

**WHY REPEALING BLANKET  
REZONING IS THE  
RIGHT AND FAIR CHOICE**

**THE FAILURE TO ENGAGE  
MAKES THE 2024 BLANKET  
REZONING DECISION  
ILLEGITIMATE**

# ENGAGEMENT

## Expectation of Calgarians

- Calgarians ***STRONGLY EXPECT*** the City to **ENGAGE US ON IMPORTANT MATTERS**
- **REAL ENGAGEMENT**
- **Where Calgarians are really LISTENED TO and COMPROMISE AND CHANGE ARE MADE** to proposals by Administration in response to legitimate concerns

## City Policy

- **Fortunately, the city has policies and processes, that if followed, that strongly support this expectation**
- **Overarching Transparency and Accountability Policy**
- **Engage Policy**
- **Engage Frameworks**
- **Land Redesignation Process**
- **The commitment to engage is found throughout the City website ... over and over again**

# What do the Policies Say?

## Excerpts of the Transparency and Accountability Policy CC039

- Applies to City Council, and all City of Calgary employees
- The City of Calgary will engage the public throughout its decision making process
- To enhance public trust
- **Wherever possible, The City SHALL engage citizens** and provide opportunities for citizens to participate in and provide feedback

## Excerpts of the Engage Policy CP2023-05

- The City commits to conduct transparent and inclusive engagement processes that are responsive and accountable
- purposeful dialogue between The City, impacted or interested Calgarians
- City Manager, and General Managers and/or designates, are responsible for adherence
- **The City makes its best efforts to reach, involve and hear from those who are impacted directly**
- Opportunities are provided for impacted or interested Calgarians and other communities or groups to get involved **at the beginning and throughout**
- The City provides clear, timely and complete information

## Engage Administration Framework Guiding Principle

- The City of Calgary **assigns a high priority to** appropriately **involving citizens** and other stakeholders **early on and throughout the process**, especially when the decision(s) impacts their lives.
- **And in a nutshell, the bigger the issue, the more engagement is required**

# Engage Administration Framework – The Bigger Issue, The More Engagement

There are actually two frameworks

- Since Administration WAS THE APPLICANT of a land-use redesignation it was surely obligated to follow the applicant engagement framework as well, making its obligation to engage even greater
- In simple terms – the bigger the issue, the more engagement is required

## Community Outreach Assessment Tool APPLICANT ASSESSMENT FORM

Tool: [Outreach assessment](#)  
[outreachassessment.pdf](#)

01-tool-

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and a low level of change for community.	Community is one that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	3
What is the duration of your project to occupancy?	Under 2 years	3 - 5 years	5+ years	3
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community-wide.	3
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	3
<b>TOTAL</b>				<b>12</b>

COMMUNITY COMPLEXITY	1 Point	2 Points	3 Points	Enter values
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	3
How inclined will the community be to accept this project?	Little interest with no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	3
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible.	Willing to collect input to influence specific project decisions.	2
<b>TOTAL</b>				<b>8</b>

IMPACT SCORE	4 to 6	1
2A	2B	3
12 to 12	3	
COMPLEXITY SCORE	3A to 3	8
4 to 9	8	

COMMUNITY COMPLEXITY	3A	3B
COMMUNITY IMPACT	2A	2B
	1A	1B

Outreach Approach Assessment	
<b>Direct approach (1A, 1B)</b>	Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform the community about your project details. Consider choosing 2 - 3 tactics used for a targeted audience.
<b>Moderate approach (2A, 3A)</b>	Your project is of medium to high impact for the community, but is not very complex and likely little attention and/or issues are expected. Covers the level of impact consider expanding your reach beyond the immediate neighbours to inform them of the project details and collect input if needed. Consider choosing 3 - 4 tactics for a range of targeted and broader audiences.
<b>Comprehensive approach (2B, 3B)</b>	Your project is of medium to high impact for the community, and of higher complexity. There are likely issues that will need to be mitigated and addressed and extra effort will be needed to educate and inform the community about your project. Consider a broader approach with the community and be open to an iterative process with multiple tactics where input could help inform better decisions.

