- The Notice of Motion is the appropriate first step: it starts a lawful repeal pathway and ensures a full public hearing on the change.

Planning Integrity and "One-Size-Fits-All" Problems

- Housing is needed in Calgary, but how we add housing matters; growth should be planned, contextual, and community-informed, not imposed universally across every neighbourhood.
- Blanket rezoning undermines the purpose of Local Area Plans and established growth strategies by overriding tailored community planning with a city-wide default.
- "One size fits all" zoning ignores the huge variation in neighbourhood context, lot patterns, heritage character, existing density, and local constraints.
- Repeal is not anti-housing; it is pro-democracy, pro-planning, and pro-targeted housing where it fits and where services can support it.
- Calgary can add housing through better tools: LAP-driven rezonings, corridor and node intensification, near-transit growth, and gentle density chosen through local plans.
- Repeal would restore a balanced approach where zoning changes happen through transparent, location-specific analysis rather than automatic entitlement.
- A return to pre-blanket districts does not stop growth; it simply ensures growth occurs through proper planning channels.

Affordable Housing Impacts and Demolition Pressure

- Blanket rezoning creates a structural bias toward demolition of older, more affordable homes because the new zoning makes redevelopment more lucrative than renovation.
- In many neighbourhoods, low-cost housing stock (small bungalows, entry-level homes, modest rentals) is being destroyed to build new units priced far beyond local affordability.
- Replacing older affordable units with expensive infills does not solve affordability for most Calgarians; it often accelerates displacement and price escalation.

Infrastructure, Transportation, and Neighbourhood Capacity

- Blanket rezoning was adopted without a credible, parcel-level or neighbourhood-level assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks).
- The City has not shown how uniform upzoning aligns with realistic timelines and funding for infrastructure upgrades.
- Traffic, parking pressure, and road safety impacts were not meaningfully evaluated at the neighbourhood scale before imposing blanket zoning.
- The bylaw risks overloading mature communities with narrow streets, limited on-street parking, and constrained transit access.
- Many residents support incremental density but oppose the scale and speed enabled by blanket rezoning without matching amenities or infrastructure.

Market Distortion, Speculation, and Predictability

- Blanket rezoning encourages speculative land price inflation because the added entitlement is granted everywhere at once.
- Speculation driven by blanket entitlement makes land more expensive and pushes final housing prices higher.
- Repeal supports predictability for residents and builders by returning to a system where zoning changes are deliberate and evidence-based.

Neighbourhood Character, Heritage, and Urban Design Quality

- Blanket rezoning threatens the character and stability of established neighbourhoods by enabling abrupt, uncoordinated redevelopment.
- The bylaw's universal entitlement reduces incentives for high-quality design because approvals become routine rather than thoughtfully reviewed.
- Repeal enables Calgary to pursue housing goals without unnecessarily sacrificing heritage homes, mature trees, or community character.

Transition / Grandfathering and Cost Arguments

- The Notice of Motion includes grandfathering to protect approved permits, reducing unfairness and legal risk. However, there should be no grandfathering protection for applications that have not yet been approved. That is not common municipal practice. Rights are based on approvals, not applications.
- Administration's cost concerns are not a reason to avoid repeal; democratic due-process costs are part of lawful governance and were incurred to implement the bylaw in 2024.
- If the City could afford the cost to impose blanket rezoning, it can afford the cost to correct it after clear public repudiation.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Public Submission

CC 968 (R2024-05)

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First name [required]	Kim
Last name [required]	Tumbach
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Community Development
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	In favour of repealing city wide blanket rezone
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	To: City Clerk’s Office, City of Calgary Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024) From: Kim Tumbach Address: 1623 Altadore Ave Email: kim.melanson@gmail.com Date: December 4, 2025 Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextua, gentle density growth, directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period. Reasons for supporting the repeal: 1. Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate. 2. I understand that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process. 3. One-size-fits-all zoning is poor planning Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure

constraints. City-wide entitlement cannot replace careful area-based planning.
4. Infrastructure and transportation impacts were not properly assessed
Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, etc)
Please consider what Calgarians are asking for and repeal blanket rezoning.

thank you for your time,
Kim

Public Submission

CC 968 (R2024-05)

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First name [required]	Paul
Last name [required]	Poffenroth
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	I would like to see the Blanket Rezoning Repealed.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Paul Poffenroth I purchased a home in Rutland Park for a reason. I would not like to have it become less appealing and less valuable because of indiscriminate and uncontrolled development.

Public Submission

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First name [required]	Danielle
Last name [required]	Marshall
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	NOM Letter Dec 3 v4.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I would like to see the blanket rezoning law repealed. Please see the attached letter for the reasons why.

PLEASE LEND YOUR SUPPORT TO THE NOTICE OF MOTION TO REPEAL BLANKET UPZONING NOTICE OF MOTION TO START THE PROCESS TO REPEAL BLANKET UPZONING

On November 17, 2024, in recognition of commitments made during the recent municipal election, Council members Andre Chabot, Dan McLean, Kim Tyers, Rob Ward, Mike Jamieson, Landon Johnston, and Mayor Jeromy Farkas introduced a notice of motion to start the process to repeal blanket rezoning. It Is the first step toward repeal and it will be debated at the city council meeting held on December 15th, 2025. Once approved, the repeal motion will likely be the subject of a public hearing in the first quarter of 2026.

IF YOU SUPPORT REPEAL OF BLANKET UPZONING PLEASE SUBMIT A LETTER OR COMMENTS IN SUPPORT OF THE NOTICE OF MOTION.

SUBMISSION RULES

The City's rules require that:

- Comments must be submitted 7 business days before the debate.
- Only comments submitted through the City's Submissions portal will form a part of the record.

WHY THIS IS IMPORTANT

This means that public comments in support of the repeal motion **must be submitted through the portal by noon this Friday, December 5, 2022**. Given the efforts of opponents to side-track or derail the repeal of blanket upzoning, your submission in support of the repeal is critical.

WHAT THE MOTION SAYS

The Notice of Motion seeks to restore the residential zoning rules as they existed prior to the change to blanket rezoning in 2024. (You can view a copy of the Motion here.)

It states that rezoning has not improved housing affordability and has created concerns regarding:

- Loss of neighbourhood character and mature tree canopy.
- Increased pressure on aging infrastructure (water, sewer, stormwater).
- Inadequate parking and traffic management in established communities.
- Unintended density impacts in areas without commensurate transit or amenities.
- Traffic congestion created due to excessive blue, black and green carts in alleys and roads.
- The Motion grandfathers (protects) applications submitted, under the blanket rezoning bylaw, prior to first reading of this notice of motion, as well as any projects with approved development permits, to proceed.
- A public hearing will still be required at a future date.

PLEASE SUBMIT A LETTER OR COMMENT INSUPPOT OF THE MOTIONTHROUGH THE CITY PORTAL BY THIS FRIDAY.

HOW TO SUBMIT A LETTER OF COMMENT

To be a part of the record, you must submit material to the City Council through the City of Calgary portal by using the online **Public Submission form**, which allows you to submit comments on upcoming agenda matters. Locate the form on the City's website and complete it with your name and comments, which will become part of the public record. The December 15th meeting is a Council meeting only – not a public hearing.

SUBMISSION STEPS

- Navigate to the City of Calgary's Public Submission form.
- Fill out the form with your name and contact information.
    - Select "Council" from the drop-down menu for the meeting you wish to address.
    - The date of the Council meeting is December 15, 2025.
- Enter your comments about an upcoming Council matter.
    - You can comment in the box provided or you can attach a document or letter with your comments.
- Submit the form. Your name and comments will be publicly available (they form part of the record) in the Council agenda and minutes.

GROUNDS FOR SUPPORT OF MOTION FOR REPEAL

Calgarians who support this Notice of Motion are not opposed to new, genuinely affordable housing. We support **planned, contextual density** that is directed to appropriate locations — especially along transportation routes, activity centres, and areas with sufficient services and utilities — and that is introduced through **meaningful, good-faith consultation with affected communities** so that growth is harmonious, infrastructure-supported, and trusted.

We have attached a template letter for your consideration. Outlining your own personal concerns or thoughts is the best form of submission. In your comments or letter to City Council, you may wish to consider some of the reasons that Calgarians have recently expressed concerning the negative impacts of blanket upzoning and the need for repeal that are set out below the form of letter.

AN EXAMPLE OF A FORM OF SUPPORT LETTER

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: [Full Name]
Address: [Street Address or Community Name]

Email: [Email Address]
Date: [Date]

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

[Full Name]
[Community / Ward, optional]
[Contact Information]

CONCERNS THAT HAVE BEEN RECENTLY EXPRESSED REGARDING BNKET UPZONING

Below is a list of concerns that Calgarians have recently raised regarding blanket upzoning. The purpose of this list is to help people identify and raise their own concerns. If any of the matters listed resonate with you, please use them to highlight your experience or express your own concern.

Democratic Legitimacy, Mandate, and Social Licence

- The 2024 blanket upzoning bylaw was pushed through despite overwhelming opposition at the 2024 public hearing, where the majority of speakers and submissions objected to the one-size-fits-all approach.
- Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned explicitly on repealing blanket rezoning.
- A lawful repeal process respects both democratic inputs: the statutory public hearing record and the clear electoral mandate.
- Maintaining a bylaw that lacks social licence damages trust in City Hall and fuels conflict, delay, and litigation risk in future planning.
- Repeal is necessary to restore confidence that Council listens to Calgarians and that public hearings mean something.
- Supporting the Notice of Motion is supporting a fair, transparent, and community-planned future for housing in Calgary.

Procedural Fairness and Meaningful Public Participation

- Blanket rezoning weakens procedural fairness by collapsing distinct neighbourhood realities into a single omnibus decision.
- The 2024 hearing process itself demonstrated how an omnibus approach prevents meaningful participation on parcel-specific impacts.
- City-wide rezoning removes residents' legitimate expectations that local planning processes will shape local growth.
- Fulsome consultation with affected communities is a prerequisite to harmonious, durable neighbourhood change and to maintaining public trust in planning decisions.
- The Notice of Motion is the appropriate first step: it starts a lawful repeal pathway and ensures a full public hearing on the change.

Planning Integrity and "One-Size-Fits-All" Problems

- Housing is needed in Calgary, but how we add housing matters; growth should be planned, contextual, and community-informed, not imposed universally across every neighbourhood.
- Blanket rezoning undermines the purpose of Local Area Plans and established growth strategies by overriding tailored community planning with a city-wide default.
- "One size fits all" zoning ignores the huge variation in neighbourhood context, lot patterns, heritage character, existing density, and local constraints.
- Repeal is not anti-housing; it is pro-democracy, pro-planning, and pro-targeted housing where it fits and where services can support it.
- Calgary can add housing through better tools: LAP-driven rezonings, corridor and node intensification, near-transit growth, and gentle density chosen through local plans.
- Repeal would restore a balanced approach where zoning changes happen through transparent, location-specific analysis rather than automatic entitlement.
- A return to pre-blanket districts does not stop growth; it simply ensures growth occurs through proper planning channels.

Affordable Housing Impacts and Demolition Pressure

- Blanket rezoning creates a structural bias toward demolition of older, more affordable homes because the new zoning makes redevelopment more lucrative than renovation.
- In many neighbourhoods, low-cost housing stock (small bungalows, entry-level homes, modest rentals) is being destroyed to build new units priced far beyond local affordability.
- Replacing older affordable units with expensive infills does not solve affordability for most Calgarians; it often accelerates displacement and price escalation.

Infrastructure, Transportation, and Neighbourhood Capacity

- Blanket rezoning was adopted without a credible, parcel-level or neighbourhood-level assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks).
- The City has not shown how uniform upzoning aligns with realistic timelines and funding for infrastructure upgrades.
- Traffic, parking pressure, and road safety impacts were not meaningfully evaluated at the neighbourhood scale before imposing blanket zoning.
- The bylaw risks overloading mature communities with narrow streets, limited on-street parking, and constrained transit access.
- Many residents support incremental density but oppose the scale and speed enabled by blanket rezoning without matching amenities or infrastructure.

Market Distortion, Speculation, and Predictability

- Blanket rezoning encourages speculative land price inflation because the added entitlement is granted everywhere at once.
- Speculation driven by blanket entitlement makes land more expensive and pushes final housing prices higher.
- Repeal supports predictability for residents and builders by returning to a system where zoning changes are deliberate and evidence-based.

Neighbourhood Character, Heritage, and Urban Design Quality

- Blanket rezoning threatens the character and stability of established neighbourhoods by enabling abrupt, uncoordinated redevelopment.
- The bylaw's universal entitlement reduces incentives for high-quality design because approvals become routine rather than thoughtfully reviewed.
- Repeal enables Calgary to pursue housing goals without unnecessarily sacrificing heritage homes, mature trees, or community character.

Transition / Grandfathering and Cost Arguments

- The Notice of Motion includes grandfathering to protect approved permits, reducing unfairness and legal risk. However, there should be no grandfathering protection for applications that have not yet been approved. That is not common municipal practice. Rights are based on approvals, not applications.
- Administration's cost concerns are not a reason to avoid repeal; democratic due-process costs are part of lawful governance and were incurred to implement the bylaw in 2024.
- If the City could afford the cost to impose blanket rezoning, it can afford the cost to correct it after clear public repudiation.

Public Submission

CC 968 (R2024-05)

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First name [required]	Holly
Last name [required]	Poffenroth
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	I am all for the Repealing of the blanket rezoning.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I moved out of Calgary's Downtown core to own a home in Rutland Park for a quieter environment. I would hate to see my home depreciate and have the neighbourhood become less desirable due to indiscriminate development.

Public Submission

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First name [required]	TOM
Last name [required]	MARCH
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

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[required] - max 75 characters	Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	NOM.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: TOM MARCH
Address: 710 EARL GREY CRES SW
Date: Dec 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw to restore the residential zoning rules as they existed prior to the change to blanket rezoning in 2024.

Reason for supporting the Notice of Motion:
Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

TOM MARCH
WARD 8
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Ronald
Last name [required]	Mathison
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

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[required] - max 75 characters	Repealing blanket upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	2025-12-04 City of Calgary re repealing blanket upzoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Ronald P. Mathison
Suite 4900, Eighth Avenue Place
525 - 8th Avenue S.W.
Calgary, Alberta T2P 1G1
[redacted]

December 4, 2025

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density** - growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities**. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

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3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

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    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

[redacted]

Ronald P. Mathison
1203 Colborne Crescent SW, Calgary, Alberta T2T 0R2
[redacted]
Mount Royal / Ward 8

Public Submission

CC 968 (R2024-05)

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First name [required]	Samantha
Last name [required]	Marcil
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

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[required] - max 75 characters	Support for Notice of Motion - Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Dear Mayor and Members of Council. I am in full support of the Notice of Motion to repeal Calgary's blanket rezoning bylaw. Blanket rezoning is in full swing in my neighbourhood and I have witnessed the destruction of dozens of perfectly livable, relatively affordable, bungalows and the stunning mature trees that surrounded them. In their place are poorly constructed, visually unappealing duplex, 4 plex, 8 plex or 12 plex homes. These homes are not affordable and have put significant pressure on existing infrastructure, not to mention parking and traffic congestion. Calgarians overwhelmingly rejected blanket rezoning in 2024, and all of our concerns have come to fruition. I request Council to vote in favour of the Notice of Motion. Sincerely, Samantha Marcil, Ward 8

Public Submission

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First name [required]	Hugh
Last name [required]	Ross
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

December 4, 2025

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

Hugh Ross
274 Eagle Ridge Drive SW
Calgary, AB
T2V 2V7

Dear Mayor and Members of Council,

As a long-time Calgary homeowner who has raised my family in this city, I am writing to express my support for repealing the blanket rezoning bylaw.

I want to emphasize that I'm not against building more homes or adding density where it makes sense. Calgary needs housing. What concerns me is how this blanket approach was implemented and the problems it creates.

The 2024 public hearing showed strong community opposition, and the recent election results confirmed that Calgarians want this reconsidered. Democracy means listening to residents, and this motion respects that principle while following proper legal procedures.

My concerns with blanket rezoning mainly include the differences between neighbor-hoods being ignored and the lack of infrastructure and transportation assessment that has been done. Every neighbourhood is different. What works on a main road doesn't work on a quiet residential street. We need tailored solutions, not one-size-fits-all rules. Before allowing development everywhere, the city should have evaluated whether our water, sewer, roads, schools, and transit can handle it. I believe Calgary can grow smartly through transit-oriented development and area-specific planning that considers local context while ensuring infrastructure can support that growth.

I urge Council to vote yes on this motion and strengthen the rules to preserve the intent of the repeal.

Thank you for considering my views.

Respectfully,
Hugh Ross

Public Submission

CC 968 (R2024-05)

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First name [required]	John
Last name [required]	McCormick
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I wish to see the Blanket Upzoning repealed. Other people who may comment on this issue may be more eloquent and may offer longer lists of reasons why this motion should succeed and why various objections to repeal of the Upzoning should be ignored. I would like to cut to the chase. I view the blanket upzoning as an abdication of responsibility by the past City Council to weigh the varying consequences of that policy respecting the differences in our many communities. In many of the older communities redevelopment has made street parking almost impossible, and traffic difficult on older narrow roads. Let us return to the best tools that existed before the Upzoning was approved, including Local Area Plans which in my experience reflected the best views of local communities. Please stop this ill thought-out planning system immediately. Make the change active from the date of the City Council resolution rather than creating a rush of less appropriate development applications.

Public Submission

CC 968 (R2024-05)

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First name [required]	Jacki
Last name [required]	McCallum
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Council
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please repeal blanket rezoning. It is incredibly negative to adjacent property owners (loss of property value, no sun/affects solar panels, hard on infrastructure and it creates havoc with parking etc. Nothing goid about the way it was done. I am furious that this was enacted so poirly by the last council. I'm in ward 6.

Public Submission

CC 968 (R2024-05)

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First name [required]	Joel
Last name [required]	Nealon
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to repeal Calgary’s blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period. Reasons for supporting the Notice of Motion (with important amendments): Democratic legitimacy and social licence Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate. Lawful process is preserved I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process. One-size-fits-all zoning is poor planning Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning. Infrastructure and transportation impacts were not properly assessed Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities. For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it.

Joel Nealon

Public Submission

CC 968 (R2024-05)

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First name [required]	Karen
Last name [required]	Arndt
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	December 15, 2025 Council Meeting regarding NOM to repeal Blanket rezoning.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	Repeal Blanket Upzoning.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached my letter to support for the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge City Council to initiate a lawful, efficient repeal process.

City Clerk's Office
City of Calgary

Re: **Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)**

Karen Arndt
23 Hillary Crescent SW
Calgary, AB T2V3J3
Email: [redacted]

Date: December 4, 2025

Mayor and Members of Council,

I am writing to express my support for the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge City Council to initiate a lawful, efficient repeal process.

At the outset, I want to clarify that I am not opposed to new housing or increased density. Calgary needs more housing options, including housing that is genuinely affordable that meets the needs of all residents. However, what we require is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and infrastructure. The growth should be introduced through meaningful, good-faith consultation with affected communities, ensuring that development is sustainable, infrastructure-supported, and equitable.

I support the repeal and this Notice of Motion in principle but I strongly urge Council to implement the motion in a way that genuinely restores fairness and democratic legitimacy. In particular, I recommend that Council amend the transition and exemption clauses to prevent the undermining of the repeal's intent during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence:** Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. This opposition was reaffirmed in the 2025 municipal election, where residents elected a Council majority that campaigned on repealing the blanket rezoning bylaws. **Approving this Notice of Motion respects both the record of public engagement and the clear electoral mandate expressed by the community.**

2. **Lawful process is preserved:** I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; rather, it initiates a lawful and proper repeal pathway. **Supporting this motion is supporting due process and the rule of law.**

3. **One-size-fits-all zoning is poor planning:** Blanket rezoning overlooks the unique characteristics of individual neighbourhoods, including lot patterns, heritage features, mature tree canopies, existing density, traffic conditions, and infrastructure constraints. **City-wide entitlement cannot substitute for thoughtful, area-based planning that respects these differences.**

4. **Infrastructure and transportation impacts:** Blanket rezoning was implemented without sufficient neighbourhood-scale assessments of infrastructure capacity, including water, sewer, stormwater systems, roads, schools, parks, and transit. Moreover, It failed to meaningfully evaluate the impacts on traffic, parking and safety in mature communities, risking overburdening existing systems and compromising community safety.

5**. Loss of affordable housing stock:** We have observed that modest, relatively affordable homes and rental units are being demolished to make way for new developments that are often beyond the financial reach of ordinary Calgarians. Blanket rezoning amplifies redevelopment pressure across the city, incentivizing demolition over renovation, and thereby accelerating the loss of lower-cost housing options.

6. **Targeted alternatives exist and should guide growth**: Calgary has the tools to add housing more effectively including Local Area Plans, corridor and node intensification,, secondary/backyard suites, and area-specific rezonings grounded in evidence and local context. **Repealing blanket rezoning does not equate to "no growth"' rather, it promotes smarter growth, focused in the right places and for the right reasons.**

7. **Transition must protect approvals**, **not create an amnesty window:** It is fair to safeguard projects that already have approvals such as development permits, subdivision approvals, building permits, under the current districts. However, simply applying, or "including" land in an in-stream proposal should not preserve blanket zoning. Rights vest at the point of approval, not at the application stage. If in-stream filings are protected, the City risks creating an amnesty period that encourages strategic last-minute applications and results in a permanent patchwork of blanket zoning—undermining the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff:** To maintain the integrity of the repeal process, Council should advance to First Reading as early as procedurally possible and establish that date as the definitive transition point. After this cutoff, new applications should not be eligible to generate exemptions. This reduces uncertainty, minimizes opportunities for system gaming, and fosters public confidence in the Council's commitment to fair and transparent planning.

9. **Federal housing funding should not be used as a veto**. I understand concerns regarding federal housing funding. However, federal programs are tied to broader housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can achieve it's housing goals through targeted, well-planned growth without the need to retain blanket rezoning.

10. **Cost is not a reason to avoid democratic correction.** Administration has suggested that repealing blanket rezoning will be costly, referencing the 2024 process. However, the expenses associated with lawful public hearings are part of the normal democratic governance. The City incurred those costs to implement blanket rezoning despite strong public opposition; therefore, it should not now use cost as a reason to avoid rectifying a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, with an amendment to ensure that only projects with approved permits are grandfathered, and to establish a clear First Reading cutoff. This will prevent a surge of strategic applications during the transition.

Calgary can fulfill its housing needs effectively while upholding democratic legitimacy, honouring neighbourhood character, and preserving existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Karen Arndt
Haysboro/ Ward 11
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	philip
Last name [required]	harding
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of motion to Repeal Blanket Rezoning

Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Support for Notice of Motion repeal blkt zoning Dec 8 25.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	We need to go back to using Good Planning Practices and individual ARP's Rescind all LAPs done to date Lets do some real, proper planning with real, proper engagement with the communities.

To: City Clerk's Office, City of Calgary, Dec 8, 2025

Re: Support for Notice of Motion

– Repeal of Blanket Rezoning (Bylaw 21P2024)\

From: Philip Harding

Address: [redacted]

Email: [redacted]

Mayor and Members of Council:

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage

character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the

cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for consider and I look forward to your voting in favour of this motion.

Respectfully,

Philip Harding, Richmond Knobhill, Ward 8

Tel: [redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Ralph
Last name [required]	Keller
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Public Submission

CC 968 (R2024-05)

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First name [required]	Janice
Last name [required]	Kennedy
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to repeal blanket upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	NOM Letter Dec 3 v4.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Janice Kennedy
Address: 4 Grove Hill Place SW T3E4G9
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those

costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Janice Kennedy
Glendale Ward 6
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Stuart
Last name [required]	Craig
How do you wish to attend?	
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Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	SUPPORT TO THE NOTICE OF MOTION TO REPEAL BLANKET UPZONING
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter to Council (05-December-2025).docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Dear Mayor Farkas and Council,

NOTICE OF MOTION TO START THE PROCESS TO REPEAL BLANKET UPZONING

I am writing to support the Notice of Motion to repeal Calgary's blanket upzoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. Congratulations on your appointments – with these come great hope for restoration of the public's trust that Mayor and Council (and particularly Administration [Planning and Development department]) will find their way back onto a credible path of public collaboration. It is time to lift the veil of darkness that has hung over the city.

The past four years of Mayor and majority of Council have been an abhorrent failure as measured on a number of fronts as it concerns the Blanket Upzoning Bylaw. The entire lifecycle leading up to the Bylaw has been a patently flawed exercise:

1. Beginning with the Guidebook for Great Communities document (which now mysteriously seems to have disappeared from public record) – whose purpose and content were confusing, disjointed and poorly defined, through to the equally disjointed latest iteration of a convoluted policy which is almost untraceable back the Guidebook – has lacked objectivity and any comprehensive understanding of its implications. In other words, administration, and previous mayor and much of council lacked competent decision-making principles.
2. A responsibility of each and every member within the Horseshoe is decision making free of bias. As demonstrated by past mayor and particular individuals, bias and willful disregard of public input were indeed rife. The principles of sound decision making were, instead, overridden by virtue signalling, disingenuity and lack of critical thinking and fact checking.
3. Through the debacle that was touted as open public fora and countless so-called 'ENGAGE' sessions proved to be squandered time, money and trust. The ENGAGE sessions were structured in a manner that precluded meaningful input points by participants, and lacked minutes or other evidence of specific input. The so-called "What We Heard' reports were dire misrepresentations of what was stated by participants when they were allowed to provide inputs. In summary, all above referenced input points were grossly misrepresented in favour of Administration's and Council's intentions.

4. A prime example of lack of transparency and what would appear to be a breach of accepted practice under the City of Calgary Code of Conduct is contained in the following situation. On 14 July 2025, a meeting was held for the public for the Daisy Project. There are no 12 storey buildings within the boundaries of Mount Royal, Bankview/Knob Hill, Marda Loop, Scarboro, Killarney, Cliff Bungalow, Rideau or any other area bound by MacLeod Trail and Sarcee, and 17th Avenue SW and Glenmore Trail West. It seems extremely odd that the city would specifically choose to allow a 12 storey building within one of Calgary's oldest commubnities. O2, who is the project's architect (and who strangely enough also consults to City Planning, which in itself appears to be a glaring conflict of interest) made what was likely an unintended slip by stating that that the City Planning informed O2 something along the lines "that if they waited three months, they would be passing the West Elbow LAP to allow for construction of up to 12 storeys." It is very odd that a project of this nature – entirely out of contextual fit – would be permitted.

This letter could go on for pages, but it is best to conclude with a **set of recommendations** for Mayor and Council to consider in the eventual repealing of the Blanket Rezoning bylaw:

1. Conduct comprehensive operational, performance and compliance audits at the very least for the Planning and Development Department.
2. Perform an impartial review and public reporting of processes specific to Planning and Development, with particular focus on engagement and documentation procedures.
3. Enable open access to reference materials/sources used by the Planning and Development department
4. Perform more detailed and open conflict of interest reporting for city hall staff (many of past councillors seem to have had unusual levels of funding from developers).
5. Demand and verify that councillors maintain impartiality in fulfilling their obligations to ALL communities within their respective wards (our previous Ward 8 councillor did nothing to demonstrate this).

The legacy of past council's incompetence (and it must be recognized as such), along with the Planning and Development department, has been nothing less than the stench of a failed social experiment. It has been mismanagement and wastage of tens of millions of dollars, tens of thousands of hours of emotion and sweat and quelched voices of taxpaying citizens. The time has come for a pragmatic approach to the management of what once was one of Canada's powerhouse cities. The faith and trust in city council needs to be the backbone to restore our position. It is time to ignore the meaningless distractions that preoccupied the previous council.

Sincerely,

Stuart Craig

Public Submission

CC 968 (R2024-05)

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First name [required]	Simonetta
Last name [required]	Acteson
How do you wish to attend?	
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[required] - max 75 characters	Notice of Motion to Repeal Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Notice of Motion to Repeal Blanket Upzoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

214 7 Avenue NE
Calgary, AB
T2E 0M7

City of Calgary,
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

Dear Mayor Farkas and Members of Council,

RE: Notice of Motion to Repeal Blanket Upzoning

On December 15th you will debate the Notice of Motion to repeal Blanket Upzoning of Calgary's residential areas. I am writing to urge you all to move the repeal forward and find a better solution for Calgarians.

I believe that with the right direction from this Council, Calgary can move forward with housing initiatives that show sensitivity to the needs and desires of Calgarians. The Public Hearing held in 2024 on the initiative to rezone Calgary was a revealing and meaningful event that stretched over weeks. What I heard was the absolute understanding from Calgarians that communities need to evolve and change, that housing is of primary importance to a growing city, that increased density is expected, desired and needed, but must be in consideration of those who live, work, and have invested in our homes and communities. Blanket upzoning did not respond to that vision.

The most important part of repealing is the next step. What will replace blanket upzoning? To devise a made in Calgary solution is an opportunity that I strongly believe this council can achieve.

Some members of council have campaigned on a position where they do not support a repeal, yet they identify the need for change to what is currently allowed. These members include my Ward 7 councillor Mr. Atkinson. It is my opinion as a resident, as a community volunteer, and as a professional planner, that those kinds of changes can only occur if the rezoning is repealed. Being that all members of Council should remain open to persuasion, I hope that you will consider my wishes along with many Calgarians

Once repealed and the previous land uses are restored, the lessons learned from the last year and a half can be explored, understood, and applied to a new solution for Calgary residential communities. There is a willingness to expand and grow communities with nuanced and thoughtful planning. Those solutions need to stem from the wisdom of community's experiences, the willingness of administration to truly listen to what works and what does not, and for Council to lead the city to those solutions. Not everything that will be proposed will make everyone happy, but with dedicated work, this council and an amenable administration can find the best solutions for the city and its many amazing communities.

Important to this repeal is to respect the land use and application process. I respectfully request that a date for First Reading of the repeal be established on December 15th, 2025, and that date act as the date after which applications for RCG forms will not be accepted until the completion of the Public Hearing and subsequent decision by Council. The date for First Reading should be in advance of the Public Hearing to avoid potential stacking of applications before the matter is decided. This allows developers currently preparing applications to have an established end date, while also giving residents the ability to know that the practice has been paused until the outcome is determined. I have personally witnessed that the current policies in place for redevelopment are often not adequately followed, and the arduous process of appeal remains the only path for beleaguered homeowners and community advocates. This practice must end.

I ask that council consider this opinion as they deliberate and that a repeal is implemented as soon as possible to reset trust and begin the work on a better solution for Calgary.

Sincerely,

Simonetta Acteson

Public Submission

CC 968 (R2024-05)

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First name [required]	Jacquelyn
Last name [required]	Poetker
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CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	I support the Notice of Motion to repeal Calgary’s blanket rezoning bylaw.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

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First name [required]	Amanda
Last name [required]	Stacey
How do you wish to attend?	
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[required] - max 75 characters	REPEAL OF BLANKET REZONING
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Bowness is one of the communities affected by this blanket rezoning. Bowness has had previous issues with aging infrastructure for sewer and water. High density permit requests needed to be assessed more in depth due to the aging sewer and water infrastructure. No major improvements have been made to the Bowness sewer and water infrastructure, how is it that high density building permits now exist? Due diligence and adequate engineering review is necessary. Blanket rezoning for high density building permits, without proper assessment to impacts to the existing aging sewer and water infrastructure in Bowness is irresponsible. The promise of affordable homes in Calgary is not being met in Bowness. The original lots with existing homes are being sold for approximately $600 K, and the new high density homes built on the same lot are $800 K + each with significant higher cost than original home cost.

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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]	Mainwaring
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Community Development
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 5, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Zoning repeal
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Zoning is individual. Blanket reasoning does not allow appropriate discussion.

Public Submission

CC 968 (R2024-05)

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First name [required]	Thomas
Last name [required]	Kent
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning Notice of Motion Item 5.2.1 -
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	It is time to follow the large majority of citizens who opposed blanket rezoning last year. Anyone who believes this had anything to do with more affordable housing was either mislead or doesn't know the facts. this was to be able to receive federal money from the housing accelerator fund. that ship sailed as the Province won't allow it now without its consent. Please return the zoning to its former state. Thank you.

Public Submission

CC 968 (R2024-05)

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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First name [required]	Rebecca
Last name [required]	Richardson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Regular Meeting of Council - Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Rebecca Letter to Council YYC Dec 4, 2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Rebecca R. Richardson
Address: 495 Bracewood Cres. SW
Email: [redacted]
Date: December 04, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also

failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Rebecca Richardson
Braeside/Ward 11
Phone [redacted]

E mail; [redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	jan
Last name [required]	mccaffery
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion For Repeal
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period. Jan McCaffery jan@cebinvestments.com

Public Submission

CC 968 (R2024-05)

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First name [required]	kenneth
Last name [required]	beatty
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P202
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Repeal Upzoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From:
Ken Beatty
[redacted]

Dec 5, 2025
Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin the repeal process.

I am not against new housing or more density. Calgary needs more homes, including ones people can actually afford. But growth should be planned and suited to each area. Higher density should go where it makes sense, like along transit routes, in activity centres, and in places that already have enough services and utilities. There also needs to be honest, meaningful consultation with the communities affected.

I support the repeal of blanket upzoning for the following reasons:

Democracy and public support
In 2024, many Calgarians spoke at a major public hearing and clearly opposed blanket rezoning. In the 2025 municipal election, voters again showed this by electing a Council majority that promised to repeal it. Supporting this Notice of Motion respects both the public hearing and the election results.

Blanket rezoning is bad planning
It treats all neighbourhoods the same, even though they are different in lot sizes, heritage, tree cover, existing density, traffic, and infrastructure limits. City-wide rules cannot replace careful local planning.

Infrastructure and traffic were not properly studied
Blanket rezoning was passed without enough neighbourhood-level study of infrastructure (water, sewer, roads, schools, parks, and transit). It also did not properly look at traffic, parking, and safety impacts in older communities.

Better, targeted options are available
Calgary can still add housing using better tools: Local Area Plans, growth along corridors and at key nodes, near-transit development, more secondary/backyard suites, and area-specific rezonings based on real data and local context. Repeal does not mean "no growth." It means better growth, in the right places, for the right reasons.

For these reasons, I ask Council to vote for the Notice of Motion, and to change it so only already approved projects are grandfathered, with a clear First Reading cutoff to prevent a rush of last-minute applications. Calgary can meet its housing needs without giving up democracy, neighbourhood character, or existing affordability.

[redacted]
Ken Beatty

Public Submission

CC 968 (R2024-05)

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First name [required]	Janice
Last name [required]	Hum-Patterson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	THE NOTICE OF MOTION TO REPEAL BLANKET UPZONING
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	20251204 Letter Repeal Blanket Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Janice Hum-Patterson
Address: Wilderness Drive SE. Willowpark
Email: [redacted]
Date: Dec 4, 2925

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.
At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.
I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.
Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.
2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.
3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.
4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.
5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.
6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings

based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.
8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.
9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.
10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.
11.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,
Janice Hum-Patterson
612 Wilderness Drive SE
Willowpark
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Meera
Last name [required]	Nathwani-Crowe
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	I support the motion to repeal blanket rezoning.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Blanket rezoning needs to be repealed. We need the city planners to plan communities. Not developers who do not consider needed infrastructure, amenities, transportation or schools.

Public Submission

CC 968 (R2024-05)

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First name [required]	James
Last name [required]	McFarland
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to Start Process to Repeal Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	James McFarland Feedback to City Dec 5 2025 Blanket Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary

Re: **Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)**

From: James McFarland

Address: [redacted]

Email: [redacted]

Date: Dec 5, 2025

Dear Mayor and Members of Council

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning bylaw and to urge Council to begin a lawful, efficient repeal process.

I weighed in on this issue in 2024 and added my voice to the objections to blanket rezoning. I remain strongly opposed to blanket rezoning (upzoning) that will destroy the unique character of heritage and other inner-city communities. As a father of three daughters, I support sensible initiatives to improve housing affordability which is out of reach to all but those advantaged individuals in our community. At the same time, we need to address homelessness and that is where the public sector must step up with creative solutions. The private sector can't do this on their own. This is a moral imperative in my view.

Having said that I believe there are ample opportunities for the City to grow up, in and out while preserving community character. One has only to drive around the City to see significant undeveloped areas without development or commercial developments well past their prime, including locations near transit infrastructure. I would like the City to map these areas for discussion. This would support a surgical approach to housing densification and affordability.

I am a member of the Mount Royal Community Association (MRCA) and support their arguments to repeal blanket rezoning, in particular:

1. Honouring the overwhelming opposition to blanket rezoning in the 2024 feedback to Council and the results of the current municipal election.
2. The one-size fits all zoning will result in the "Wild West" of development with disregard to infrastructure capacity, traffic, parking pressure, safety and destruction of what limited tree canopy exists within the City.
3. Rezoning will unlikely result in more affordable housing since it may incentivize demolition of older homes and reduce the stock of lower cost housing.
4. A surgical approach to affordability and densification can support sustainable growth of Calgary and a destination of choice in Canada.

5. Linking federal housing funding to rezoning now appears to be a “red herring” based on recent reports I have seen.
6. It’s not too late for a correction in policy.

Thank you for your attention

Yours truly

James McFarland

Public Submission

CC 968 (R2024-05)

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First name [required]	Kenneth
Last name [required]	Hayes
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Calgary's Blanket Rezoning (blanket upzoning)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	Opposition to Blanket Up Zoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Date: December 4th, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new

units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Ken Hayes

East Elbow Park

[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Jason
Last name [required]	Laverick
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Infrastructure and Planning
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket rezoning- Please repeal this terrible law.
Are you in favour or opposition of the issue? [required]	In opposition
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]	Marcy
Last name [required]	Cochlan
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Community Development
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

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[required] - max 75 characters	Repeal of blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Repeal blanket rezoning

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First name [required]	Steven
Last name [required]	Kelly
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
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[required] - max 75 characters	Notice of Motion for Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I write to support the Notice of Motion to repeal Calgary’s blanket rezoning (upzoning) bylaw. I urge Council to begin a lawful, efficient repeal process. Like many of my neighbours, I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. The current bylaw does not achieve this goal. We need planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period. Below, I highlight the reasons I support the Notice of Motion: 1. Democratic legitimacy 2. Lawful process is preserved 3. One-size-fits-all zoning is poor planning 4. Infrastructure and transportation impacts were not properly assessed 5. Prevent further loss of affordable housing stock 6. Targeted alternatives exist and should guide growth 7. Transition must protect approvals, not create an amnesty window 8. Council should move swiftly to First Reading and set a clear cutoff 9. Federal housing funding should not be used as a veto 10. Cost is not a reason to avoid democratic correction For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability. Thank you for your time and for considering this submission.

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First name [required]	Leontine
Last name [required]	Atkins
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
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CC 968 (R2024-05)

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[required] - max 75 characters	Repeal Blanket Zoning - I am in favour of REPEALING
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw. Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning Infrastructure and transportation impacts were not properly assessed - and I object to the notion by a city employee saying impacts are deminimus - NOT TRUE!Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities. We have seen modest, relatively affordable homes and rentals demolished to create new units. I object to notion federal funsing dependant on blanket zoning - see various legal responses prepared by Calgarians for Thoughtful Growth. TY, L Atkins, Parkhill CA

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Graeme
Last name [required]	Ryder
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter to City Dec 2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Graeme Ryder
Address: 6814 Locke Court SW – Lakeview Community
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also

failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an

interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Graeme Ryder
Lakeview / Ward 11
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	David
Last name [required]	Clarke
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Hello from Glendale (formerly an R1 neighborhood). I was born and raised in Glendale and eventually bought my parents home they purchased as first homeowners in 1956. I carefully read comments from my neighbours and agree thoughtful densification is necessary, but in my humble observation, there was no phase plan in whatsoever, e.g. start with nearby neighborhoods accustom to mid-density that have older duplexes converted to fourplex, ageing fourplex structures converted into row houses. Is there a way to phase in the necessary and eventual densification in a measure that frankly seems reckless and undisciplined? ****** An observation last summer ****** I am a runner and I have different routes through our neighborhood, which include passing the many multifamily construction projects on 17th Ave SW, 37th St SW and 26th Ave SW. What I DO observe – more often or not – worksite violations: (no Personal Protective Equipment [PPE] on some or all workers, no tethers on workers on the second or third floors, hard hats worn on a random few workers, but not all workers, running shoes on site, unsecured tarps evident on windy days, tripping hazards everywhere and a list of other hazardous actions and activities on site too many to list here. What is the safety inspection plan on these sites? Does the city have enough site inspectors for the number of projects underway? What is the quality assurance on these projects? I agree with the many comments my neighbours will put forward for Dec 15, 2025 and would like to add as haphazard the blanket rezoning plan rolled out (in my opinion), I observed last summer (in particular) the structures are being built with shockingly poor safety code adherence, in part there are so many projects on simultaneously. If that’s what I observe on the outside, what quality and safety is being built in to protect occupants’ years from now? I appreciate the time you took to read my concern. Thank you!

Public Submission

CC 968 (R2024-05)

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First name [required]	Jane
Last name [required]	Kinzer
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket Rezoning repeal
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Rezoning letter.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Jane Kinzer
Address: 1307 89 ave SW. Calgary Ab T2V0W9
Email: [redacted]
Date: Dec. 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.
2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.
3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.
4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.
5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure

everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**
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   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
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   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.
8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.
9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.
10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Jane Kinzer BEd, MTA
Haysboro/Ward 11
[redacted]

[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Patricia
Last name [required]	Tonner
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Rutland park fought and still lost their park. We have more than met diversity standards in terms of home options. We should no longer have to deal with blanket rezoning, thry are building a 364 unit multiplex at 29th and Richmond road already. The impact to traffic will be unmanageable with no other access stipulations by city planners.

Public Submission

CC 968 (R2024-05)

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First name [required]	Jill
Last name [required]	Robinson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning Bylaw
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I would like to add my voice to those wishing to have the previously approved Blanket Upzoning Bylaw repealed. Approval of the original bylaw went completely against the wishes of the majority of those who made in person submissions to the Public Hearing and those that chose to submit written submissions to Mayor and Council on this very important issue. While the City’s promotional materials touted “affordability” and “gentle” contextually thoughtful densification, the reality is neither has been borne out since this upzoning became law. A very cursory examination reveals that rents on one of these multiplexes is no more affordable than rental units which existed prior to the upzoning (ie. 3500 for an upper unit, 1500 for a basement unit). Also, when one of these units is built mid-block the properties on either side immediately are devalued to land value only - no one wants to invest in building a nice, single family home next to one of these back to back multiplexes. Therefore adjacent lots will fall to this type of development - block-busting at its finest. This degradation of communities was entirely preventable. What communities are subjected to is unfettered development where the developers hold all the cards, while the concerns of the communities/property owners are ignored. This is no “planning” in this model, just rampant development and destruction of community character. I live in Marda Loop and own a heritage home there. I also own my grandparents heritage home in Ramsay. Both of these neighborhoods have had their character negatively impacted by this poorly thought out legislation. We do not oppose creating more housing but there are more thoughtful and less destructive ways of accomplishing this - building more housing on transit nodes, more gentle types of densification (laneway housing - which preserves existing streetscapes), using brownfield lands to build truly “affordable” (ie below market) housing. I see no benefits to communities by continuing the current policy of allowing developers to build any number of units without adequate parking. This policy sets the stage for future community problems for which there will be no solution - the majority of households in this city have more than one vehicle, so allowing .5 parking spots per unit is beyond foolish. Added to this the removal of so many mature trees and putting buildings back to front of a property further adds to community blight.

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First name [required]	David
Last name [required]	Lachapelle
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

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What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning Bylaw 21P2024
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Date: December 5, 2025
To: City Clerk’s Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: David Lachapelle
Address: 1011 Dorchester Ave SW
Email: david.l@telus.net

Mayor Farkas and Members of Council,
I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning Bylaw 21P2024 and to urge Council to begin a lawful, efficient repeal process, as well as to put in place thereafter, quality based land use bylaw rules to enhance Calgary’s urban design and residential environments.
I am not opposed to new housing or increased density in suitable locations throughout the City. Calgary housing needs include accommodation that is truly affordable, in well planned communities, and located where increased density is—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities. Successful urban communities require meaningful and good-faith consultations between residents and the entities developing the housing. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.
I support repeal and this Notice of Motion and I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.
My reasons for supporting the Notice of Motion are largely the same as those of other citizens, so I will omit reciting them. And no I would not support any step at this time other than repeal. A return to the previous zoning pattern is essential as a first step to allow for a proper planning process to evolve in a qualitative, fair, and sensitive manner.
Thank you for your time and consideration of this submission.
Respectfully,

David Lachapelle
Ward 8
E: David.L@Telus.net

Public Submission

CC 968 (R2024-05)

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First name [required]	David
Last name [required]	Lachapellle
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion regarding Repeal of Blanket Rezoning Bylaw 21P2024
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Dec 5 Let to City Council re Repeal of Blanket Rezoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Resubmitting my previous submission with an attachment correcting some typos

Date: December 5, 2025

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: David Lachapelle
Address: [redacted]

Mayor Farkas and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning Bylaw 21P2024 and to urge Council to begin a lawful, efficient repeal process, as well as to put in place thereafter, quality based land use bylaw rules to enhance Calgary's urban design and residential environments.

I am not opposed to new housing or increased density in suitable locations throughout the City. Calgary housing needs include accommodation that is truly affordable, in well planned communities, and located where increased density is—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities. Successful urban communities require meaningful and good-faith consultations between residents and the entities developing the housing. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion and I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

My reasons for supporting the Notice of Motion are largely the same as those of other citizens, so I will omit reciting them. And no I would not support any step at this time other than repeal. A return to the previous zoning pattern is essential to allow a proper planning process to evolve in a qualitative, fair and sensitive manner.

Thank you for your time and consideration of this submission.

Respectfully,

David Lachapelle
Ward 8

E: [redacted]

Public Submission

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First name [required]	Debbie
Last name [required]	Bechthold
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

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[required] - max 75 characters	Debbie Bechthold Notice of Motion to repeal Calgary’s blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	city council - notice of motion.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Debbie Bechthold

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Debbie Bechthold
Address: 136 Shawnee Rise SW
Email: [redacted]
Date: Dec. 4th, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.
At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5.**Loss of affordable housing stock**
We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6.**Targeted alternatives exist and should guide growth**
Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7.**Transition must protect approvals — not create an amnesty window**
It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.

But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8.**Council should move swiftly to First Reading and set a clear cutoff.**
To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9.**Federal housing funding should not be used as a veto**
I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.
For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cut off to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.
Thank you for your time and for considering this submission.

Respectfully,

Debbie Bechthold
Shawnee Slopes / Ward 13
[redacted]
136 Shawnee Rise SW

Public Submission

CC 968 (R2024-05)

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First name [required]	William Brett
Last name [required]	Wilson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter to CCC.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

December 4th, 2025

The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

Attn: Jeromy Farkas, Mayor of Calgary

Re: **REPEAL OF BLANKET UPZONING**

As a proud Calgarian, I writing to express my vigorous support of the motion to restore residential zoning rules as they existed prior to the blanket rezoning in 2024.

I am aware that Calgarians for Thoughtful Growth ("CFTG") has delivered a detailed briefing resource to yourself and Calgary City Council members addressing recent claims that federal Housing Accelerator Fund ("HAF") payments depend on keeping citywide "blanket upzoning" in place. **This is not the case as the HAF Contribution Agreement does not make funding conditional on adopting or maintaining blanket upzoning** across Calgary's residential neighbourhoods that were previously zoned R-C1 and R-C2.

Former Mayor Gondek and senior members of City Administration publicly and very clearly advised that HAF funding was not tied to a single rezoning vote. Those assurances were made at Calgary Planning Commission, during the 2024 public hearing on blanket upzoning. This fact reiterated again on November 28, 2025.

Most significantly, the City has already exceeded the HAF Housing Supply Growth Target of 42,667 units more than a year ahead of schedule. CFTG notes that this early achievement greatly weakens any credible argument that repealing one bylaw could automatically void or claw back HAF funding. I totally agree!

Further CMHC has publicly stated funding has not been paused so why are the City Administrators (& in-house lawyers) trying to confuse the public and appear to be opposing the repeal of blanket upzoning?

Calgarians want the repeal and the HAF money is clearly not at risk. It is extremely important for Council to fix "blanket upzoning" and return residential districts to their previous zoning designations. I admire this Council's efforts to build Calgary.

Sincerely,

W. Brett Wilson

cc All City Councillors

PRAIRIE MERCHANT CORPORATION – SEVENTH FLOOR, 933-17 AVENUE SW, CALGARY, AB T2T 5R6

Public Submission

CC 968 (R2024-05)

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First name [required]	Kathy
Last name [required]	Pinder
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support the motion to repeal the blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I strongly support the motion to repeal blanket rezoning for these reasons: 1. Our community has strongly opposed the over riding of our distinct community growth plans 2. One-size fits all is poor planning. It is insensitive to critical factors such as aging infrastructure; the impact of increased traffic and lack of its management; the potential loss of tree canopy; inadequate parking and the overall loss of distinct community character. Please restore the residential zoning rules as they existed prior to the change to blanket rezoning.in 2024.

Public Submission

CC 968 (R2024-05)

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First name [required]	Alex
Last name [required]	Spence
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repealing Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing on behalf of myself and my family asking City Council to repeal blanket rezoning for the following reasons: - Loss of neighbourhood character and mature tree canopy. - Lack of public engagement in the amendments of IP2007 that increased maximums and minimums to R-CG back in Oct of 2022. - Increased pressure on aging infrastructure (water, sewer, stormwater) which established communities were not designed to handle. - Doubt that OSL will be enough to handle the need for infrastructure upgrades and a lack in desire to subsidize inner-city developers. - Inadequate parking and traffic management in established communities. - Unintended density impacts in areas without adequate transit or amenities. - Traffic congestion created due to excessive blue, black and green carts in alleys and roads. - This policy was implemented despite a majority of citizens in opposition at the public hearing. - I do not believe that all councillors and the mayor were amenable to persuasion. - I feel that there was evidence of procedural unfairness in how this policy as passed, including omissions in vital information to citizens, especially on secondary suites being permitted, in many instances. - Above all, the lack of affordability that this policy has created while removing the more affordable housing stock in these communities. - This policy has decreased resident ownership and increased a shift to corporately owned housing in our communities. It’s just bad policy and a lack of true planning. Thank you for your consideration.

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First name [required]	Tracey
Last name [required]	Miller
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

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[required] - max 75 characters	Repeal of Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Im in favour of repealing the blank rezoning law. Blanket rezoning has caused stress thoughtout my community and neighbors. It has caused long time community members to sell their houses in fear of lossing their privacy and space. Im opposed to the loss of our urban canopy, mature trees full of wildlife. In older communites the infrastructure , roads ,sewers and electrical can not accommodate these multi family units they are building on our large lots. Please reconsider this law, it is not welcomed by the citizens of Calgary, especially me and my family. Thank you.

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First name [required]	Doug
Last name [required]	McNeill
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Submission to Calgary City Council Dec 2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	thank you for your consideration of my submission

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion- Repeal of Blanket Rezoning (Bylaw 21P2024)
From: James Douglas McNeill
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Dear Major and Members of City Council,

I am a homeowner in a Calgary neighbourhood that is protected by a Restrictive Covenant (RC) limiting each lot to a single (or semi-) detached home. I chose this community for a range of reasons, but largely because the historical planning, in combination with the covenant promised a stable, consistent and predictable neighbourhood character. With the approval of "blanket-upzoning" in 2024, I am now deeply concerned that Calgary City Council is using Direct Control (DC) zoning to sidestep these privately registered agreements.

I participated in the three years of "consultations" with the City on our LAP, Local Area Plan, (at the time I resided in Eagle Ridge in Calgary, our home for 28 years). This was a three-year commitment, contributing to what we thought as volunteers would be engagement and a chance to lay the groundwork for planned densification. Wow, were we tricked when blanket densification was introduced post finalizing and City approval of our Local Area Plan.

So I have done my best to actively and openly participate in the consultation process on this important initiative, to develop the best plan imaginable for long range strategic planning for a growing population.

So, here are my reasons for supporting the Notice of Motion (with amendments):

1. The voices of the majority of folks. Calgarians participated in a long and ground breaking public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians maintained that opposition to by their choices for Major and Council candidates. The people of Calgary need to be respected for their clear position on the Notice of Motion to repeal blanket rezoning.

2. One size fits all is very poor or is not planning. Blanket rezoning ignores the Local Area Plan (LAP) process to pursue planned densification, a strategy for densification. Through the LAP process we considered lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints.

3. Loss of canopy is a real concern and seems to have been completely forgotten in the conversation. Calgary is already well below it's own target for canopy coverage and the cooling in ambient temperatures it brings. By building high density without planning, ambient temperatures will increase creating precisely the opposite effect desired by Calgarians for their City.

4. There has been a loss of affordable housing with the rush to tear down older more affordable rental homes and erecting more expensive infill housing. The City has already moved to close many of the trailer park communities and these lands sit empty for years or find new expensive density and not affordable hosing erected.

5. We need to support swift action on this topic to preserve the integrity of the process. Council should move to first reading as early as possible and treat that date as the clear transition gate after which new applications cannot generate exceptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in Council's direction.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered. This will be facilitated by a clear First reading cutoff to prevent an interim surge of applications. Calgary can meet the housing needs without sacrificing democratic legitimacy, neighbourhood context, existing affordability and working together with community associations and its residents to build the best plan for our city.

Thank you for your time and consideration of this submission.

Sincerely,

Doug McNeill
[redacted]
Calgary
Ward 8

Public Submission

CC 968 (R2024-05)

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First name [required]	Danielle
Last name [required]	Macdonald
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 (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to Repeal Blanket Re-zoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I support the Notice of Motion to Repeal Blanket Re-zoning and urge the Mayor and Councilors to do the same. Democracy Legitimacy - Respect the results of the 2024 Public Hearing when the vast majority of Calgarians opposed blanket rezoning. City of Calgary 2025 Election results also demonstrated opposition to blanket re-zoning. Sixty-three percent of voters in Ward 8 supported candidates that ran on platforms promising a repeal. One Size Fits All - This approach to zoning is lazy and poor planning. Use a targeted approach. Loss of Affordable Stock Projects in the application process are not approved and should be denied.

Public Submission

CC 968 (R2024-05)

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First name [required]	Nancy
Last name [required]	Manchak
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Good evening, I am writing to strongly support repealing the current blanket rezoning policy, and to do such in a manner that minimizes uncertainty during the transition period. Since being put in place, blanket rezoning has not increased housing affordability, but moreover in central neighborhoods an average priced single family home is typically instead replaced by expensive luxury multi-family units that strain infrastructure and increase density in a non-sustainable manner. The current blanket upzoning is a rushed public policy that aims to fit a square peg in a round hole. Instead, I implore the council to repeal this zoning bylaw and support development with more community-minded approaches that enable transparent and democratic processes to be respected. Thank you, Nancy Manchak, P.Eng.

Public Submission

CC 968 (R2024-05)

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First name [required]	Jennifer
Last name [required]	FitzGerald
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P202
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	J FitzGerald repeal blanket rezoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Jennifer FitzGerald

Address: Resident of Glendale, Calgary

Email: [redacted]

Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social licence

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Lawful process is preserved

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful

repeal pathway. Supporting it is supporting due process.

3. One-size-fits-all zoning is poor planning

Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. Infrastructure and transportation impacts were not properly assessed

Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. Loss of affordable housing stock

We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. Targeted alternatives exist and should guide growth

Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means better growth, in the right places, for the right reasons.

7. Transition must protect approvals — not create an amnesty window

It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts.

But merely applying, or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. Council should move swiftly to First Reading and set a clear cutoff

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Jennifer FitzGerald

[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	frank
Last name [required]	turcato
How do you wish to attend?	
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Public Submission

CC 968 (R2024-05)

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[required] - max 75 characters	REPEAL BLANKET ZONING -it is a blight on the community.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	REPEAL BLANKET REZONING.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	blanket rezoning has lead to a free for all- ruining peoples lives and enjoyment of their property. it is time to make this right!

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Frank and Mary Jane TURCATO

Address: 2927 LINDSAY DR SW, LAKEVIEW

Email: [redacted]

Date: DEC 4 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social licence

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Lawful process is preserved

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

3. One-size-fits-all zoning is poor planning

Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning. The upzoning bylaw is currently a free for all.

4. Infrastructure and transportation impacts were not properly assessed

Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. Loss of affordable housing stock

We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

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If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

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Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Frank Turcato

LAKEVIEW COMMUNITY

Public Submission

CC 968 (R2024-05)

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First name [required]	James
Last name [required]	Tallian
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

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CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P202
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	J Tallian repeal blanket rezoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: James Tallian

Address: Resident of Glendale, Calgary

Email: [redacted]

Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social licence

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Lawful process is preserved

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful

repeal pathway. Supporting it is supporting due process.

3. One-size-fits-all zoning is poor planning

Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. Infrastructure and transportation impacts were not properly assessed

Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. Loss of affordable housing stock

We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. Targeted alternatives exist and should guide growth

Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means better growth, in the right places, for the right reasons.

7. Transition must protect approvals — not create an amnesty window

It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts.

But merely applying, or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. Council should move swiftly to First Reading and set a clear cutoff

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

James Tallian

Resident of Glendale, Calgary

[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Amanda
Last name [required]	Lovig Hagg
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Meadowlark Park letter.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Letter attached.

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Amanda Lovig Hagg

Address: Meadowlark Park Community Association
Email: info@meadowlarkpark.org
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

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   I understand concerns about federal housing funding. However, federal programs are tied

to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Amanda Lovig Hagg, Community Engagement

Meadowlark Park Community Association (Ward 11)

Public Submission

CC 968 (R2024-05)

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First name [required]	Amanda
Last name [required]	Lovig Hagg
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Meadowlark Park letter.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Letter attached.

Public Submission

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First name [required]	Catherine
Last name [required]	McCunn
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. I am not against new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. What I’m against is destroying single family home neighborhoods. Calgarians deserve choice of where they want to live. Destroying this type of neighborhood in the name of affordability is wrong. It will lead to less house for more money. I support repeal and this Notice of Motion.

Public Submission

CC 968 (R2024-05)

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First name [required]	Mat
Last name [required]	Bouma
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notion of Motion to repeal Calgary's blanket rezoning bylaw
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Since the approval of blanket rezoning, we have witnessed nothing but an ad hoc approach to development. Anything goes. Anywhere. There is no respect for neighbours, streetscapes, context, communities, history, infrastructure and mature trees. We have watched first hand, the City of Calgary and SDAB display a complete disregard for any input directed at applications that would have otherwise never been approved. We have also not seen anything that would resemble affordable housing. We have only seen a rush to build low quality, large footprint single family homes, duplexes or town homes that all fall well outside of previous bylaw constraints and, thereby, are all priced well above anything considered affordable. I support densification in some forms, but not like this. Currently, there is no security in knowing that the land use that you bought into will be respected. Please vote to repeal blanket zoning. Mat Bouma Ward 8

Public Submission

CC 968 (R2024-05)

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First name [required]	Linda Amelia
Last name [required]	Hearst
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2024

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	REPEAL BLANKET UPZONING NOTICE OF MOTION
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	letter by Linda to city repeal upzoning Dec 5 2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Linda Amelia Hearst
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.
The 2024 zoning change to RCG or RG has already started on its undeniable effect to destroy the beautiful single-family home neighborhoods in Calgary that residents have worked very hard to sustain, without improving housing affordability.

I am not opposed to new housing or increased density in principle. Calgary needs more housing, especially housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. **I do oppose** relaxing/eliminating zoning laws and regulations to enable developers to make profits out of inappropriate developments in any residential part of the city that they choose. I believe developers have very little desire to alleviate housing pressures or provide affordable housing, and that they have exerted undue influence on City councillors and the previous mayor to achieve this destructive change to zoning laws. Profit is transparently and unquestionably their overarching motive. It is widely demonstrated that Community protests against over-height, high-density, out-of-character developments **fall on developers' deaf ears**.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Previous Council was not elected to change the zoning laws: this initiative was introduced after the election through pressure from developers, then rammed by ignoring negative public opinion . Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects applied for in harmony with residential neighborhood designs and community input that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or “including” land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition, and denial of a democratic plebiscite; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Linda Amelia Hearst,
Elbow Park Community / Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Margaret
Last name [required]	Ryder
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of motion to repeal blanket rezoning.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Blanket rezoning has clearly not provided affordable housing.

Public Submission

CC 968 (R2024-05)

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First name [required]	Brian
Last name [required]	Hearst
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2024

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	REPEAL BLANKET UPZONING NOTICE OF MOTION
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	letter to city repeal upzoning Dec 5 2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Brian Mack Hearst, CPA CA
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.
The 2024 zoning change to RCG or RG has already started on its undeniable effect to destroy the beautiful single-family home neighborhoods in Calgary that residents have worked very hard to sustain, without improving housing affordability.

I am not opposed to new housing or increased density in principle. Calgary needs more housing, especially housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. **I do oppose** relaxing/eliminating zoning laws and regulations to enable developers to make profits out of inappropriate developments in any residential part of the city that they choose. I believe developers have very little desire to alleviate housing pressures or provide affordable housing, and that they have exerted undue influence on City councillors and the previous mayor to achieve this destructive change to zoning laws. Profit is transparently and unquestionably their overarching motive. It is widely demonstrated that Community protests against over-height, high-density, out-of-character developments **fall on developers' deaf ears**.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Previous Council was not elected to change the zoning laws: this initiative was introduced after the election through pressure from developers, then rammed by ignoring negative public opinion . Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects applied for in harmony with residential neighborhood designs and community input that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or “including” land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition, and denial of a democratic plebiscite; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Brian Mack Hearst, CPA CA
Elbow Park Community / Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Pauline
Last name [required]	Jones
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write "2026 Budget" below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	motion to repeal upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Dear Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

What we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities.

I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

One-size-fits-all zoning is poor planning. Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning. We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians.

Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications.

Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability. Targeted alternatives exist and should guide growth Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means better growth, in the right places, for the right reasons.

Thank you for your time and for considering this submission.

Respectfully,
Pauline Jones
[redacted]

Ward 8

Public Submission

CC 968 (R2024-05)

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First name [required]	Richard
Last name [required]	Cary
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion for Repeal of Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Support for the Notice of Motion to Repeal Blanket Upzoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Richard Edward Cary
Address: 968 McKenzie Drive SE, Calgary, AB T2Z 1M8
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of

infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Richard Cary
McKenzie Lake / Ward 14
Cell [redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Sandy
Last name [required]	O'Connor
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Submission December 4 2025 in Support.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Submission in Support of Notice of Motion to Repeal Blanket Rezoning.

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning bylaw and to urge Council to begin a lawful, fair and efficient repeal process.

Let me begin by saying that I am not opposed to either new housing or increased density. These are both very important goals, as is the goal to develop housing that is affordable. What I am opposed to an approach that throws out civic planning and community input and instead, as blanket rezoning has done, gives the planning process to developers who are not invested in the bigger picture goals of civic planning.

Inner City Calgary - What has happened in my community since blanket rezoning was approved

Let me share with you my own personal experience living in an older inner city neighborhood.

Our neighborhood was previously an RC-1 neighborhood, with a mixture of older bungalows, typically built in the 1950s and early 1960s, as well as newer single family homes. Our older bungalows are much beloved by our community and have always been very affordable for people to live in. They are well maintained and represent a deep sense of the history of our community. As a matter of fact, those bungalows are often owned or rented by new Calgarians, who are starting their lives here. We have a wonderful mix of neighbors and community, and we all support each other. These bungalows are also home for many of our much beloved senior residents who have chosen to stay in this community. This mix of housing options has created a vibrant community that we are all proud of and invested in. Once the zoning changed to RC-G things began to change. Those beloved older bungalows have now been targeted by developers with applications in front of the City for much higher densification with the development of expensive row housing. The result: the affordable bungalows are scheduled to be torn down, and more expensive housing will be put up, with comparable developments showing that each unit will very likely sell at a price above the price of the original bungalows. This is not building affordable housing, it is developers capitalizing on land value in inner city neighborhoods, and it is real.

The Fairness of Planning for All Communities

I have read much about the fact that newer communities have densification and therefore it's only fair that the older communities also have it. I agree, densification in older communities is

necessary, but here's the difference. In speaking with the City of Calgary's own planners at many of the open houses the City hosted leading up to the 2024 hearing, they explained to me that they **plan** for densification in new neighborhoods. They thoughtfully develop areas of density, and also thoughtfully plan for areas of single family homes. They absolutely do not plan for random densification, for instance 8 plexes in the middle of a block beside bungalows. Those of us that live in the older inner city neighborhoods are only asking for the same respect. These older neighborhoods were thoughtfully planned when they were first built, this is what gives them their character. How can it be right to say that we are no longer going to give these older neighborhoods the respect of proper planning for their future. We too deserve the right to have planned communities.

It is incorrect to say that the "no planning" concept is fair because blanket rezoning has been applied equally across all communities. New communities were not planned with a blanket rezoning model, they were thoughtfully planned as I described above. They have new homes, and new homes will not be knocked down to make way for more new homes, the math doesn't work. So these newer communities will have their original plans essentially protected for decades to come. Blanket rezoning directly impacts older communities where the land value is high and old bungalows can be knocked down and new expensive multi family homes built in their place. That's the math. Older communities are harder hit by this, and they deserve proper planning for their future, that is all we are asking.

Calgary can add housing through planning and better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means planning for better growth, in the right places, for the right reasons.

Democratic Process

I am one of the hundreds of Calgarians who came down to City Hall and presented during the 2024 hearing. I sat through hours and hours of those presentations and I did not hear Calgarians saying they didn't want density or affordable housing, instead I heard Calgarians asking for planned density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities.

I am still stunned that we had a public hearing, all of Calgary was invited to come speak, hundreds of people did so, and yet at the end of that hearing, the overwhelming public opinion was ignored. Democracy is an important and fragile tenant of our society. It must be respected and honoured. Calgarians spoke and our last City Council chose to ignore those voices and make their own decisions based on their own perceptions and values. It is incredibly important that we recognize this breach of the democratic process and fix this. Administration has

suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

Transition must protect approvals — not create an amnesty window

It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts. But merely applying, or "including" land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Thank you for your time

Public Submission

CC 968 (R2024-05)

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First name [required]	Gail
Last name [required]	Cary
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of motion repealing Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Support for the Notice of Motion to Repeal Blanket Upzoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Gail Cary
Address: 968 McKenzie Drive SE, Calgary, AB T2Z 1M8
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of

infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Gail Cary
McKenzie Lake / Ward 14
Cell [redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Masoud
Last name [required]	Eslami
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Respectfully I submit and request that the Blanket rezoning be repealed. Reasons: rezoning has not and does not improved housing affordability and has created concerns regarding: • Loss of neighbourhood character and mature tree canopy. • Increased pressure on aging infrastructure (water, sewer, stormwater). • Inadequate parking and traffic management in established communities. • Unintended density impacts in areas without commensurate transit or amenities. • Traffic congestion created due to excessive blue, black and green carts in alleys and roads. - Blanket rezoning violate privacy of inhabitants - people bought their homes because they wanted to live in a single detached area houses and rezoning violates their established rights.

Public Submission

CC 968 (R2024-05)

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First name [required]	Douglas
Last name [required]	Van Helden
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	I support the motion to repeal blanket upzoning.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Blanket upzoning will cause many problems. Unintended density will negatively affect neighborhoods. Tree canopies will disappear. Traffic congestion will disrupt neighborhoods. Parking congestion will be problematic. Character of neighborhoods will be compromised. Infrastructure will be unable to handle increased development. I support planned, contextual density that is directed to appropriate locations — especially along transportation routes, activity centres, and areas with sufficient services and utilities — and that is introduced through meaningful, good-faith consultation with affected communities so that growth is harmonious, infrastructure-supported, and trusted.

Public Submission

CC 968 (R2024-05)

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First name [required]	Don
Last name [required]	Stephan
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Community Development
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 5, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period. Reasons for supporting the Notice of Motion (with important amendments): 1. Democratic legitimacy and social licence Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate. 2. Lawful process is preserved I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process. 3. One-size-fits-all zoning is poor planning Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning. 4. Infrastructure and transportation impacts were not properly assessed Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schoolsand parks

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First name [required]	Hector
Last name [required]	McFadyen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to Repeal the Calgary Blanket Rezoning Bylaw
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing to support the Notice of Motion to Repeal the Calgary Blanket Rezoning Bylaw. The existing bylaw was developed on idealistic expectations ignoring expert external opinion and citizens comments, both at the community and City level (Administration had an agenda and local input didn't matter). It has not addressed the matter of affordable housing for lower income residents ... a prime objective. It is destroying / has the potential to destroy the character of some the City's historical neighbourhoods where utilities and schools are currently over utilized. If low income housing is within the purview of City governance, I believe it should be based around City owned lands, close to bus / C-train options, and possibly managed arms length by the City. Other cities have done this with success and Calgary can certainly draw from those experiences. You would need to clean house and bring in fresh leadership in the development department ... something that is necessary to eliminate past biases. Thank you for your consideration, Hector McFadyen

Public Submission

CC 968 (R2024-05)

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First name [required]	Paul
Last name [required]	GARY
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	20251205 CTY Calgary Zoning repeal.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

126 – 8th Avenue Northeast
Calgary, Alberta CANADA T2E 0P5

Paul Gary + Maryse Lebel

T 403-277-3270

E infodesignform@gmail.com
E mlebel1975@gmail.com

Date: December 5, 2025…/2

To: **City Clerk's Office, City of Calgary**
From: Paul Gary and Maryse Lebel
126 - 8 Avenue NE, Calgary AB T2E 0P5

Email: infodesignform@gmail.com , mlebel1975@gmail.com

Re: **Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)**

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density — growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

…/2

126 – 8th Avenue Northeast
Calgary, Alberta CANADA T2E 0P5

Paul Gary + Maryse Lebel

T 403-277-3270

E infodesignform@gmail.com
E mlebel1975@gmail.com

3. **One-size-fits-all zoning is poor planning**
Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts. But merely **applying**, or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.
If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction.

126 – 8th Avenue Northeast
Calgary, Alberta CANADA T2E 0P5

Paul Gary + Maryse Lebel

T 403-277-3270

E infodesignform@gmail.com
E mlebel1975@gmail.com

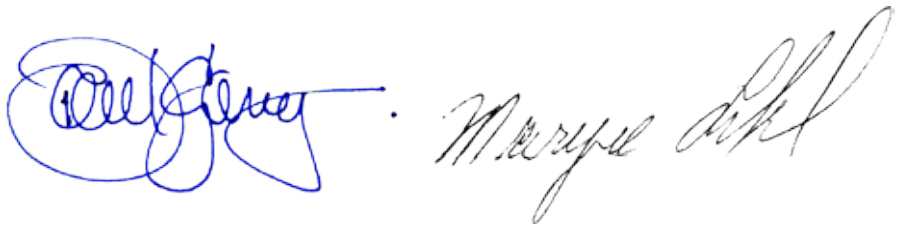
9. **Federal housing funding should not be used as a veto**
I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism**. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,



Paul Gary and Maryse Lebel
Crescent Heights / Ward 7
infodesignform@gmail.com
mlebel1975@gmail.com

126 – 8th Avenue Northeast
Calgary, Alberta CANADA T2E 0P5

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E **infodesignform@gmail.com**
E mlebel1975@gmail.com

Neighbourhood Character, Heritage, and Urban Design Quality

Blanket rezoning threatens the character and stability of established neighbourhoods by enabling abrupt, uncoordinated redevelopment. The bylaw's universal entitlement reduces incentives for high-quality design because approvals become routine rather than thoughtfully reviewed. Repeal enables Calgary to pursue housing goals without unnecessarily sacrificing heritage homes, mature trees, or community character.

To date, as an example, since 2015 in the Crescent Heights heritage inner-city neighbourhood, over forty-five small, well maintained, affordable homes have been destroyed to be replaced by a combination of architecturally innapropriate multi-plex units, unaffordable semi-detached and overzised single detached homes. No attempt was made to either preserve the existing heritage dwelling, or incorporate the replacement dwelling when it comes to mass, architectural integration into the existing streetscape and retained 45% landscape area proportions described in the land use bylaw.

BEFORE
Crescent Heights

215 7th Avenue NE

Affordable, well maintained residence. Proportioned landscape area to existing structure. Easily expandable with an additional storey or laneway house. No privacy or massing issues.

AFTER
Crescent Heights

215 7th Avenue NE

Modest quality, small, unaffordable rental units. Mature trees and landscape removed. Development is property line-to-property line land occupancy. No rear amenity areas for renters;. Main front entrances directly onto sidewalk.

Massing shade and loss provacy to adjacent property owners.

126 – 8th Avenue Northeast
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Massing shade and loss provacy to adjacent property owners.

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Viola
Last name [required]	Midegs
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	NOTICE OF MOTION TO REPEAL BLANKET UPZONING NOTICE OF MOTION TO START THE P
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	letter to council support repeal Dec 5 2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	see attached letter

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Viola Midegs
Address: [redacted]
Email: [redacted]
Date Dec 5, 2025

Mayor and Members of Council,

I am writing to strongly support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, schools, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion. I do urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. The 2024 blanket upzoning bylaw was pushed through despite overwhelming opposition at the 2024 public hearing, where the majority of speakers and submissions objected to the one-size-fits-all approach.
2. City-wide rezoning removes residents' legitimate expectations that local planning processes will shape local growth.

3. Housing is needed in Calgary, but how we add housing matters; growth should be planned, contextual, and community-informed, not imposed universally across every neighbourhood.

4. Blanket rezoning undermines the purpose of Local Area Plans and established growth strategies by overriding tailored community planning with a city-wide default.

5. "One size fits all" zoning ignores the huge variation in neighbourhood context, lot patterns, heritage character, existing density, and local constraints.

6. In many neighbourhoods, low-cost housing stock (small bungalows, entry-level homes, modest rentals) is being destroyed to build new units priced far beyond local affordability.

7. Replacing older affordable units with expensive infills does not solve affordability for most Calgarians; it often accelerates displacement and price escalation.

8. Traffic, parking pressure, and road safety impacts were not meaningfully evaluated at the neighbourhood scale before imposing blanket zoning.

9. The bylaw risks overloading mature communities with narrow streets, limited on-street parking, and constrained transit access.

10. Many residents support incremental density but oppose the scale and speed enabled by blanket rezoning without matching amenities or infrastructure.

11. Blanket rezoning threatens the character and stability of established neighbourhoods by enabling abrupt, uncoordinated redevelopment.

12. The bylaw's universal entitlement reduces incentives for high-quality design because approvals become routine rather than thoughtfully reviewed.

13. Repeal enables Calgary to pursue housing goals without unnecessarily sacrificing heritage homes, mature trees, or community character.

14. **Lawful process is preserved**
    I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

15. **One-size-fits-all zoning is poor planning**
    Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

16. **Infrastructure and transportation impacts were not properly assessed**
    Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

17. **Council should move swiftly to First Reading and set a clear cutoff**
    To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

18. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an

interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Viola Midegs
Altadore
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Bob
Last name [required]	Clark
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
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 Bylaw 21P2024. Communities that were designed in the post war era, up until the late 1990's were designed at a density of 22 people acre which roughly translates to 7 units per acre. Infrastructure, including water, sewer ,roads, electrical, gas, telecommunications, libraries, firehalls and schools were all designed for this density. While there is some capacity in the system to accommodate additional density, it should be located in areas that have capacity and where it makes sense to locate additional housing. Locating density within all communities on a random basis indicates a failure to plan adequately for the additional strain that will be put on the system. This will not show up immediately but, in time, the lack of capacity will become noticeable. New neighbourhoods are planned for specific densities and the same should hold true for planning within existing communities. Good planning should dictate where density can be located and infrastructure should be provided for this additional density. The LAP process provides for a good model with which to properly plan for additional desnsity. While the existing LAPs are somewhat flawed, as they too, do not really recognize capacity constraints, it is a good start for determining where density may be located. By locating additional housing in specific areas, we can achieve the goals of intensifying the City while not placing a burden on the existing infrastructure. I urge Council to support the Notice of Motion and to repeal Bylaw 21P2024

Public Submission

CC 968 (R2024-05)

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First name [required]	Tim
Last name [required]	Myers
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	See attached letter confirming support for Notice of Motion.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	LT City re Motion to Repeal Blanket Upzoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

December 5, 2025

City of Calgary
City Clerk's Office

Dear Mayor and Members of Council,

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

We are writing to support the Notice of Motion to repeal Calgary's blanket rezoning / blanket upzoning bylaw (the "**Bylaw**") and to respectfully request that Council repeal the Bylaw without delay.

We are not opposed to new housing or increased density; however, we are opposed to the current Bylaw on the basis that it promotes development that is not sustainable, is not properly planned, lacks contextual density, and ultimately does not effectively address the City's housing needs. We support repeal of the Bylaw and the Notice of Motion and request that Council ensure the Motion is implemented in a way that restores fairness and legitimacy to the planning process. In particular, Council should amend the transitional/exemption clauses so that the intent of the repeal is not undermined during the interim period.

The specific reasons underpinning our support for the Motion are as follows:

- It is clear, based on the extensive opposition to the Bylaw at the public hearing in 2024 and based on the results of the 2025 municipal election, that approving the Motion respects the hearing record and Council's mandate;

- Blanket rezoning ignores real differences among neighbourhoods – lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful and thoughtful area-based planning;

- Blanket rezoning was adopted without sufficient neighbourhood-scale assessment of infrastructure capacity. It also fails to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities;

- If part of blanket rezoning's goal is to create more affordable housing, it is not achieving that objective. Since the passing of the Bylaw, data clearly indicates that modest, relatively affordable homes and rentals are being demolished to create new units that are not affordable for many Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once, and incentivizes demolition over renovation, which accelerates the loss of lower-cost housing;

- Targeted and better alternatives exist and should guide growth. These includes Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context; and

- While it is fair to protect projects that already have approvals under the current districts, it is not fair to preserve blanket rezoning for projects that have only been applied-for. If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning, which detracts from the purpose of repealing the Bylaw.

Based on the above, we strongly request that Council vote in favour of the Notice of Motion, and amend it so that only approved projects are grandfathered.

We appreciate Council's consideration of our submission.

Sincerely,

Tim and Jessica Myers

Public Submission

CC 968 (R2024-05)

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First name [required]	Pamela
Last name [required]	Scott
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning (Land Use Bylaw 1P2007
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Calgary continues to face a housing crisis. It is estimated 85,000 households are unable to afford their shelter costs. To effectively address this challenge, we must increase density throughout the city. While Transit Oriented Development will need to play a role in any action plan, it can not be the 'default' action Calgary relies on. There are problems with the current by-law, but those can be addressed through thoughtful revision. I ask Councillors to defeat the notice of motion to repeal.

Public Submission

CC 968 (R2024-05)

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First name [required]	Charles
Last name [required]	Whitaker
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	MOTION TO REPEAL BLANKET REZONING
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Blanket rezoning was adopted without a credible, parcel-level or neighbourhood-level assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks). • The City has not shown how uniform upzoning aligns with realistic timelines and funding for infrastructure upgrades.• Blanket rezoning encourages speculative land price inflation because the added entitlement is granted everywhere at once• Blanket rezoning threatens the character and stability of established neighbourhoods by enabling abrupt, uncoordinated redevelopment

Public Submission

CC 968 (R2024-05)

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First name [required]	Wayne
Last name [required]	Thomas
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Document1.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Wayne Thomas
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,
I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.
At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.
I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.
Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.
2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.
3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.
4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.
5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create

new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**
7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.
8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.
9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.
10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.
Thank you for your time and for considering this submission.
Respectfully,
Wayne Thomas
Shaganappi / Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Bev
Last name [required]	Jarvis
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	9.4.1

Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME	2025 CACH Outcome 1 Recommendations.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Council Advisory Committee on Housing

December 12, 2026

Mayor Farkas and All Members of Council
Municipal Building
800 Macleod Trail SE
Calgary, Alberta T2G 5E6

Dear Mayor Farkas and All Members of Council:

Subject: Home is Here Target 3,000 New Non-Market Units Per Year

The Council Advisory Committee on Housing (CACH), comprised of diverse market and non-market housing experts and community representatives, provides independent advice on addressing the growing demand for affordable housing.

Following a review of Outcome 1 in the *Home is Here* strategy and the target of 3,000 new non-market units per year, we recommend the following actions to increase housing supply and affordability:

1. **Prioritize City-owned land for non-market housing** above other corporate priorities.
2. **Continue the Non-Market Land Sale** with a *minimum* of ten parcel dispersals every two years.
3. Ensure **sufficient resources for the Housing Land Fund**, including capital support to increase non-market housing supply.
4. **Make all housing a permitted use** (1.C.5.ii, *Home is Here*). If all housing types are permitted, projects that meet zoning rules receive automatic development permit approval. This is a meaningful step toward solving the housing crisis and ensures multifamily builders and providers have the same rights as single-family home builders.
5. **Implement as-of-right zoning** to ensure projects that follow zoning rules receive City-related approvals. This certainty reduces risk for new development and lowers

the cost of living for residents. As-of-right zoning increases efficiency, predictability, and housing production.

These recommendations will strengthen the City's ability to meet the non-market housing target and respond more effectively to the increasing demand for affordable housing. We value your leadership and look forward to continuing our role as advisor in this important work.

Sincerely,

Beverly Jarvis
Chair CACH
Bevj@onwardhomes.ca

Kevin Webb
Vice-Chair CACH
Kevinw@thedi.ca

Public Submission

CC 968 (R2024-05)

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First name [required]	April
Last name [required]	Brooks
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Calgary’s blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter Two for December 4 2025 Repealing Blanket Rezoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: April Brooks
Address: [redacted]
Email: [redacted]
Date: Thursday, December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Democratic Legitimacy, Mandate, and Social Licence

- The 2024 blanket upzoning bylaw was pushed through despite overwhelming opposition at the 2024 public hearing, where the majority of speakers and submissions objected to the one-size-fits-all approach.
- Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned explicitly on repealing blanket rezoning.
- A lawful repeal process respects both democratic inputs: the statutory public hearing record and the clear electoral mandate.
- Maintaining a bylaw that lacks social licence damages trust in City Hall and fuels conflict, delay, and litigation risk in future planning.
- Repeal is necessary to restore confidence that Council listens to Calgarians and that public hearings mean something.
- Supporting the Notice of Motion is supporting a fair, transparent, and community-planned future for housing in Calgary.

Procedural Fairness and Meaningful Public Participation

- Blanket rezoning weakens procedural fairness by collapsing distinct neighbourhood realities into a single omnibus decision.
- The 2024 hearing process itself demonstrated how an omnibus approach prevents meaningful participation on parcel-specific impacts.
- City-wide rezoning removes residents' legitimate expectations that local planning processes will shape local growth.
- Fulsome consultation with affected communities is a prerequisite to harmonious, durable neighbourhood change and to maintaining public trust in planning decisions.

- The Notice of Motion is the appropriate first step: it starts a lawful repeal pathway and ensures a full public hearing on the change.

Planning Integrity and "One-Size-Fits-All" Problems

- Housing is needed in Calgary, but how we add housing matters; growth should be planned, contextual, and community-informed, not imposed universally across every neighbourhood.
- Blanket rezoning undermines the purpose of Local Area Plans and established growth strategies by overriding tailored community planning with a city-wide default.
- "One size fits all" zoning ignores the huge variation in neighbourhood context, lot patterns, heritage character, existing density, and local constraints.
- Repeal is not anti-housing; it is pro-democracy, pro-planning, and pro-targeted housing where it fits and where services can support it.
- Calgary can add housing through better tools: LAP-driven rezonings, corridor and node intensification, near-transit growth, and gentle density chosen through local plans.
- Repeal would restore a balanced approach where zoning changes happen through transparent, location-specific analysis rather than automatic entitlement.
- A return to pre-blanket districts does not stop growth; it simply ensures growth occurs through proper planning channels.

Affordable Housing Impacts and Demolition Pressure

- Blanket rezoning creates a structural bias toward demolition of older, more affordable homes because the new zoning makes redevelopment more lucrative than renovation.
- In many neighbourhoods, low-cost housing stock (small bungalows, entry-level homes, modest rentals) is being destroyed to build new units priced far beyond local affordability.
- Replacing older affordable units with expensive infills does not solve affordability for most Calgarians; it often accelerates displacement and price escalation.

Infrastructure, Transportation, and Neighbourhood Capacity

- Blanket rezoning was adopted without a credible, parcel-level or neighbourhood-level assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks).
- The City has not shown how uniform upzoning aligns with realistic timelines and funding for infrastructure upgrades.
- Traffic, parking pressure, and road safety impacts were not meaningfully evaluated at the neighbourhood scale before imposing blanket zoning.

- The bylaw risks overloading mature communities with narrow streets, limited on-street parking, and constrained transit access.
- Many residents support incremental density but oppose the scale and speed enabled by blanket rezoning without matching amenities or infrastructure.

Market Distortion, Speculation, and Predictability

- Blanket rezoning encourages speculative land price inflation because the added entitlement is granted everywhere at once.
- Speculation driven by blanket entitlement makes land more expensive and pushes final housing prices higher.
- Repeal supports predictability for residents and builders by returning to a system where zoning changes are deliberate and evidence-based.

Neighbourhood Character, Heritage, and Urban Design Quality

- Blanket rezoning threatens the character and stability of established neighbourhoods by enabling abrupt, uncoordinated redevelopment.
- The bylaw's universal entitlement reduces incentives for high-quality design because approvals become routine rather than thoughtfully reviewed.
- Repeal enables Calgary to pursue housing goals without unnecessarily sacrificing heritage homes, mature trees, or community character.

Transition / Grandfathering and Cost Arguments

- The Notice of Motion includes grandfathering to protect approved permits, reducing unfairness and legal risk. However, there should be no grandfathering protection for applications that have not yet been approved. That is not common municipal practice. Rights are based on approvals, not applications.
- Administration's cost concerns are not a reason to avoid repeal; democratic due-process costs are part of lawful governance and were incurred to implement the bylaw in 2024.
- If the City could afford the cost to impose blanket rezoning, it can afford the cost to correct it after clear public repudiation.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Public Submission

CC 968 (R2024-05)

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First name [required]	Karen
Last name [required]	Storwick
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

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CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for the Notice of Motion to repeal Calgary’s blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	In Favour of the Notice of Motion to Repeal Blanket Rezoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Karen Storwick
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

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8. **Council should move swiftly to First Reading and set a clear cutoff**
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9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

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For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Karen Storwick
Mount Royal Ward 8

[redacted]
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Warren
Last name [required]	Davidson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Support of Repeal of Blanket Rezoning .docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Warren Davidson
Address: 2017-43 Ave SW, Calgary
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
We recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Transition must protect approvals — not create an amnesty window**
It is fair to protect projects that already have approvals (development permits, subdivision

approvals, building permits) under the current districts. Merely applying, or "including" land in an in-stream proposal, should not preserve blanket zoning. Rights should rely on approval, not on application. If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

7. **Council should move swiftly to First Reading and set a clear cutoff**
To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

8. **Federal housing funding should not be used as a veto**
We understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

9. **Cost is not a reason to avoid democratic correction**
Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Warren Davidson
Ward 8

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Jarrod
Last name [required]	Brooks
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Calgary’s blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter ONE for December 4 2025 Repealing Blanket Rezoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Jarrod Brooks
Address: [redacted]
Email: [redacted]
Date: Thursday, December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   City administration bull doze the Local Area Plan process. It was never a two way dialogue. Community members where told what the LAP rules would be. A full revamp of all LAP's must

be done with 100% community input. Also build more communities. **Greenfield development is essential.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Public Submission

CC 968 (R2024-05)

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First name [required]	Tobin
Last name [required]	Walker
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	The Notice of Motion seeks to restore the residential zoning rules as they existed prior to the change to blanket rezoning in 2024. Rezoning has not improved housing affordability and has created concerns regarding: • Loss of neighbourhood character and mature tree canopy. • Increased pressure on aging infrastructure (water, sewer, stormwater). • Inadequate parking and traffic management in established communities. • Unintended density impacts in areas without commensurate transit or amenities. • Traffic congestion created due to excessive blue, black and green carts in alleys and roads.

Public Submission

CC 968 (R2024-05)

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First name [required]	Paul
Last name [required]	Lessard
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	REPEAL OF BLANKET REZONING
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	City of Calgary - Repeal Blanket Rezoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Thank you for considering this letter requesting the City repeal the blanket zoning in Calgary. Sincerely, Paul Lessard

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Paul Lessard
Address: [redacted]
Email: [redacted]
Date: Dec 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.
At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social licence

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Lawful process is preserved
I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

3. One-size-fits-all zoning is poor planning
Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. Infrastructure and transportation impacts were not properly assessed
Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. Loss of affordable housing stock
We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment

pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. Targeted alternatives exist and should guide growth
Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means better growth, in the right places, for the right reasons.

7. Transition must protect approvals — not create an amnesty window
It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts.
But merely applying, or "including" land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.
If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. Council should move swiftly to First Reading and set a clear cutoff
To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction
Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Paul Lessard
Altadore, Ward 8

Public Submission

CC 968 (R2024-05)

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First name [required]	Evonne
Last name [required]	Whelan
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	My family is vehemently opposed to blanket upzoning. Especially in established inner city neighborhoods. It does NOTHING to help affordability. Only destroys older communities by increasing densification, traffic and parking problems, erodes neighborhood character, and pits neighbor against neighbor. There is no justification for this in any shape or form.

Public Submission

CC 968 (R2024-05)

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First name [required]	Colleen
Last name [required]	Whitaker
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Infrastructure and Planning
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 5, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket Rezoning Repeal Motion
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Motion to Repeal Blanket rezoning • Loss of neighbourhood character and mature tree canopy. • Increased pressure on aging infrastructure (water, sewer, stormwater). • Inadequate parking and traffic management in established communities. • Unintended density impacts in areas without commensurate transit or amenities.

Public Submission

CC 968 (R2024-05)

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First name [required]	Suzan
Last name [required]	Johnson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I want to express my support to repeal blanket upzoning. Large dwelling units, including rowhouses, townhouses, H-GOs, and other multi-unit dwellings do not belong everywhere. Most importantly, they do not belong mid-block. These developments dwarf most existing homes, and present a huge loss of privacy to the existing neighbours. An existing home which provided families a place to relax, garden, entertain, and a place for children to play, could (and does) allow for many windows and overlooking from new rowhouses, etc next door. Existing neighbours do not get to enjoy their backyards as before. This is unacceptable. We cringe when a home goes up for sale, as we are fearful that a new multi-unit dwelling will be built next door. Please repeal the blanket upzoning. Blanket is not appropriate - this is not planning. Densification should be along transit corridors, and busier roads. Specific roads could be identified at the LAP process. This process could be reviewed periodically, with expansion of densification as appropriate. Thank you

Public Submission

CC 968 (R2024-05)

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

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First name [required]	John
Last name [required]	Tran
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to repeal blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Blanket Rezone Appeal Letter - Dec2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	see attached.

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: John Tran
Address: [redacted]
Email: [redacted]
Date: Dec 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.
At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

John Tran
Altadore, Ward 8

Public Submission

CC 968 (R2024-05)

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First name [required]	Andrew
Last name [required]	Russell
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	NOM Repeal Blanket Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Andrew Russell

Address: [redacted]

Email: [redacted]

Date: Dec 5,2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social licence

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Lawful process is preserved

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

3. One-size-fits-all zoning is poor planning

Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. Infrastructure and transportation impacts were not properly assessed

Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. Loss of affordable housing stock

We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. Targeted alternatives exist and should guide growth

Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means better growth, in the right places, for the right reasons.

7. Transition must protect approvals — not create an amnesty window

It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts.

But merely applying, or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. Council should move swiftly to First Reading and set a clear cutoff

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction.

9. Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Andrew Russell

St Andrews Heights, Ward 7

Public Submission

CC 968 (R2024-05)

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First name [required]	Michelle
Last name [required]	Latosinsky
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Infrastructure and Planning
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	In favour of repealing blanket rezoning. The current zoning does not make adequate considerations for best use of densification, neighbourhood charteristics and required infrastructure

Public Submission

CC 968 (R2024-05)

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First name [required]	Bevin
Last name [required]	Sears
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to repeal blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Blanket Rezone Appeal Letter - Dec2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	see attached

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Bevin Sears
Address: [redacted]
Email: [redacted]
Date: Dec 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.
At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

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5. **Loss of affordable housing stock**
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   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
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For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Bevin Sears
Altadore, Ward 8

Public Submission

CC 968 (R2024-05)

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First name [required]	Timothy
Last name [required]	Pudelko
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	SUPPORT TO REPEAL BLANKET UPZONING
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter of Support to Repeal Calgary’s blanket rezoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Timothy Pudelko
Address: 1917 11th Street SW
Email: [redacted]
Date: Dec 4th, 2025

Mayor and Members of Council,

I am writing as someone who could be personally and directly affected if blanket rezoning is not repealed. The house right next to mine could be demolished and replaced under the current blanket rezonings, despite the fact that our street simply was never planned for that level of density, parking pressure, or construction impact. Removing a single family dwelling and replacing it with multi home seems to only benefit the developer as it does not provide affordable housing. For residents like me, this is not an abstract policy discussion—it is about what happens immediately outside our front doors.

I fully support Calgary adding more homes. I support density—when it is planned, coordinated, and brought in through meaningful consultation. What I cannot support is a city-wide rezoning that treats every neighbourhood as if its infrastructure, streetscape, utilities, and lot patterns are all the same. That approach puts communities like mine at risk of changes that are not supported by the roads, pipes, services, or the physical layout of the block.

For these reasons, I support the Notice of Motion to repeal blanket rezoning and urge Council to start an efficient, lawful repeal process. But I also urge Council to ensure that the transition rules do not undermine the repeal before it even happens.

Why I support repeal (with critical adjustments):

1. **Democratic legitimacy should matter.**
   Calgarians overwhelmingly opposed blanket rezoning in the 2024 public hearing. They reinforced that message in the 2025 election by choosing a Council majority that campaigned on repeal. As someone affected on the ground, I want my elected officials to act on the direction voters clearly gave.

2. **A lawful process is still followed.**
   This motion does not bypass the MGA. It simply starts the proper repeal pathway. That is good governance, and it protects due process.

3. **One-size-fits-all zoning is not good planning—especially for streets like mine.**
   My block has narrow lanes, aging utilities, limited street parking, and mature trees that would not survive many forms of redevelopment. Blanket rezoning ignores these realities.

4. **Infrastructure impacts were never assessed at the neighbourhood level.**
   I have seen no evidence that my street—or many others—can support the cumulative impact of

higher-density redevelopment. Water, sewer, stormwater, roads, transit, parks, and schools all need location-specific evaluation. That didn't happen.

5. **It accelerates the loss of the more affordable homes we already have.**
   Modest homes on my street—some still rental and relatively affordable—would be prime demolition candidates under blanket rezoning. That does not protect affordability; it replaces it with far more expensive units.

6. **We already have better growth tools.**
   Corridor development, transit-oriented development, Local Area Plans, and secondary suites can add housing in ways that are strategic and infrastructure-supported. Repeal does not stop growth—it directs growth to the right places.

7. **Transition rules must not create an "amnesty window."**
   I support grandfathering projects that already *have approvals*. That is fair.
   But simply applying for something should not lock in blanket rezoning. If in-stream applications are protected, we will see a rush of strategic filings—including directly next to homes like mine—undermining the intent of repeal.

8. **Council should move quickly to First Reading with a clear cutoff date.**
   This is important for neighbourhood stability. A clear cutoff prevents last-minute gaming of the system and limits uncertainty for residents and builders alike.

9. **Federal housing funding should not be treated as a veto.**
   The federal programs focus on outcomes, not on a single zoning tool. Calgary can meet housing goals through planned, targeted density without relying on blanket rezoning.

10. **Cost is not an excuse to avoid correcting a bylaw residents opposed.**
    Public hearings cost money—but that cost is part of democratic decision-making. Calgarians already paid for a process that imposed an unpopular bylaw. We should not now use cost as the reason to keep it in place.

Respectfully,

Timothy Pudelko

Lower Mount Royal / Ward 8

Public Submission

CC 968 (R2024-05)

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First name [required]	Caitlin
Last name [required]	Campbell
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to repeal blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	NOM Repeal Blanket Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Caitlin Campbell

Address: [redacted]

Email: [redacted]

Date: Dec 5,2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social licence

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Lawful process is preserved

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

3. One-size-fits-all zoning is poor planning

Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. Infrastructure and transportation impacts were not properly assessed

Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. Loss of affordable housing stock

We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. Targeted alternatives exist and should guide growth

Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means better growth, in the right places, for the right reasons.

7. Transition must protect approvals — not create an amnesty window

It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts.

But merely applying, or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. Council should move swiftly to First Reading and set a clear cutoff

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction.

9. Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Caitlin Campbell

St Andrews Heights, Ward 7

Public Submission

CC 968 (R2024-05)

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First name [required]	Ian
Last name [required]	Russell
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	NOM Repeal Blanket Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Ian Russell

Address: St Andrew's Heights

Email: [redacted]

Date: Dec 5,2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social licence

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Lawful process is preserved

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

3. One-size-fits-all zoning is poor planning

Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

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It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts.

But merely applying, or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. Council should move swiftly to First Reading and set a clear cutoff

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction.

9. Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Ian Russell

St Andrews Heights, Ward 7

[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Louise
Last name [required]	Harder
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	support Notice of a motion to repeal the Calgary Blanket Rezoning Bylaw
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I'm writing to support the Notice of Motion to repeal the blanket rezoning in a lawful efficient repeal process. I am not opposed to new housing or increased density, but it has to be planned strategically for each community location with the proper public services and road infrastructure to sustain it. One size fits all communities is not working for older established communities. Mixing different types of housing in former R1 neighborhoods is forcing current property owners in Lakeview now to sell their homes rather than reside behind a monster sized 8 plex . Loss of privacy, lot shading, added chaos of additional cars on their small streets and alleys, and increased noise of 8 living quarters hardly compares to a former single family dwelling beside you. The current owners living near the proposed infills or townhouses have been told by the local realtors they will lose up to 50,000 trying to sell their homes. Lose of property value and financial loss for the long term owner is a serious consequence in the name of low cost housing. We know that these replacement homes will not be affordable housing selling for over 700,000 in desirable inner city communities. The established community members that see a new small sign posted reading "Tell Us What You Think" is now the bearer of BAD NEWS, especially with typically only 2 to 3 weeks to respond to a life changing high density living community plan. The Hong Kong appearance of a row of corner houses or infills on corner lots is something we never would happen along our beautiful treed avenues. The vital mature treed canopy also provides a natural noise buffer from the traffic on Glenmore Trail . Our former parks and playgrounds in older communities are also being plowed over in Richmond Green, Bowness, and Killarney in the name of lower cost homes which are really high cost up scale apartments. Marda Loop and Altadore Communities are overrun now with new high-rise builds with parking nightmares for former property owners and business owner's customers. The current new building frenzy seems to benefit only the developers, realtors, and extra city tax dollars. When we see our community character and living style radically changed without proper, meaningful community consultation/ input, our trust has eroded radically. We had civic wide plebiscite years ago for Fluoride protection for healthier teeth, why not for our community parks, and property owners.

Public Submission

CC 968 (R2024-05)

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First name [required]	Rene
Last name [required]	Edwards
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion - Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket up zoning) by law 21P2024 and to urge Council to pass this motion.

Public Submission

CC 968 (R2024-05)

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First name [required]	Carla
Last name [required]	Boland
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Supporting the Motion to Repeal the Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Boland letter to Mayor and Council in Support of Motion 12042025.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	We are writing to support the Notice of Motion to repeal Calgary's blanket rezoning and have also attached a letter from myself and my husband with our views and additional matter on the subject.

Doug and Carla Boland
4516 – 19 Avenue SW
Calgary, Alberta T3E 0H1
[redacted] [redacted]

December 4, 2025

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Doug and Carla Boland
Address: 4516 – 19 Avenue SW, Calgary, Alberta (Glendale Community)

Mayor and Members of Council,

We are writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

We want to be clear. We are not opposed to new housing or increased density. It is very clear that Calgary needs more housing, including housing that is genuinely affordable. We support the repeal and this Notice of Motion. However, we urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

In our opinion, and with first-hand experience, we believe blanket rezoning ignores real differences among neighbourhoods, lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

We live within the 45 Street Transit Station Area. We recently tried to fight a Development Permit (DP2024-08994) that was approved on the lot next to us. This is a **"mid-block"** DP where one small bungalow currently sits. The DP that was approved is for a "proposed five-unit Rowhouse development that consists of a Semi-detached dwelling, with three dwelling units in the Rowhouse at the front, two dwelling units in the Semi-detached dwelling in the rear, five Secondary Suites in the basements, a garage located at the rear of the parcel with a total of five vehicle parking stalls and three mobility storage lockers." So, in essence, where **3 bedrooms** used to exist within one small bungalow, there will now be **23 bedrooms** that will exist within 5 units that are two separate buildings plus a garage, bike lockers and dozens of collection bins. This, in our opinion does NOT keep with the heritage character of our block, is a massive overbuild and will be a definite strain on our traffic and infrastructure.

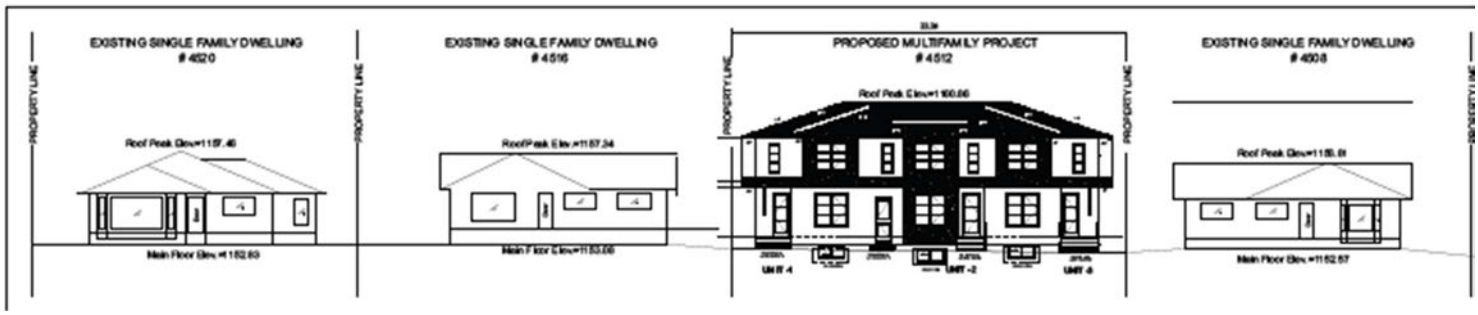
Within an approximate 2 km radius from our home, we have seen construction commence on high rises, 4-plexes, 8-plexes These builds will result in well over 1,000 new units/doors. Every one of these developments occurred on a main street or a corner lot. The DP next to us, as stated is a "mid-block development" and will more than double the living density on our small block with just this one build.

We purchased our bungalow which was to be our "forever home" back in 2004 and at that time, was zoned R-1. That was extremely important to us and one of the major reasons we bought in our neighborhood. We paid a premium price for our house back then as an R-1 home on the lot we have, and we felt that nobody could ever take that away from us. We felt we could raise our families here and live out our retirement years in our lovely home nestled in a beautiful neighborhood with established homes, trees, street parking and backyards. Now, as we have seen, the R-CG land use upzoning that was pushed through by the previous City Council has created absolute chaos in neighborhoods and massive uprooting and severely diminished the value of our property.

We, as a community tried to fight the DP on the lot next to us. We were provided an opportunity to be heard by a Merit Hearing Board (Appeal No SDAB2025-0078). Unfortunately, the Board did not see things our way. We strongly feel that our voice was not fully heard at the Merit Hearing and that the City hid behind the R-CG zoning, stamped “approve” on almost everything that came across their desks and carried on as directed by the previous Mayor and City Council.

We pointed out to the Board **“numerous infractions”**, particularly in relation to amenity space, building setback and placement, waste and recycling, community character, mature tree canopy, existing density, traffic conditions and infrastructure. Below is an assortment of bullet points of what we received in writing from the Development Authority as to the reasons the DP was approved. According to them, everything was within the parameters and was compliant with the R-CG Land Use Bylaw and aligned with policy objectives.

So that there is a full contextual understanding of what we were trying to fight, below are two pictures (first is a front street view and the second is an aerial view) of the development that is going up next to us. **This is exactly the reason we are sending this letter in support of removing the Blanket Upzoning.** We feel that any level headed person reading this letter and looking at these pictures would agree that this blanket upzoning has ruined the true character of many communities within our City and more importantly to us, our street. The previous City Council didn’t listen to Calgarians when they blanket changed the zoning and the Appeal Board did not listen to us either. Hopefully this new City Council is successful with their Motion.



- The Board finds that the proposed development is within the “maximum limits” of form and scale for the R-CG land use district and is in compliance with the other relevant sections.
- While the development represents a “greater intensity” than the existing surrounding buildings, it does not reach the maximums permitted under the R-CG land use district.
- The Board finds that this development represents a form of intensification that is “sensitive, compatible and complementary” to the existing community, in accordance with the objectives of the R-CG land use district.
- The Board considered the scale, massing, and siting of the proposed development in relation to surrounding parcels, as well as the visual impact and access to light and privacy for neighbouring properties and found the proposed height and building form are consistent with what is anticipated in the R-CG District and “do not present an abrupt or incompatible transition to adjacent dwellings”.
- In terms of compatibility, The Board finds the development’s scale, massing, and siting are “consistent with surrounding properties” and the broader character of the neighbourhood, providing a “gradual transition” between adjacent dwellings.
- The design maintains appropriate setbacks, orientation and spacing, ensuring “no unreasonable impacts on neighbouring properties”.
- The building massing has been distributed in a manner that “maintains adequate separation from neighbouring residences” and the siting provides appropriate setbacks and orientation to “limit undue shadowing or overlook”.
- The front building is two stories with a roof slope that is similar to the existing single storey houses on the block. The Board notes that redevelopment is “not required to replicate the existing surrounding development, it is required to be compatible with it”. As such, The Board concludes that the scale, massing, and siting of the proposed development are “not unreasonable within this context”.
- The Board finds that the incremental shadowing, overlook, and other physical impacts associated with the proposed development will not “unreasonably adversely affect neighbouring parcels”.
- The design appropriately responds to the characteristics of the subject site and achieves a “reasonable balance between intensification and compatibility with neighbouring properties”.

To sum this up, the City approved the initial DP, the Appeal Board reviewed the DP and ruled in favour that a DP would be issued. I think we can all agree that, after seeing the drawings above, there is nothing modest about this build. The approval by The Board was heartbreaking and totally went against everything that we fought for to keep our community from being totally destroyed.

Contrary to the Board wording as set out above, this DP presents an abrupt, incompatible transition to adjacent dwellings; it is not sensitive, compatible or complementary to the surrounding homes; the scale, massing, and siting are not consistent with surrounding properties; it does not provide a gradual transition between adjacent dwellings; and finally, the incremental shadowing, overlook, and other physical impacts will **definitely adversely affect our home**. This monster sits amongst modest bungalows in the middle of the street.

In closing, we fully support the Notice of Motion set forth by the new City Council and agree 100% that rezoning has not improved housing affordability and has created concerns regarding:

- Loss of neighbourhood character and mature tree canopy;
- Increased pressure on aging infrastructure (water, sewer and stormwater);
- Inadequate parking and traffic management in established communities;
- Unintended density impacts in areas without commensurate transit or amenities; and
- Traffic congestion created due to excessive blue, black and green carts in alleys and roads.

We support this Notice of Motion but are not opposed to new, genuinely affordable housing. We support planned, contextual density that is directed to appropriate locations such as along transportation routes, activity centres and areas with sufficient services and utilities and that are introduced through meaningful, good-faith consultation with affected communities so that growth is harmonious, infrastructure-supported, and trusted. This is how we add housing in a way that is sustainable and fair.

Unfortunately, the previous Mayor and City Council did not listen to the tax paying people of this City. We have discussed this upzoning change with hundreds of individuals (friends, family, acquaintances) and nobody that we have spoken to in Calgary agreed with the upzoning. Unless of course you were a Developer, then, you had your hands in the cash drawer and had free reign on whatever it was you wanted to develop. Everything was stamped by the City with a golden seal and developers quickly constructed poor quality buildings, some that literally look like prisons or counsel-housing. As we all know, the past elected Mayor and City Council listened for some 10 days to concerned citizens on the upzoning change. The vast majority did not want the upzoning to take place but City officials passed it anyway. It's shameful how citizens of this City have been treated like third-class citizens with our voices falling upon deaf ears.

Thank you and we hope the new Mayor and City Council members are successful with their Motion. We need to stop the madness that is happening in our beautiful city.

Regards,

Doug and Carla Boland
4516 19 Avenue SW

Public Submission

CC 968 (R2024-05)

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First name [required]	Ana
Last name [required]	Russell
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	NOM Repeal Blanket Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Ana Russell

Address: St Andrew's Heights

Email: [redacted]

Date: Dec 5,2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social licence

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Lawful process is preserved

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

3. One-size-fits-all zoning is poor planning

Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. Infrastructure and transportation impacts were not properly assessed

Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. Loss of affordable housing stock

We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. Targeted alternatives exist and should guide growth

Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means better growth, in the right places, for the right reasons.

7. Transition must protect approvals — not create an amnesty window

It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts.

But merely applying, or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. Council should move swiftly to First Reading and set a clear cutoff

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction.

9. Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Ana Russell

St Andrews Heights, Ward 7

[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Michael
Last name [required]	McGinley
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments Implementing C
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I'm against Blanket rezoning - in a short time we have seen higher density in areas that it doesn't fit. For example: In developed neighborhoods that have a single family/semi detached majority. Also, the majority of builders involved are not following construction rules/codes - very visible, as everything is fast tracked. Why is it a issue for them to follow the same rules as an individual doing a renovation. This is not addressing housing shortage - these 4-plexs, for example, are not cheaper - they are just more profit for builders jamming more units on a piece of land, with limited parking - congesting calm, stable areas people have chosen to live. Please REPEAL

Public Submission

CC 968 (R2024-05)

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First name [required]	Janet
Last name [required]	Noble
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Upcoming Council Motion - Repeal of Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Blanket Rezone Appeal Letter - Dec2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	See attached letter for comments.

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Janet Noble
Address: [redacted]
Email: [redacted]
Date: Dec 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.
At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of

infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Janet Noble
Altadore, Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Don
Last name [required]	Moss
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion re: Repeal of Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter to City Council repeal of blanket rezoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see comments in my attached letter to Council. Thank you.

Don Moss
[redacted]

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Don Moss
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

Introduction

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

To be clear, I am not anti-housing or anti-development. I have children in their 30s who do not yet own homes, and I therefore completely understand the need for Calgary to have more housing, and most importantly, more genuinely affordable housing for individuals and families, and that density will need to increase. However blanket rezoning with its one size fits all approach represents poor planning and will not accomplish what is needed for this City. Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal of blanket rezoning does not mean "no growth." It means better growth, in the right places, for the right reasons.

Calgarians overwhelmingly opposed blanket rezoning in a historic public hearing in 2024. They reiterated that opposition in their opposition to blanket rezoning in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

I support repeal and this Notice of Motion **in principle**. However, **I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy**. In particular, Council should amend the transition/exemption clauses so that the intent of the repeal is not undermined during the interim period.

Submissions

Affordability

I am a resident of an established community in Ward 8. I would submit that redevelopment in many of the established communities in Ward 8 will never meet the criteria of affordability. It is simple economics. The land costs are high, and redevelopment cannot be achieved at a price point that meets the criteria of affordability. For example, there is a present listing of a home on the edge of my neighborhood on a lot that was redeveloped by demolishing a modest bungalow to build 2 infill "skinnies" on that one lot. One of these infills is on the market with an asking price of $1,750,000.00. That is more expensive by 36% than the 2025 municipal assessment of my larger 1 ½ story home on a larger lot located 2 blocks closer into the neighborhood. It would be more affordable for a family to purchase my older but renovated and restored 4 bedroom home. Replacing older affordable houses with expensive infills does not solve affordability for most Calgarians.

The above is an example of where we are due to blanket rezoning. Modest, relatively affordable homes and rentals are being demolished to create new housing that is often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing and existing affordability.

What is required is a much more deliberate delivery of housing for specific populations than the market system under blanket rezoning seems to be capable of providing.

Loss of neighborhood character

One of the fundamental problems with blanket rezoning is that it ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints, and forces a one size fits all approach that unfairly impacts people in many neighborhoods, including established neighborhoods. With blanket rezoning, and its resulting abrupt and uncoordinated redevelopment, residents of established neighborhoods, including those in the inner city, are being asked to accept that so much of what is good about their neighborhoods needs to be sacrificed, including:

(a) Loss of neighborhood character and tree canopy (large trees that will take generations to regrow seem to be inevitably clear-cut from lots in order to facilitate multi-family redevelopment);

(b) Reasonable levels of road traffic and street parking (blanket rezoning failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities. It does not appear to have decreased traffic, but instead has resulted in traffic congestion, inadequate parking and traffic management issues in established areas); and

(c) Properly functioning infrastructure (due to increased pressure on that infrastructure (water, sewer, stormwater)).

In my respectful submission, in the process of increasing housing in Calgary, it is neither fair nor reasonable for established neighborhoods, including those in the inner city, to essentially be offered up as sacrifice zones by changing much of what is so unique, historical and enjoyable about these neighborhoods. City-wide entitlement should not replace careful area-based planning. What is needed is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

Housing Choice

If I understand correctly, some members of the previous council indicated that blanket rezoning would benefit residents of established communities because it will offer housing alternatives to those in the community who no longer wish to reside in a single family home but want to stay in the neighborhood that is familiar to them. If this "housing choice" rationale is being directed towards seniors (of which I am one), then I suggest that it is not aligned with reality. If the City truly wants to provide homes that actually permit seniors the opportunity to continue to reside in the familiar surroundings of their neighborhood as they age, then the City should be supporting both the preservation and the building of bungalows, where seniors can safely reside living on one level. Multi-family housing (row housing, four plexes, etc.) in established neighborhoods requires interior stairs (often two sets) and will therefore never serve to allow seniors to safely age in place in their community for any reasonable length of time before the upheaval of another move.

Process Concerns

(a) Transition must protect approvals — not create an amnesty window

It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts. But merely applying, or "including" land in an in-stream proposal, should not preserve blanket zoning. **Rights vest on approval, not on application.** If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

(b) Council should move swiftly to First Reading and set a clear cutoff

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications

cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

(c) Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

(d) Cost is not a reason to avoid democratic correction

Administration has suggested repeal will be costly, pointing to the 2024 process. **But the cost of lawful public hearings is part of democratic governance.** The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

Conclusion

For all of the above reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

[redacted]
Don Moss, Resident of Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Simin
Last name [required]	Fartash
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Rezoning does not improved housing affordability and creates concerns regarding: • Loss of neighbourhood character and trees • Increased pressure on aging infrastructure (water, sewer, stormwater). • Inadequate parking and traffic management in established communities. • Unintended density impacts in areas without commensurate transit or amenities. • Traffic congestion created due to excessive blue, black and green carts in alleys and roads.

Public Submission

CC 968 (R2024-05)

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First name [required]	Anne
Last name [required]	Fraleigh
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Please restore the residential zoning rules as they existed before 2024.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period. Thank you. Anne

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Shannon
Last name [required]	McFadyen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion - Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (Bylaw 21P2024) and to urge City Council to begin a lawful, efficient repeal process.

In 2024, Calgarians participated in a historic public hearing and overwhelmingly opposed blanket rezoning. In the 2025 municipal election, Calgarians voted to elect a Council majority that campaigned on the basis of repealing blanket rezoning. I now urge City Council to ensure that the Notice of Motion is approved and is implemented in a way that not only restores trust and confidence in Council itself but that restores democratic legitimacy and fairness.

To be clear, repeal does not mean no growth. What I support is planned density that is directed at appropriate locations such as transit corridors, large centers of activity, areas with sufficient services and utilities that have been designed to support a higher density and, that takes into consideration community integrity and cohesiveness. As approved, the current Bylaw does not take into consideration the differences in communities, the adequacy of infrastructure (schools, transit, sewer and storm systems, roads (volume of traffic that can be safely managed) and the need to maintain parks/ green spaces to name a few), traffic and safety considerations, parking pressures (this is still largely a driving City) and, impacts to the environment (loss of mature tree canopies and water run off as an example). One-size-fits all zoning is not sustainable, does not reflect a well thought out municipal planning approach and ignores tools that could be more appropriately leveraged like Local Area Plans that reflect meaningful community based planning. Growth can be supported where it makes sense and for the right reasons.

Additional points of consideration: A transition phase can appropriately protect projects that have approvals in place (meaning development and building permits as well land approvals); in-stream applications/proposals should not be protected. Federal housing funding should not be used as a veto (the programs are reportedly tied to housing supply targets and outcomes, not to blanket rezoning); cost is not a reason to avoid repealing the blanket rezoning (there was a cost to run the 2024 public hearing and the 2025 election). Approving the Notice of Motion respects both the public hearing record and the clear electoral mandate of the current Council).

Thank you for your consideration of this submission.

Public Submission

CC 968 (R2024-05)

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First name [required]	Virginia
Last name [required]	Wong
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support the repeal of blanket re-zoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	KelvinGrove Repeal Blanket Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Virginia Wong
Address: Kelvin Grove SW
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also

failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cut-off to prevent an

interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Virginia Wong
Kelvin Grove
Cell: [redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Everett
Last name [required]	Altenhof
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Please see attached document
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	City of Calgary December 12, 2025 Blanket Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	See attached Word document

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Everett & Diane Altenhof
Address: [redacted]
Email: [redacted]
Date: Dec 12, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, **expeditious** and efficient repeal process.

I support repeal and this Notice of Motion in principle. As you are aware, the clear wishes of the public were demonstrated but subsequently ignored by City Council when it forced Blanket Rezoning onto the city.

Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning. It also is a direct attack on the property rights of homeowners who diligently and thoughtfully sought to live in specific areas because of the previously mentioned issues.

Additionally, in many areas, the City itself registered Restrictive Covenants with no expiration date on Land Titles which disallowed lot subdivision or the construction of one dwelling unit per lot. The City has chosen to ignore its own RC's, pretending they don't exist and instead allowing (and I would submit, ENCOURAGING) developers to ignore them which results in expensive lawsuits the costs of which developers can claim as business expenses but homeowners must absorb on their own. In fact, there have been incidents where developers have deliberately **not** notified or sought input from immediate neighbors but instead have sent notice to the City itself as "trustee of the restrictive covenant" which the City is essentially allowing itself to breach an RC that itself registered on title. Trustees must be sure to act in accordance with the trust document itself and with the fiduciary duties imposed on them by the trust's terms. Clearly the City has not done that which, in my opinion, borders of collusion with developers.

The transition period until blanket rezoning is repealed. should protect approvals but not applications — that is not create an amnesty window. It is somewhat (although not entirely) reasonable to allow projects to proceed that already have approvals such as development and building permits, subdivision approvals (except for those where the approval was granted even though intact restrictive covenants forbade that subdivision), under the current districts.

More succinctly, I believe that effective immediately, City administration should be directed that no further applications to development that would have been permissible by blanket rezoning over the previously existing zoning are to be accepted or considered by the City of Calgary. The act of merely APPLYING or "including" land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

Council should move swiftly to First Reading and during the process of doing so **should entertain no new applications for development allowed as a result of blanket rezoning.** This eliminates the uncertainty and prevents developers from flooding the City with applications and supports confidence in the Council's direction. Confidence that, frankly, was widely shattered with the adoption of City wide rezoning despite the clear disapproval of Calgarians.

The concerns about federal housing funding should be of no concern. If funding is withdrawn as a result of overturning blanket rezoning, so be it. There are several cities and municipalities that from the outset turned down federal government bribes because unlike the City of Calgary, they listened to their citizens. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance and would not now be an issue if the City had listened to the clear disapproval by Calgarions. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability. The City of Calgary should also be mindful of the potential for overbuilding in the city which has happened historically in the city in previous growth spurts.

In closing, the City of Calgary has done enormous damage to its credibility with the imposition of blanket rezoning over the objections of citizens and apparently caring nothing about the property rights of its citizens. It is time to begin the process of rewinding that very poor decision and get to work on rebuilding trust.

Thank you for your time and for considering this submission.

Respectfully,
Everett and Diane Altenhof

Public Submission

CC 968 (R2024-05)

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First name [required]	Chris
Last name [required]	Ogston
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Blanket Zoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Document1.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	See attached letter.

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Chris Ogston

Address: St Andrews Heights Community

Email: [redacted]

Date: December 04, 2025

Mayor and Members of Council,

I strongly support the Notice of Motion to repeal Calgary's blanket rezoning bylaw (21P2024) and urge Council to begin a lawful, efficient, and complete repeal process with strict grandfathering limited only to projects that already hold approved permits.

I am not opposed to new housing. Like most Calgarians, I want this city to grow and remain affordable for the next generation. What I am opposed to is being forced to personally subsidize that growth with the permanent loss of the lifestyle and investment my family made in good faith under the rules that existed when we built our home.

A few years ago, my family built a large custom home in an established neighbourhood specifically zoned and planned for exactly that: spacious, family-oriented, single-detached houses with yards, sunlight, and quiet streets. We paid a premium for a larger lot, invested hundreds of thousands of dollars above the cost of a basic builder house, and designed every detail around raising children and growing old in this home. We did everything the City asked of us and followed the rules in place at the time.

Blanket rezoning broke that contract.

Without my consent and without a penny of compensation, the City handed my neighbours a massive unearned windfall: the right to tear down their modest homes and replace them with four, five, or six units. I, however, have no intention of redeveloping. I am not a developer. I will never see a dollar of that windfall. Instead, I get:

- the construction chaos next door for years,
- permanent loss of sunlight and privacy,
- double or triple the cars fighting for the same on-street parking,
- more strain on already-full schools and parks,
- higher taxes on an artificially inflated assessment, and
- a street that will never again feel like the family-oriented neighbourhood we chose and paid for.

In short, developers and landowners who choose to redevelop capture the profit, while families like mine who simply want to stay and raise our kids are forced to bear 100 % of the downside. That is neither fair nor good planning.

Calgary has thousands of acres of underused commercial land, empty parking lots, failing malls, and city-owned sites that could be intensified tomorrow without touching a single existing family home. Direct growth there first. Use the tools you already have—Local Area Plans, transit-oriented development, corridor rezoning—before you turn stable residential streets into a free-for-all.

I therefore urge Council to:

1. Vote in favour of the Notice of Motion and move swiftly to First Reading.
2. Limit grandfathering strictly to projects with approved development permits, subdivision approvals, or building permits already in hand. Applications alone must not be protected—otherwise you create an amnesty window that will be abused and leave us with a permanent patchwork of blanket zoning.
3. Make it clear that repeal will restore the reasonable expectations that existed when families like mine made life-altering investments in our homes.

We are not asking for the city to stop growing. We are asking that growth be paid for by those who profit from it—not by families who simply followed the rules and built the homes this city once told us it wanted.

Thank you for listening and for restoring fairness to Calgary’s neighbourhoods.

Respectfully, Chris

Public Submission

CC 968 (R2024-05)

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First name [required]	Calista
Last name [required]	Wintrip
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Dear City Council, I am writing in regards to the upcoming Council Meeting on Blanket Rezoning and why a second Public Hearing is needed. This decision is impacting many Calgarians and will continue to do so until blanket rezoning is repealed. The process by which blanket rezoning came about was entirely unfair and undemocratic because the majority of people were not listened to. The concerns that people brought to the public hearing in 2024 were justified, yet city council did not give them a second thought. City council broke the trust of its people and the first step you can take to fix this is by repealing blanket rezoning. My family and neighbours are currently being affected by rezoning after a land use change in our community was approved. We did not want this project because of the negative consequences it will bring to the area. This has been the case for so many communities in Calgary and is why it should not have happened. People want to enjoy where they live, but blanket rezoning has taken this away from Calgarians. Now people have to be concerned about parking, privacy, and shadowing in a neighbourhood they have lived in for decades. I am asking all City Council members to consider what Calgarians are saying and have Blanket Rezoning heard at a second Public Hearing.

Public Submission

CC 968 (R2024-05)

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First name [required]	Nancy
Last name [required]	Diep
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle.

Reasons for supporting the Notice of Motion

Democratic legitimacy and social licence
Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

One size fits all doesn’t work, especially where development is being pushed through for smaller rental type units (ex 10-plex in St Andrews Heights on what was formerly a single family house dwelling) in an area that clearly isn’t short of rental units (with a massive apartment style building less than a 10- minute walk away at Stadium complex). Such 10-plex development does not meet the needs of the particular area, which is more about having 2-4 townhome style developments that better address family housing shortage. This is a prime example of the blanket rezoning not meeting the housing needs for a particular area.

Public Submission

CC 968 (R2024-05)

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First name [required]	Barb
Last name [required]	Stewart
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to start the process to repeal Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Notice of Motion to Repeal Blanket Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Barb Stewart
Address: 1923 Kelwood Drive S.W.
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also

failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an

interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Barb Stewart,

Homeowner in the community of Glendale

Public Submission

CC 968 (R2024-05)

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First name [required]	Bert
Last name [required]	Fegyverneki
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Repeal Rezoning Dec 2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please consider the attached letter my firm support to repeal blanket rezoning. It states that rezoning has not improved housing affordability and has created concerns regarding: • Loss of neighbourhood character and mature tree canopy. • Increased pressure on aging infrastructure (water, sewer, stormwater). • Inadequate parking and traffic management in established communities. • Unintended density impacts in areas without commensurate transit or amenities. • Traffic congestion created due to excessive blue, black and green carts in alleys and roads. It is imperative that a safe buffer zone around the Glenmore Reservoir be established to protect our drinking water, there is not sufficient evidence that the infrastructure is in place to support the densification planned.

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Bert Fegyverneki
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Urgent

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy.
In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period. Reasons for supporting the Notice of Motion (with important amendments):
1. Democratic legitimacy and social licence Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.
2. Lawful process is preserved I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.
3. One-size-fits-all zoning is poor planning Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.
4. Infrastructure and transportation impacts were not properly assessed Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.
5. Loss of affordable housing stock We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.
6. Targeted alternatives exist and should guide growth Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means better growth, in the right places, for the right reasons.

7. Transition must protect approvals — not create an amnesty window It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts. But merely applying, or "including" land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application. If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.
8. Council should move swiftly to First Reading and set a clear cutoff To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.
9. Federal housing funding should not be used as a veto I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.
10. Cost is not a reason to avoid democratic correction Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.
For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.
Thank you for your time and for considering this submission.

Respectfully,
Bert Fegyverneki
North Glenmore / Ward 11
[redacted]

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Dean
Last name [required]	Turner
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Blanket Zoning Repeal Letter.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Dean Turner
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social licence

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Lawful process is preserved

I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

3. One-size-fits-all zoning is poor planning

Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. Infrastructure and transportation impacts were not properly assessed

Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. Loss of affordable housing stock

We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. Targeted alternatives exist and should guide growth

Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means better growth, in the right places, for the right reasons.

7. Transition must protect approvals — not create an amnesty window

It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts.
But merely applying, or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. Council should move swiftly to First Reading and set a clear cutoff

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system and supports confidence in the Council’s direction.

9. Federal housing funding should not be used as a veto

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

[redacted]

Respectfully,
Dean Turner
Rutland Park / Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Brad
Last name [required]	Peterson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Nov 24, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	I would like the blanket rezoning repealed
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Public Submission

CC 968 (R2024-05)

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First name [required]	Mark
Last name [required]	Nesbitt
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to repeal Calgary’s blanket rezoning bylaw
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter regarding repeal of blanket rezoning.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Date: December 5, 2025

Mayor and Members of Council,

I am writing as a resident of Crescent Heights to **strongly support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw** and to urge Council to begin a lawful, efficient repeal process.

I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. However, what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support the Notice of Motion in principle. I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, I support amending the grandfathering clause so that only approved projects are protected, not mere applications, to prevent an "amnesty window" that undermines the repeal's intent.

Key Reasons for Supporting the Notice of Motion:

I urge you to vote in favour of the Notice of Motion for the following reasons, which reflect my concerns and those of many Calgarians:

- **Democratic Legitimacy and Mandate:** The 2024 bylaw was passed despite **overwhelming opposition** at the public hearing. Furthermore, the 2025 municipal election resulted in a Council majority that campaigned explicitly on repeal. Approving this motion respects the clear electoral mandate and the public hearing record.

- **Poor Planning and Neighborhood Context:** Blanket rezoning is poor planning. A "one-size-fits-all" approach ignores the real differences among neighborhoods, such as lot patterns, **heritage character**, and local constraints. Growth must be **planned, contextual, and community-informed**.
- **Infrastructure and Transportation Impacts:** Blanket rezoning was adopted without adequate neighborhood-scale assessment of infrastructure capacity (water, sewer, storm, roads). It also failed to meaningfully evaluate traffic and parking pressure in established communities, risking overloading them.

My Personal Concerns as a Resident of Crescent Heights:

As a resident of Crescent Heights, I want to highlight the negative impacts I am witnessing firsthand:

- **Loss of Mature Tree Canopy and Neighborhood Character:** The loss of the mature tree canopy in my area is dramatically changing the character and environmental health of our community. This is a severe, irreversible impact that blanket rezoning enables through abrupt, uncoordinated redevelopment.
- **Unintended Density in Unsupported Areas:** I support growth, but I believe it should be concentrated in appropriate locations along transportation routes, activity centres, and areas with sufficient services and utilities. The current bylaw is imposing unintended density impacts in areas like mine that lack commensurate transit or amenities.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only **approved projects are grandfathered**, with a clear First Reading cutoff to prevent an interim surge of strategic applications.

Thank you for your time and for considering this submission.

Public Submission

CC 968 (R2024-05)

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First name [required]	Dominc
Last name [required]	Michiels
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to repeal Calgary’s blanket rezoning bylaw
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	KelvinGrove Repeal Blanket Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Dominic Michiels
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also

failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cut-off to prevent an

interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Dominic Michiels
[redacted]

Public Submission

CC 968 (R2024-05)

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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

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First name [required]	Karlyn
Last name [required]	Bender
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to repeal Calgary’s blanket rezoning (blanket upzoning)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	UpzoningRepealLetter-KB .docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I support the motion to repeal Calgary’s blanket rezoning (blanket upzoning) for the reasons described in the attached letter

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Karlyn Akemi Bender
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
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3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

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9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an

interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Karlyn Akemi Bender
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Edwin
Last name [required]	Bender
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for motion to repeal Calgary’s blanket rezoning (blanket upzoning)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	UpzoningRepealLetter-EB.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I support the motion to repeal Calgary’s blanket rezoning (blanket upzoning) for the reasons described in the attached letter

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Edwin Rolf Bender
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

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6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
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10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an

interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Edwin Rolf Bender
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	LESLIE
Last name [required]	HANNAH
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to Repeal Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Blanket Upzoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Leslie Hannah
Address: Crescent Heights
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

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infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

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5. **Loss of affordable housing stock**
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For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Leslie Hannah
Crescent Heights
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Andrea
Last name [required]	Henderson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support of Motion for Repeal of Blanket Rezoning Bylaw 21P2024
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Repeal Henderson Dec 5_2025.docx
ATTACHMENT_02_FILENAME	Repeal Henderson Dec 5_2025.docx
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Andrea Henderson
Address: Altadore Community
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

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Thank you for your time and for considering this submission.

Respectfully,

Andrea Henderson,

Altadore, Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Sandi
Last name [required]	Hegland
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to repeal blanket zoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

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

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First name [required]	Grant
Last name [required]	Symon
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion of notice to repeal blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

I am in approval to repeal the blanket rezoning bylaw.

I spoke at the City council meeting in 2024 opposing this bylaw and nothing has changed to date, in fact the impact on our community since blanket rezoning was approved has change our community in over population, traffic congestion, demographics, infrastructure problems, safety and property value decline.
Many affordable homes, some rental have been demolished and developed to 4,6,8 and 9 units where there was once affordable single family homes with some rental basement units.
I utilized the Auckland New Zealand experience in my presentation to Council in 2024 where Auckland implemented blanket rezoning in 2016. The simple question in my mind was then provide an example of where blanket rezoning has worked, this was the only published example City Administration could provide at the 2024 public forums.It did not work in Auckland, it is not working in Calgary.

There needs to be proper public community consultation with any development permit application anywhere in The City of Calgary.
The future in Calgary known for hospitality and best place to live acknowledgments have deteriorated since the blanket rezoning bylaw has been approved. That is why taxpayers cleaned the house of City Councillors in the last election.
Do not think that representation of your constituents is not being closely watched.

Do not let City Administration provide one sided documentation or comments sway your responsibilities as City Council, ask for both sides of any City issue presented to you.

Do what you promised in your campaign for election and repeal the blanket rezoning bylaw.

For those councillors who vote in opposition to repeal.

Shame on you!

Public Submission

CC 968 (R2024-05)

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First name [required]	Daina
Last name [required]	Iliffe
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Please see attached letter in support to repeal the blanket rezoning.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter to City re ReZoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached letter in fervent favor of repealing Blanket Rezoning. I am a resident but also worked as a developer of multifamily units for over 10 years and have seen what the current rezoning is doing to erode community culture and services and also how developers are manipulating this rezoning to line their own pockets at the expense of the communities.

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Daina Iliffe

Address: [redacted]

Email: [redacted]

Date: Dec 4 2025

Dear Members of Council,

I am writing to express my support for the repeal of blanket rezoning and for the Notice of Motion now before Council, with important amendments to ensure the integrity, fairness, and democratic legitimacy of the process. I would also like to highlight a critical issue that has been missing from much of the recent discussion: Calgary's downtown is struggling, and revitalizing the core must be an urgent city priority—well before pushing density into outlying communities.

Calgary needs more housing, including genuinely affordable housing for individuals not REITS or Airbnbs. I am not opposed to new supply or to increased density. What I support is **planned, contextual density**—growth that is aligned with existing transit corridors, activity centres, and areas where services, utilities, and amenities can realistically support new residents. That is how cities build sustainable, livable neighbourhoods.

Right now, Calgary is doing the opposite. We are forcing density outward while our downtown remains hollowed out. The downtown is still struggling with high vacancy, weak street-level activity, and a lack of community services that would make it a true residential district instead of simply an employment centre. If Calgary wants to be a thriving, competitive city, then restoring life to the core must come first.

A strong downtown benefits every community in Calgary. But successful downtowns are not built by offices alone—they thrive when people actually **live** there. To make that possible, the City must prioritize bringing **schools, childcare, family services, parks, community facilities, and everyday amenities** into the core. When families can envision raising children downtown, the area becomes a living neighbourhood rather than a 9-to-5 district. This is where density belongs, and where it can deliver the greatest economic, social, and environmental return.

For these reasons, I urge Council to repeal blanket rezoning and return to a planning approach that supports both democratic legitimacy and urban revitalization. Below are my key reasons for supporting the Notice of Motion, with proposed amendments.

---

1. Restoring democratic legitimacy and social licence

Calgarians overwhelmingly opposed blanket upzoning at the historic 2024 public hearing. They reiterated that opposition in the 2025 municipal election by electing a majority of Councillors who campaigned on

repeal. Respecting both the hearing record and the electoral mandate is essential to rebuilding trust in City Hall.

2. Supporting a lawful process

The MGA requires notice and a public hearing before repeal. The Notice of Motion simply initiates that lawful process. Upholding due process is essential.

3. One-size-fits-all zoning is poor planning

City-wide rezoning ignores the real differences among neighbourhoods—lot patterns, tree canopy, infrastructure limits, heritage character, and existing density. It also diverts attention and resources away from where density is truly needed: the downtown core and serviced corridors.

4. Infrastructure impacts were not properly assessed

Blanket rezoning was approved without credible neighbourhood-level analysis of water, sewer, storm, road, school, transit, or park capacity. Growth must occur where the city can support it.

5. Loss of affordable housing stock

Blanket entitlement accelerates demolition of older, modest, more affordable homes and replaces them with expensive infill. This approach harms affordability rather than improving it. Much of the infill multifamily buildings crammed onto an inner city lot are also put into investor holding companies and then rented with is the exact opposite of what the city hoped for affordable ownership.

6. Better alternatives already exist

Calgary can add housing through Local Area Plans, corridor and node intensification, near-transit growth, secondary suites, and area-specific rezonings based on evidence—not blanket entitlements. Repeal does not stop growth; it improves it.

7. Transition rules must protect approvals, not enable an amnesty period

Only *approved* projects should be grandfathered. Applications alone should not secure rights. Otherwise, Calgary risks a surge of strategic filings that undermine the repeal's intent.

8. Council should move quickly to First Reading

A clear First Reading cutoff avoids uncertainty, prevents "gaming the system," and ensures fairness for builders and residents alike.

9. Federal funding should not function as a veto

Housing supply targets can be met through targeted, planned density without preserving blanket upzoning. Federal funding programs do not require one specific zoning model.

10. Cost is not an excuse to avoid democratic correction

If the City could fund the 2024 public hearing to impose blanket rezoning, it can fund the lawful process required to correct it. Public trust is worth the cost.

A Call to Refocus on Calgary's Downtown

Blanket rezoning directs growth outward while the core continues to decline. Calgary cannot afford to neglect the heart of the city. A vibrant downtown requires:

- Mixed-income residential development
- Schools and education facilities
- Childcare and family services
- Parks and community-serving amenities
- Improved safety and public realm investment
- Incentives for adaptive reuse and restoration
- A focus on being a complete neighbourhood, not just an office district

Revitalizing downtown is not optional—it is the most important economic and planning challenge facing the city. Prioritizing outer-neighbourhood density while the core remains underbuilt, under-served, and underpopulated is poor planning and poor economics.

Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or affordability—and without ignoring the urgent need to bring life back to our downtown.

Thank you for your time and consideration.

Daina Iliffe, CPA and Chris Iliffe, PEng

Public Submission

CC 968 (R2024-05)

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First name [required]	Karen and Chris
Last name [required]	Howells
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of density upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	The new density bylaw has been a scourge on our quality of life and is destroying our mid-Century R2 neighborhood. We have been under constant attack against our City of Calgary (no, not the railroad!) implemented Restrictive Covenant intended to protect the character of our community in perpetuity. We have spent hundreds of dollars and hundreds of hours enforcing our RC from greedy developers and uncaring City elected officials and management. We've also had 3 summons served on our whole RC community with mere days notice of court action, necessitating immediate and complex action. As disabled seniors who have lived in our modest bungalow since 1979, we plead with Council to take decisive action to put a stop to this direct and subtantial attack on our peace of mind and quality of life. Regards, The Howells

Public Submission

CC 968 (R2024-05)

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First name [required]	Jennifer
Last name [required]	Peterson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Public Submission

CC 968 (R2024-05)

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First name [required]	Fern
Last name [required]	Hill
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Standing Policy Committee on Infrastructure and Planning
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 5, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket reasoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I repeal blanket rezoning

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First name [required]	Nadine
Last name [required]	Johnson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	vote yes to repeal blanket rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
CC: Nathaniel Schmidt
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Nadine Johnson
Address: 1934 12 Street SW, Calgary
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. I volunteer with the homeless and see firsthand the impact lack of affordable housing is having. I used to live in the Beltline and appreciated its mixture of residential options in a higher density setting. At a certain point I chose to pay a premium to move to a larger property with the assurance that my increased investment would retain value because of the unique characteristics of my new neighbourhood, something that blanket rezoning erodes.

I do not expect nor want my neighbourhood to be identical to every other one in the city – it would lose its character. I do not expect any and every person to be able to purchase a home in all neighbourhoods. Home ownership is about personal choices and tradeoffs … a longer commute or a smaller house? A bigger yard or lower maintenance? Fences or open spaces? Near highways or pathways? … the list goes on.

The city needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. We need housing for our aging population as much as for our young people. Older people need homes that do not require walking up numerous stairs in these tall skinny homes that are being built. We need affordable housing that doesn't demolish an older house and replace it will two multi million dollar homes. We need homes that use materials and footprints that are in context with their neighbours. We need to protect - if not enhance - our tree canopy and grassed areas, to ensure a healthy environment rather than increasing the allowable lot coverage for a new build. We need people park their cars at home, not assume a carless society, and force residents (and their guests) to find parking on the nearby streets and thus make the streets less safe to navigate, particularly for pedestrians. We need the parks, schools, shops and other infrastructure that turns homes into community.

I support repeal of Blanket Rezoning and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period. There are too many examples of projects that have been slapped together that are contrary to the principles of good development and even the recently developed Local Area Plans. These projects should not be allowed to proceed.

One-size-fits-all zoning is poor planning particularly when done without consideration of the infrastructure and transportation impacts. One-size-fits-all zoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints – and makes the city a melting pot of blandness rather than a mosaic drawing people in.

Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation which accelerates the loss of lower-cost housing.

I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications.

Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Nadine Johnson
Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Sarah
Last name [required]	Heagy
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	NOTICE OF MOTION PROCESS TO REPEAL BLANKET UPZONING
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Calgary city letter.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Sarah Heagy

Address: [redacted]

Phone: [redacted]

Date: December 05, 2025

Mayor and Members of Council,

I am writing to express my strong support for the Notice of Motion to repeal Calgary's blanket rezoning bylaw, and to urge Council to begin a clear, lawful, and efficient repeal process.

As a parent of three children who attend Mount Royal Junior High and Earl Grey School, I care deeply about how our communities evolve. Since moving to Calgary, I have tried multiple times to purchase a mature home that reflects the heritage, character, and walkability that drew me to this neighbourhood. Every time, I lost out to developers purchasing properties specifically to tear them down. I have also struggled to find rental homes in this area that can reasonably accommodate a family of five. These experiences have made the impacts of blanket rezoning incredibly personal — it is accelerating the loss of the very qualities that make these communities livable for families.

I am not opposed to new housing or increased density. Calgary absolutely needs both. But density must be intentional, contextual, and supported by infrastructure—not applied universally without regard for neighbourhood character, safety, or capacity.

Why I Support Repeal (and why amendments are needed for it to be meaningful)

1. Calgarians have already spoken.

The historic 2024 public hearing showed overwhelming opposition to blanket rezoning. The 2025 municipal election confirmed a mandate for repeal. Supporting this motion honours both.

2. The motion respects the lawful process.

This motion does not circumvent the MGA. It begins the proper repeal pathway, including notice and a public hearing.

3. Blanket rezoning ignores community realities.

Neighbourhoods differ in lot patterns, tree canopy, school capacity, density, traffic conditions, and built form. Good planning recognizes that. Blanket zoning does not.

4. Infrastructure impacts were not properly evaluated.

Rezoning the entire city without neighbourhood-level analysis of water, sewer, stormwater, parking, traffic, school capacity, parks, or transit is not responsible planning — especially for mature areas already feeling pressure.

5. Affordable homes are being lost.

Modest, older houses and rental options — often the most attainable for families — are being replaced with expensive redevelopment. This undercuts affordability and community stability.

6. Calgary has better tools.

Local Area Plans, corridor and transit-oriented growth, backyard suites, and targeted rezonings can add housing thoughtfully and sustainably.

7. Transition rules must be firm and fair.

Approved projects should be honoured.

However, applications alone should not preserve blanket zoning, or the City will unintentionally create an amnesty window that encourages last-minute filings.

8. First Reading must be the clear cutoff.

Moving quickly to First Reading and using that date as the transition point prevents strategic filings and ensures clarity for residents, builders, and planners.

9. Federal funding is tied to outcomes, not blanket rezoning.

Calgary can meet its housing targets through planned, targeted growth without retaining a citywide rezoning policy.

10. Correcting a democratic mistake is worth the cost.

Public hearings and proper consultation are part of good governance. Cost should not be used to avoid correcting a bylaw Calgarians overwhelmingly rejected.

For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications.

Final Request

For these reasons, I respectfully ask Council to support the Notice of Motion, and to ensure the repeal is meaningful and not undermined by transition loopholes. Calgary can meet its housing needs responsibly without losing neighbourhood character, democratic legitimacy, or naturally affordable homes.

Thank you for your time and consideration.

Respectfully,

Sarah Heagy

[redacted]

[redacted]

Public Submission

CC 968 (R2024-05)

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

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First name [required]	N. Glenn
Last name [required]	Cameron
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to Repeal Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning bylaw and to urge Council to begin the repeal process. I am not opposed to new housing or increased density. But what we need is planned, contextual density that is done in the appropriate areas of the City after real consultation with affected communities. One size fits all zoning is poor planning. I support the repeal of the blanket zoning bylaw in a way that restores fairness and democratic legitimacy.

Public Submission

CC 968 (R2024-05)

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First name [required]	Marlene
Last name [required]	Roza
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to repeal blanket upzoning bylaw 21P2024
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	One-size-fits-all zoning is poor planning Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning. Infrastructure and transportation impacts were not properly assessed Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities. Loss of affordable housing stock We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing. Targeted alternatives exist and should guide growth Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means better growth, in the right places, for the right reasons. Council should move swiftly to First Reading and set a clear cutoff To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction. Federal housing funding should not be used as a veto. I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning. Cost is not a reason to avoid democratic correction Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

Public Submission

CC 968 (R2024-05)

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First name [required]	Oliver
Last name [required]	David
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	To whom it may concern: We would like to voice or support for this motion to repeal the bylaw for blanket resigning. The blanket rezoning process has come with lack of planning and was more densification for densification sake. There was little regard to concerns around infrastructure, traffic, parking, or planning how densification will be approached, complement existing neighborhoods. Removing older rental houses from the market to build high end condos or row houses has done little to improve accessibility to housing for the people who need it most.

Public Submission

CC 968 (R2024-05)

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First name [required]	Christiane
Last name [required]	Morrissette
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
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Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Goal is to express support the Motion to repeal the blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Like most Calgarians, I do support the creation of affordable housing. But I do not believe the blanket rezoning as put in place has achieved that objective without creating serious problems - transportation, infrastructure capacity bottlenecks, parking and traffic and safety, just to name a few. Affordability of the new housing options replacing the old housing options has been diminished. I believe the City needs to go back to the drawing board, perhaps along the lines of the Local Area Planning process, to produce better plans, grown in the communities, that take into considerations and minimize potential negative impacts that are specific to each community. Calgarians remember clearly - the blanket rezoning was put in place despite a clear majority opposing it. That historic disregard of a legitimate public hearing process needs to be corrected.

Public Submission

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First name [required]	Francois
Last name [required]	Langlois
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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Public Submission

CC 968 (R2024-05)

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[required] - max 75 characters	Notice of Motion to repeal blanket rezoning
Are you in favour or opposition of the issue? [required]	In favour
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 for several reasons. I do support the objective of creating affordable housing for Calgarians but do not believe that the blanket rezoning is the best way to achieve the objective. For instance, the work done by hundreds of well-intended volunteers who spent countless hours consulting with the public and other stakeholders to arrive at thoughtful plans was a much more robust and planful approach that would achieve better results while minimizing negative impacts. Fundamentally, the city disregarded a clear and widespread public opinion heard during the public hearings of 2024 - it is time to correct a serious fault by the past Council.

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First name [required]	Lori
Last name [required]	Kennedy
How do you wish to attend?	
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Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket rezoning/upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am counting on this new council to follow through with their promise to repeal the blanket rezoning/upzoning that was put forth by the previous council. Calgarians like myself are grateful to finally have some people in council who understand just how important this repeal is to areas that have felt under attack by the onslaught of development that has already occurred in many neighborhoods in Calgary already. It's important to ensure that this type of development be stopped immediately before anymore irreversible damage is done to existing single family neighborhoods. I am not against providing affordable housing for people but it shouldn't be done at the expense of other peoples neighborhoods. Thoughtful planning is key to accomplishing this endeavor. I am not sure what the answer is to this situation but I think this council will be able to come up with a solution that will be both fair and equitable to everyone concerned. Thank you for listening.

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First name [required]	Faye
Last name [required]	Fraser
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
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[required] - max 75 characters	Notice of motion to repeal Calgary rezoning bylaw
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am in support to begin the repeal of the rezoning bylaw. I am not opposed to new housing but we need planned, contextual density. As MANY Calgarians have submitted the issues, at the sessions, we do not often have the infrastructure and transportation in many of the areas where multi level housing was constructed, demolished rentals for new homes that are NOT affordable a per the goal. Council must move to First reading as soon as possible and treat the date as the clear transition so that applicants cannot generate exemptions.Federal housing funding should not be used as a veto. Cost is not a reason to avoid the democratic process. Council has that responsibility.

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First name [required]	Kellie
Last name [required]	Thibodeau-Heck
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter to Council - Kellie Thibodeau-Heck - Dec 5.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Kellie Thibodeau-Heck
Address: [redacted]
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

I am writing to express my support for the Notice of Motion to repeal Calgary's blanket rezoning bylaw and to urge Council to begin a lawful repeal process.

My husband and I are first-time home buyers who recently purchased our family's first home in Lakeview. Like many young Calgarians, we worked hard to enter the housing market. We chose this community for its beauty, character, mature trees, and quiet streets. We do not oppose new housing, nor are we opposed to density. We recognise that Calgary needs more homes, including affordable and diverse options. However, we are deeply concerned that blanket rezoning undermines these goals while threatening the fabric of established communities. The issue is not growth, it is where and how growth is introduced.

Blanket rezoning applies the same density entitlement to every neighbourhood, regardless of infrastructure, road capacity, school enrollment, parking constraints, or existing housing mix. Older communities like Lakeview were not designed to support high-density redevelopment everywhere at once. Without thoughtful planning, we risk losing the very qualities that make these neighbourhoods desirable, livable, and safe.

I support affordable housing throughout our city. But this rezoning has not resulted in genuinely affordable homes. Instead, it has incentivized speculative redevelopment. Modest homes, including those affordable to first-time buyers like us, are being demolished to build multi-unit projects that are often priced far beyond what ordinary families can afford. This does not protect affordability; it accelerates its loss.

Blanket rezoning also bypassed meaningful consultation. Repealing this bylaw honours the democratic mandate expressed during public engagement and in the most recent municipal election, while still allowing Calgary to grow through proper planning, evidence-based approvals, and community engagement.

Repeal is not a rejection of housing, density, or change. It is a call for good planning, fairness, and respect for the communities where people live, raise families, and invest their futures.

For these reasons, I respectfully ask Council to vote in favour of the Notice of Motion and move swiftly toward repeal.

Thank you for your time and consideration.

Respectfully,

[redacted]

Kellie Thibodeau-Heck
Lakeview Resident

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Theresa
Last name [required]	de Walle
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket upzoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	blanket zoning letter.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	We are opposed to the blanket upzoning bylaw and want to see the bylaw appealed.

From: Fraser & Theresa de Walle
Address: 4504 19th Ave SW (Glendale)
Email: [redacted]
Date: December 4, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social license**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.
2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.
3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.
4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.
5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.
6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**

It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.

But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.

If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**

I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**

Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Fraser & Theresa de Walle
Glendale
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Duncan
Last name [required]	McCowan
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write "2026 Budget" below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to start process to Repeal Blanket Zoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Repeal of Blanket Rezoning Bylaw 21P2024.htm
ATTACHMENT_02_FILENAME	

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

Dear Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

What we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities.

I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

One-size-fits-all zoning is poor planning. Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning. We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians.

Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications.

Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability. Targeted alternatives exist and should guide growth Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means better growth, in the right places, for the right reasons.

Thank you for your time and for considering this submission.

Respectfully,
Duncan McCowan
1943 12 St SW.

mem@shaw.ca
Ward 8

Subject: Repeal of Blanket Rezoning Bylaw 21P2024

Dear Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

What we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities.

I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

One-size-fits-all zoning is poor planning. Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning. We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians.

Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

I.urge.Council.to.vote.in.favour.of.the.Notice.of.Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications.

Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability. Targeted alternatives exist and should guide growth Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means better growth, in the right places, for the right reasons.

Thank you for your time and for considering this submission.

Respectfully,

Duncan McCowan
1943 12 St SW.
[redacted]
Ward 8

Public Submission

CC 968 (R2024-05)

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First name [required]	Robert
Last name [required]	Carleton
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

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CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Submission in support of motion to repeal blanket rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Robert Carleton
Address: 3807 11th Street SW
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

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2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
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4. **Infrastructure and transportation impacts were not properly assessed**
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5. **Loss of affordable housing stock**
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7. **Transition must protect approvals — not create an amnesty window**
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8. **Council should move swiftly to First Reading and set a clear cutoff**
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9. **Federal housing funding should not be used as a veto**
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10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an

interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Robert Carleton
Elbow Park – Ward 8
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Lisa
Last name [required]	Poole
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion to Repeal of Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	EPRA LOS for NOM to repeal BUZ_4Dec25.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please vote in support of the Notice of Motion to repeal blanket upzoning and reset residential zoning rules in the established areas as they existed prior to the change to blanket upzoning in 2024.

ELBOW PARK
RESIDENTS ASSOCIATION

Thursday, December 4, 2025

Re: Support for Notice of Motion to Repeal Blanket Rezoning

Dear Mayor Farkas and City Councillors,

Please vote in favour of the Notice of Motion to restore residential zoning rules in the established areas as they existed prior to the change to blanket rezoning in 2024.

A one-size-fits-all planning approach is not the solution to Calgary's housing challenges. Community residents want an active and respected role in decisions that impact their home and their community.

The Elbow Park Residents Association supports thoughtful redevelopment that respects community context and protects the urban tree canopy. To restore public trust we need a reset back to R-C1 and R-C2 land-use districts as soon as possible and to establish a clear cutoff date for development permits and subdivision applications.

Respectfully,

Lisa Poole
President, Elbow Park Residents Association

Public Submission

CC 968 (R2024-05)

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First name [required]	Carol Ann
Last name [required]	Williams
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Peter and Carol Ann Williams
Address: 1317 Montreal Avenue SW
Email: [redacted]
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also

failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an

interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Peter and Carol Ann Williams
Mount Royal
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Susan
Last name [required]	Unruh
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

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[required] - max 75 characters	Repealing Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Blanket Repeal Letter - Action Call - Signed.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

December 5, 2025

City Clerk's Office, City of Calgary
Ground Floor, 313 - 7 Avenue SE
PO Box 2100, Postal Station 'M'
Calgary, Alberta T2P 2M5

Mayor and Members of Council,

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At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduce through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

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Thank you for your time and for considering this submission.

Sincerely,

Susan Unruh

Ward 1

Public Submission

CC 968 (R2024-05)

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First name [required]	Rachid
Last name [required]	Mohamed
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
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[required] - max 75 characters	Blanket upzoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

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CC 968 (R2024-05)

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First name [required]	Wayne
Last name [required]	Newby
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

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What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	Letter to the City - CFTG.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

December 5, 2025

Members of City of Calgary Council

Re: Blanket Upzoning Repeal

I read an article authored by Rusty Miller, Robert Lehodey, Patricia McCunn-Miller, Lisa Poole, Jennifer Baldwin and Chris Davis on November 29 in the Calgary Herald titled "*Blanket upzoning a complete failure on its promise of affordability*". The writers were responding to an article that former city councillor Courtney Walcott wrote a week earlier. The article by those authors addresses many of Courtney Walcott comments. I believe that Courtney Walcott got it all wrong and the authors of this article are completely right.

I have developed land before, all developers are trying to maximize profits, that the goal. Developers are not interested in affordable housing; they want to make money…period.

This is not my idea and I do not know where I read it or heard it. The idea is the City of Calgary uses it large land holding in Calgary to determine a location that is suitable for affordable house (transportation be critical). Once the land is picked, the city contracts with a developer to build affordable housing. The city provided the land free of all costs and the developer builds a design by the city. The city specifies the building materials to the developer too. Sadly, the city has to inspect that the developer is preforming to the contract. The city is typically poor at inspection and this should be contracted out. The developers will always cheat if you are not watching. The developer is provided an agreed upon profit level and are not allowed to control the sale of the units. The city sets the price of the units and the free market takes care of it after that. The city most vet the purchasers, that the purchasers are truly low-income families.

The city is trying to social engineer the housing issue. It can't. The rezoning that the city is using will and is destroying communities. Most communities don't apposes increased density, they apposing poorly conceive policies.

Thanks
Wayne Newby

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an Lowry, Calgary

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Schwartz, Calgary

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Blanket upzoning a complete failure on its promise of affordability

RUSTY MILLER, ROBERT LEHODEY, PATRICIA McCANN-MILLER, LISA POOLE, JENNIFER BALDWIN AND CHRIS DAVIS

Former city councillor Courtney Walcott is right about one thing — new homes built under blanket upzoning are not cheaper than the ones they replace. Unfortunately, that is where the accuracy of his argument ends.

In a recent Calgary Herald column (Nov. 21), Walcott says rezoning "wasn't designed" to make new homes cheaper. Instead, he claims it was meant to stop older homes from becoming the most expensive housing on the market. To defend that view, he leans on a car analogy — new cars cost more than used cars, but producing new models supposedly triggers a chain reaction that moderates prices later. The suggestion is that expensive new homes are acceptable today because they might improve affordability tomorrow.

That argument collapses under Calgary's housing realities.

"Cheaper" versus "affordable" is a word game. For Calgarians trying to enter the market, the only question that matters is whether a family can buy or rent a home it can afford. If the answer is no, the policy has failed.

This matters because the city sold blanket upzoning as an affordability tool, and Walcott promoted it as something that would "support housing affordability."

He can't champion rezoning as the fix for affordability, then later claim affordability was never the point.

The car analogy doesn't work. In his column, older homes are the "used cars." But blanket upzoning doesn't add new housing while preserving older, lower-cost stock; it targets that stock for demolition.

Across the inner city, modest bungalows and older rentals are being replaced by high-priced infills. Once the older home is gone, there is no "used car" left for a first-time buyer or renter to purchase.

If you want cars to be more affordable, you don't crush every used Corolla and replace it with new SUVs, then claim the market will sort it out later. That isn't a supply chain. It's speculative churn.

This model ignores financialization. The analogy assumes a normal market where new supply gently moderates prices. Calgary is not that market.

It is increasingly shaped by investor speculation, out-of-province capital chasing return, and below-market federal financing that rewards multi-unit development.

Blanket upzoning is a land-value accelerator — when every lot can suddenly hold duplexes or fourplexes, the land beneath every house becomes more valuable overnight.

Families are no longer bidding against families, they are bidding against builders and speculators leveraging low-cost or forgivable federal loans.

In a financialized market, demolishing lower-priced homes and replacing them with higher-priced units does not create affordability. It causes displacement.

Walcott's own numbers undercut his argument. He notes that a $600,000 teardown bungalow might once have been replaced by a $1.6-million, single-detached home, whereas rezoning can yield multiple $500,000 to $700,000 units.

But the bungalow was the entry point — the "used car." After upzoning, that entry point disappears and land gets pricier precisely because the entitlement changed. Smaller units are not necessarily cheaper on a per-family basis, and they remain out of reach for many households.

The public has already decided. Calgarians just elected a majority that promised to repeal blanket upzoning.

Telling councillors to ignore that mandate is an interesting strategy, but it's flatly incompatible with democratic accountability.

The new council must do what it said it would do and repeal the bylaw.

A better approach is available.

Let's stop frustrating the will of the people and build a zoning strategy that respects neighbourhood context and delivers affordability where it fits — targeted densification aligned with infrastructure, preservation of existing low-cost stock, brownfield redevelopment for below-market housing and affordability tied to public financing.

Calgarians aren't asking for miracles. They're asking for homes they can afford, and growth that's deliberate, transparent and built with communities, not imposed on them.

Rusty Miller, Robert Lehodey, Patricia McCann-Miller, Lisa Poole, Jennifer Baldwin and Chris Davis represent Calgarians for Thoughtful Growth.

Public Submission

CC 968 (R2024-05)

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First name [required]	Justin and Heather
Last name [required]	Sherman
How do you wish to attend?	
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To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Justin and Heather Sherman
Address: Ward 8

December 4, 2025

Mayor Farkas and Members of Council,

We are professionals residing in an inner-city community in Ward 8. We strongly oppose blanket rezoning which allows for up to 12 units on a 50 by 120 foot lot in our community. We are writing to support the Notice of Motion to repeal Calgary's blanket rezoning bylaw and to urge Council to begin a lawful, efficient repeal process.

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

We understand that blanket rezoning established, inner-city neighbourhoods has not effectively addressed Calgary's housing affordability challenges. We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. We further understand that blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

By proceeding with blanket rezoning, the City abdicated its rightful control over planning decisions to developers who may be motivated by short-term financial gain as opposed to long-term community interests. Community residents have significantly less opportunity to participate in development decisions as blanket rezoning removes any opportunity to require a hearing to debate the merits of whether such a land use is appropriate and contextual to the existing neighbourhood.

We are not opposed to densification; however, believe it must be pursued strategically and thoughtfully, with stakeholder input. By developing major nodes and corridors across Calgary, in step with transit capacity, the City can accommodate the needs of its growing population without irreversibly altering the nature of established communities and placing undue strain on inner city utilities and schools.

Calgarians participated in the historic Blanket Rezoning Hearing and overwhelmingly opposed blanket rezoning. That opposition was subsequently reiterated in the 2025 municipal election by electing a Council majority that campaigned on repealing blanket rezoning. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

Respectfully,

Justin and Heather Sherman

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Patrick
Last name [required]	Saunders
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to Repeal Blanket Rezoning Bylaw 21P2024
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	Repeal Blanket Rezoning Bylaw 21P2024.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Date: December 5, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning bylaw and to urge Council to begin a lawful, efficient repeal process.

I am not opposed to new housing or increased density. Calgary needs more housing; including housing that is genuinely affordable. Planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services, utilities and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion in principle. I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cut-off to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,
Patrick Saunders

Public Submission

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First name [required]	Dan
Last name [required]	Janzen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
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Public Submission

CC 968 (R2024-05)

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[required] - max 75 characters	Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Letter in support of repeal blanket rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Dan Janzen
Address: Havenhurst Crescent, Haysboro
Email: [redacted]
Date: Dec. 5, 2025

Mr. Mayor and Councilors,

I am writing to support the motion to repeal blanket rezoning (blanket upzoning). As well remove HGO as a permitted use, and revisit Local Area Plans (LAPs). These actions are critical to restoring trust in local governance and protecting the integrity of our communities.

I have been a proud resident of Calgary for over 40 years—first in Bowness (Ward 1) and in Haysboro (Ward 11) for the past 30 years. I hope to remain here for decades to come, but frankly, that depends on the actions you take.

Many of you campaigned on repealing blanket rezoning, and that commitment is why you hold office. Repealing this policy is not just necessary—it is imperative. Blanket rezoning was imposed without genuine citizen support, eroding public trust and disregarding the voices of the very communities it affects. Calgarians opposed blanket rezoning in the 2024 public hearing and again in the 2025 election. Supporting repeal honors that mandate.

I would also strongly urge council to implement an immediate moratorium on related applications and developments until blanket rezoning is reassessed. This moratorium should also apply to all HGO applications and developments and should include properties where approval has been granted but construction has not begun.

Furthermore, LAPs must be revisited. They were not created through genuine consultation or collaboration with communities. Instead, administration presented pre-developed plans and offered citizens little more than lip service for their concerns. In some cases, the condescension was palpable. Many excellent citizen suggestions were ignored outright.

Calgary deserves better. We need thoughtful, transparent planning that respects community input and prioritizes long-term livability over short-term metrics. I urge you to act decisively to restore accountability and protect the future of our city.

Sincerely,

Dan Janzen

Public Submission

CC 968 (R2024-05)

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First name [required]	Joanne
Last name [required]	Hansen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	NOTICE OF MOTION TO START THE PROCESS TO REPEAL BLANKET UPZONING
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Repeal.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please accept the attached letter as my support for the Notice of Motion to Start the Process to repeal Blanket Upzoning

Date: December 5, 2025

To: City Clerk's Office, City of Calgary

Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)

From: Joanne Hansen

Address: 56 Woodmeadow Close SW Calgary T2W 4L8

Email: [redacted]

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle.

However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. Democratic legitimacy and social licence.

Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. Lawful process is preserved. I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process.

3. One-size-fits-all zoning is poor planning. Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. Infrastructure and transportation impacts were not properly assessed

Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. Loss of affordable housing stock. We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. Targeted alternatives exist and should guide growth.Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means better growth, in the right places, for the right reasons.

7. Transition must protect approvals — not create an amnesty window. It is fair to protect projects that already have approvals (development permits, subdivision approvals, building permits) under the current districts. But merely applying, or “including” land in an in-stream proposal, should not preserve blanket zoning. Rights vest on approval, not on application. If in-stream filings are protected, the City risks creating an amnesty window that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. Council should move swiftly to First Reading and set a clear cutoff. To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council’s direction.

9. Federal housing funding should not be used as a veto.I understand concerns about federal housing funding. However, federal programs are tiedto housing supply targets and outcomes, not to one specific zoning mechanism. Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. Cost is not a reason to avoid democratic correction. Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred thosecosts to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated. For these reasons, I urge Council to vote in favour of the Notice of Motion, and to amend it so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Joanne Hansen

Woodmeadows SW Calgary Ward 13

[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Thomas
Last name [required]	Newton
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanke Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	repeal_blanket_up-zoning_Thomas_Newton.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion - Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Thomas Newton
Address: 3807 10 Street SW
Email: [redacted]
Date: 2025.12.04

Mayor and Members of Council:

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket up-zoning) bylaw and to urge Council to begin a lawful repeal process.

I am not opposed to new housing or increased density, however new housing needs to be genuinely affordable, and the current experience from the present up-zoning is that most units built under the blanket up-zoning bylaw are NOT affordable housing.

The blanket up-zoning must be replaced with planned, contextual density growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient infrastructure, services and utilities.

I am personally concerned that the uncontrolled up-zoning if continued will cause overloading of the city infrastructure and services at local and trunk levels and remediation casts will fall on property owners whose concerns were not heard by the council that forced the up-zoning into law. Please recall that the 2024 blanket up-zoning bylaw was pushed through despite overwhelming opposition at the 2024 public hearing.

The only practical way to ensure proper growth and affordability is to repeal the current blanket up-zoning bylaw and replace it with new, local area plans that address the concerns of current residents and current community context and current infrastructure limitations. Trying to amend the current unworkable bad legislation will only cause additional problems and magnify the problems currently arising from the blanket up-zoning legislation.

Thank you for having the fortitude and foresight to address this issue before it can do further damage to Calgary and Calgarians.

Respectfully,

Thomas Newton

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First name [required]	Stephen
Last name [required]	Shannon
How do you wish to attend?	
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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 going to email public submissions@calgary.ca with an attachment. It was too large to attache online.

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Stephen Michael Shannon
Address: 2019 37th Ave SW, Calgary, AB, T2T-2H6
Email: [redacted]
Date: December 4th, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

I live in Altadore in Ward 8. I urge our counsellor Nathan Schmidt to support the repeal. In the recent civic election he only secured 33% of the vote. The other 5 candidates he ran against were all in favour of repealing the blanket re-zoning. Effectively and unfortunately they split the vote. To purposely and rightfully represent the voters in Ward 8 on this issue Schmidt should support the repeal accordingly.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage

character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the

cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

[redacted]

Stephen Shannon
Altadore/Ward 8)
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	David
Last name [required]	Shymkiw
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Repeal Blanket Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: David Shymkiw
Address: Elboya
Email: [redacted]
Date: November 4, 2025
Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

In 2008 we purchased and extensively renovated a home in Elboya after living in Tuxedo for 19 years. The primary reason for us choosing the Elboya community was the lower density R1 zoning. The proposed changes are unacceptable in our R-1 zoned community.

Instead of a simplistic blanket approach to the problem, a more thought-out solution would be more amenable to Calgarians. Why not focus densification in new areas where people will be made aware of what they are buying into, perhaps surrounding a C-train stops and other transportation hubs or around already built up areas such as Chinook Mall. Why not convert the shuttered Holy Cross Hospital to residential units. Each room already comes with a bathroom! Well thought out and strategic selections make more sense than blank rezoning. In 2024 at a community open house, Councilor Walcott made comparisons to Vancouver and Toronto, comments like 6 Vancouvers would fit in the area of Calgary. Have council members visited and driven around Vancouver of Toronto lately. I have and that is certainly not the quality of life I moved to Elboya for or what Calgary is known for. If the City is serious about attracting and keeping families in the inner city, they should realize the significant appeal of R1 zoning to families. My kids prefer to play in a back yard, rather than in a brick covered courtyard or an 8' x 10' balcony. I would hope that the rights of the current area residents, whom have invested a significant amount of money purchasing their homes and paying taxes would have some importance. There are entire neighborhoods such as Kelvin Grove that have recently implemented restrictive covenants because of the blanket rezoning being forced upon us.

I find it very frustrating that councilors are considering not repealing blanket rezoning. Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. The 2024 civic election results are clear. ***The mayor and majority of councilors were chosen in a democratic election on the promise they would repeal blanket rezoning. You can't ignore the promises you made to the people who elected you!***

Best regards,
Dave

Public Submission

CC 968 (R2024-05)

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First name [required]	Maureen
Last name [required]	O'Brien
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Motion to repeal blanket re-zoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing to you today to let you know my opinion of the blanket re-zoning bylaw. I am very much against this policy that is very quickly destroying our beautiful old communities. I could cite many reasons; blocking sunshine of near by yards, (I know of an elderly Italian woman who can no longer grow her beloved tomatoes because of the huge development that is now beside her), stealing privacy from neighbours, loss of rights as a homeowner (when we purchased our home 44 years ago, we chose our street because we value our privacy), clogging the streets with parking and traffic (how do families bring their elderly parent to visit when there is no available parking spot at the front of their home?), fragile old infrastructure very likely to not be able to support eight residences where one previously stood (remember summer of 2024), huge amount of increased traffic on previously quiet streets. I could go on and on with the many negative aspects of this bylaw. But more important are the next two issues I bring up; loss of rights as a homeowner, and councillors representing the wishes of the citizens of Calgary. Purchasing a home is for most people the biggest investment they make in their lives, many use that investment as their retirement plan. But if a huge multi family dwelling is built on the lot beside you, or behind you, or across from you, your big investment will now plummet in value through no fault of your own. Blanket rezoning steals the rights of property owners. How can this happen in Canada? Some argue that building homes for people trumps all other rights, and I would agree with this thinking if there was no other suitable spaces to build homes. But we all know that is simply not true. There are many lots on main streets that are more suitable for these complexes, there just needs to be some thoughtful and intelligent planning brought into this process. As an elected councillor, it is yours and all other elected officials responsibility to represent the citizens of Calgary. Mayoral candidates Jeremy Farkas, Sonya Sharp and Jeff Davidson that all campaigned on repealing the blanket rezoning bylaw, collectively received 66% of Calgarians votes. Calgarians have clearly spoken what their opinion is. And it needs to be stopped as soon as possible, as developers are stuffing the application box to make as much money as possible before it is too late. Please properly represent your constituents and vote to repeal the blanket re-zoning bylaw

Public Submission

CC 968 (R2024-05)

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First name [required]	Jennifer
Last name [required]	Straatman
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Let me start by saying I am not opposed to increased housing and density, but it has to be done well, with respect for existing communities. The blanket rezoning bylaw is poor urban planning, and I fully support repealing the blanket rezoning bylaw. In its place, we need planned, contextual density in strategic locations. As it stands now, relatively affordable older homes are being torn down to be replaced by unaffordable, enormous new builds. Companies are deciding what our neighbourhoods look like, and existing residents are completely ignored. The character of existing neighbourhoods is not respected. In particular, the effect of shadow on neighbouring lots is of paramount importance. Residents choose older neighbourhoods for the access to a yard for gardening. We cannot garden when our sunlight is blocked by a new build on the neighbouring property. We choose these neighbourhoods because we appreciate a streetscape where the trees are larger than the homes. The consultation process as it stands now is meaningless. We do not need a building free-for-all that privileges companies over residents. I urge Council to vote in favour of the motion to repeal blanket rezoning. We need strategically planned density and thoughtful, true consultation with communities. Thank you.

Public Submission

CC 968 (R2024-05)

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First name [required]	Michelle
Last name [required]	Carr
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of blanket zoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing to support the Notice of Motion to repeal Calgary’s blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is planned, contextual density—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through meaningful, good-faith consultation with affected communities. That is how we add housing in a way that is sustainable, infrastructure-supported, and fair. I support repeal and this Notice of Motion in principle. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period. Reasons for supporting the Notice of Motion (with important amendments): 1. Democratic legitimacy and social licence Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate. 2. Lawful process is preserved I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it starts a lawful repeal pathway. Supporting it is supporting due process. 3. One-size-fits-all zoning is poor planning Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning. 4. Infrastructure and transportation impacts were not properly assessed Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

Public Submission

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First name [required]	Maureen
Last name [required]	Dunne
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning

Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am opposed to the Blanket Rezoning bylaw. It does not respect the views of nearby residents in the community or of the Community Association. It will lead to overcrowding and does not take into consideration the requirement for on site parking.

Public Submission

CC 968 (R2024-05)

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First name [required]	Kersi
Last name [required]	Bird
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	9.4.1 Repeal of Blanket Rezoning

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	December 11, 2025 Dear Mayor and Members of Council, As representatives of the Calgary Alliance for the Common Good's Affordable Housing Team, we are writing to strongly urge Council to revise—rather than repeal—the blanket rezoning policy. Calgary needs a path forward that improves the policy, by supporting housing affordability, community stability, and long-term planning while addressing the legitimate concerns that communities have experienced with the recent overhaul. The revision process ought to include policies that have proven successful and will yield benefits to communities going forward, such as: gentle densification, intelligent use of transit-oriented development to supplement a city-wide approach to density, adherence to design standards, attention to local area plans, and a framework for regular review and community input. Any changes brought forward should align with the requirements of Calgary's Housing Accelerator Funding from the federal government. We would also like to see Council prioritize the granting of lands for affordable housing which have been pre-zoned appropriately, and which will remain as affordable housing in perpetuity. Calgarians need a solution that balances neighbourhood character, housing affordability, and long-term city growth. Revising the blanket rezoning policy—rather than discarding it—strikes this balance. We urge Council to choose refinement over reversal and to continue supporting diversified, accessible, and responsibly planned housing for all Calgarians. Thank you for your consideration. We would welcome the opportunity to discuss these recommendations further. Sincerely, The Calgary Alliance for the Common Good – Affordable Housing Team Kersi Bird, Russell Copley, Lanna Petterson- Co-Chairs

Public Submission

CC 968 (R2024-05)

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First name [required]	Matthew
Last name [required]	McIntyre
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning

Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME	Dec 15 meeting submission letter.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see my attached letter. I look for council to make improvements to the notice of motion

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Matthew McIntyre
Address: 336 46 Ave SW - Elboya
Email: [redacted]
Date: Dec 11, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.

2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.

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   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

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5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units

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6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.

   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.

   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

9. **Federal housing funding should not be used as a veto**
   I understand concerns about federal housing funding. However, federal programs are tied to housing supply targets and outcomes, **not to one specific zoning mechanism.** Calgary can meet housing goals through targeted, planned growth without retaining blanket rezoning.

10. **Cost is not a reason to avoid democratic correction**
    Administration has suggested repeal will be costly, pointing to the 2024 process. But the cost of lawful public hearings is part of democratic governance. The City incurred those costs to impose blanket rezoning despite strong public opposition; it should not now use cost to avoid correcting a bylaw that Calgarians have clearly repudiated.

For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Matthew McIntyre (Ward 8, Elboya)

Public Submission

CC 968 (R2024-05)

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

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First name [required]	Joseph
Last name [required]	Kenny
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? (If you are provid-	Council
Date of meeting (If you are providing input on the 2026 Budget, please select "Nov. 24, 2025") [required]	Dec 15, 2025

Public Submission

CC 968 (R2024-05)

What agenda item do you wish to comment on? (If you are providing input on the 2026 Budget, please write “2026 Budget” below). (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Democratic legitimacy and social licence See attached Letter for a Comments
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Public Submission City Clerks Office Dec 2025.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	See attached Letter for a Comments

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Joseph Kenny
Address: 2927 13 Ave NW Calgary T2N 1M1
Email: [redacted]
Date: December 05, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.** That is how we add housing in a way that is sustainable, infrastructure-supported, and fair.

I support repeal and this Notice of Motion **in principle**. However, I urge Council to ensure the motion is implemented in a way that truly restores fairness and democratic legitimacy. In particular, Council should amend the transition/exemption clauses so that intent of the repeal is not undermined during the interim period.

Reasons for supporting the Notice of Motion (with important amendments):

1. **Democratic legitimacy and social licence**
   Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate.
2. **Lawful process is preserved**
   I recognize that the Municipal Government Act (MGA) requires notice and a public hearing before repeal. This motion does not bypass that requirement; it **starts a lawful repeal pathway**. Supporting it is supporting due process.
3. **One-size-fits-all zoning is poor planning**
   Blanket rezoning ignores real differences among neighbourhoods—lot patterns, heritage character, mature tree canopy, existing density, traffic conditions, and infrastructure constraints. City-wide entitlement cannot replace careful area-based planning.

4. **Infrastructure and transportation impacts were not properly assessed**
   Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities.

5. **Loss of affordable housing stock**
   We have seen modest, relatively affordable homes and rentals demolished to create new units that are often unaffordable for ordinary Calgarians. Blanket rezoning increases redevelopment pressure everywhere at once and incentivizes demolition over renovation, accelerating the loss of lower-cost housing.

6. **Targeted alternatives exist and should guide growth**
   Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean "no growth." It means **better growth, in the right places, for the right reasons.**

7. **Transition must protect approvals — not create an amnesty window**
   It is fair to protect **projects that already have approvals** (development permits, subdivision approvals, building permits) under the current districts.
   But merely **applying**, or "including" land in an in-stream proposal, should **not** preserve blanket zoning. Rights vest on approval, not on application.
   If in-stream filings are protected, the City risks creating an **amnesty window** that invites strategic last-minute applications and leaves Calgary with a permanent patchwork of blanket zoning—defeating the purpose of repeal.

8. **Council should move swiftly to First Reading and set a clear cutoff**
   To preserve the integrity of this process, Council should move to First Reading as early as procedurally possible and treat that date as the clear transition gate after which new applications cannot generate exemptions. This reduces uncertainty, prevents gaming of the system, and supports confidence in the Council's direction.

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For these reasons, I urge Council to **vote in favour of the Notice of Motion**, and to **amend it** so that only approved projects are grandfathered, with a clear First Reading cutoff to prevent an interim surge of strategic applications. Calgary can meet

its housing needs without sacrificing democratic legitimacy, neighbourhood context, or existing affordability.

Thank you for your time and for considering this submission.

Respectfully,

Joseph Kenny
e-mail: [redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Shelley L
Last name [required]	Carlson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal of Blanket Rezoning

Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	City Blanket Zoning Repeal.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City Clerk's Office, City of Calgary
Re: Support for Notice of Motion – Repeal of Blanket Rezoning (Bylaw 21P2024)
From: Shelley Carlson
Address: 63 Healy Drive, Haysboro
Email: [redacted]
Date: December 13, 2025

Mayor and Members of Council,

I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process.

At the outset, I want to be clear: I am not opposed to new housing or increased density. Calgary needs more housing, including housing that is genuinely affordable. But what we need is **planned, contextual density**—growth directed to appropriate locations such as transit corridors, activity centres, and areas with sufficient services and utilities—and introduced through **meaningful, good-faith consultation with affected communities.**

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> ***The aforementioned points are particularly relevant given the proximity of my residence to the Heritage C-Train station. Currently, there are 696 dwellings under construction and an additional 96 under appeal. The introduction of 792 dwellings within a three-block radius is expected to significantly increase demand for parking, as well as place pressure on local streets and utility infrastructure. The resulting parking shortage and increased traffic will become a safety concern.***
>
> ***Heritage Drive, Haddon Road, MacLeod Trail, and the C-Train crossing already experience bottlenecks during peak travel periods. Without substantial improvements to this corridor, future navigation will be severely impacted.***

6. **Targeted alternatives exist and should guide growth** Calgary can add housing through better tools: Local Area Plans, corridor and node intensification, near-transit growth, secondary/backyard suites, and area-specific rezonings based on evidence and local context. Repeal does not mean “no growth.” It means **better growth, in the right places, for the right reasons.**

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Thank you for your time and for considering this submission.

Respectfully,

Shelley Carlson
Haysboro, Ward 11
[redacted]

Public Submission

CC 968 (R2024-05)

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First name [required]	Ken
Last name [required]	Gerry
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Dec 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here.)

[required] - max 75 characters	Repeal Blanket upzoning/rezoning/redevelopment

Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Mayor and Members of Council, I am writing to support the Notice of Motion to repeal Calgary's blanket rezoning (blanket upzoning) bylaw and to urge Council to begin a lawful, efficient repeal process. Reasons for supporting the Notice of Motion (with important amendments): 1. Democratic legitimacy and social licence Calgarians participated in a historic public hearing in 2024 and overwhelmingly opposed blanket rezoning. Calgarians reiterated that opposition in the 2025 municipal election by electing a Council majority that campaigned on repeal. Approving this Notice of Motion respects both the hearing record and the clear electoral mandate. 2. Infrastructure and transportation impacts were not properly assessed Blanket rezoning was adopted without adequate neighbourhood-scale assessment of infrastructure capacity (water, sewer, storm, roads, schools, parks, and transit). It also failed to meaningfully evaluate traffic, parking pressure, and safety impacts in mature communities. Thank you, Ken and Heidi Gerry - 2624 21 street SW.