\*For an overview of outreach tactics and techniques you could consider, click [here](#).

calgary.ca/planningoutreach

## Engage Administration Framework

STEP 2 - Assess impact and complexity of the project

IMPACT	Number 1 ASSIGN 2 POINTS FOR EACH BOX CHECKED	Number 2 ASSIGN 3 POINTS FOR EACH BOX CHECKED	Number 3 ASSIGN 5 POINTS FOR EACH BOX CHECKED
Project type	<input type="checkbox"/> standard/routine	<input type="checkbox"/> unique/1st of its kind	<input type="checkbox"/> precedent setting/multiple phases/new program or service
Project duration	<input type="checkbox"/> 3 months to 1 year	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3+ years
Community impact	<input type="checkbox"/> Less than two communities or organizations	<input type="checkbox"/> 3-10 communities or organizations	<input type="checkbox"/> 10+ communities or organizations
Internal impact	<input type="checkbox"/> Within a business unit or department	<input type="checkbox"/> Multiple business units within one department	<input type="checkbox"/> Within multiple business units and across multiple departments
Stakeholder ability to impact decisions (Refer to Spectrum of Strategies and Fund Priorities)	<input type="checkbox"/> Listen and learn	<input type="checkbox"/> Consult	<input type="checkbox"/> Collaborate and/or empower
Add up the total points in each column	Total points:	Total points:	Total points:
If your total points are between:	0-7: Your Impact Number is 1 8-12: Your Impact Number is 2 13-15: Your Impact Number is 3	Total points: _____ Impact Number: _____	
COMPLEXITY	Letter A ASSIGN 2 POINTS FOR EACH BOX CHECKED	Letter B ASSIGN 3 POINTS FOR EACH BOX CHECKED	Letter C ASSIGN 5 POINTS FOR EACH BOX CHECKED
What is the political sensitivity of this project or decision?	<input type="checkbox"/> Little attention - project or decision unlikely to be a public issue.	<input type="checkbox"/> There has been some attention. Some disagreement or differing opinions is anticipated.	<input type="checkbox"/> Highly sensitive topic - either currently or anticipated.
How inclined will citizens and stakeholders be to accept this project or decision?	<input type="checkbox"/> The stakeholders are not likely to be concerned.	<input type="checkbox"/> Some issues are anticipated.	<input type="checkbox"/> There are many issues or there is at least one stakeholder group that is opposed.
Based on what you know, what do you anticipate will be the level of disagreement between stakeholder groups?	<input type="checkbox"/> No disagreement or can be easily managed.	<input type="checkbox"/> There will be a few competing positions - but can be managed with some effort.	<input type="checkbox"/> Competing positions by multiple stakeholder groups or more than a few different strongly held positions.
Add up the total points in each column	Total points:	Total points:	Total points:
If your total points are between:	2-4: Your Complexity Letter is A 5-7: Your Complexity Letter is B 8-10: Your Complexity Letter is C	Total points: _____ Complexity Letter: _____	

## Engage Administration Framework

STEP 2 - Actions and responsibilities

Combine your Impact Number and Complexity Letter from Step 2 and find the corresponding box below.

Complexity Letter/Number Combination:		
<b>1C: Low impact, high complexity</b>	<b>2C: Medium impact, high complexity</b>	<b>3C: High impact, high complexity</b>
<p>Engage Strategy Approval Level: Director</p> <p>Budget: \$5</p>	<p>Engage Strategy Approval Level: General Manager</p> <p>Budget: \$55</p>	<p>Engage Strategy Approval Level: General Manager</p> <p>Budget: \$55</p>
<b>1B: Low impact, medium complexity</b>	<b>2B: Medium impact, medium complexity</b>	<b>3B: High impact, medium complexity</b>
<p>Engage Strategy Approval Level: Project Sponsor or Manager</p> <p>Budget: \$5</p>	<p>Engage Strategy Approval Level: Director</p> <p>Budget: \$5</p>	<p>Engage Strategy Approval Level: General Manager</p> <p>Budget: \$55</p>
<b>1A: Low impact, low complexity</b>	<b>2A: Medium impact, low complexity</b>	<b>3A: High impact, low complexity</b>
<p>Engage Strategy Approval Level: Project Sponsor or Manager</p> <p>Budget: \$5</p>	<p>Engage Strategy Approval Level: Project Sponsor or Manager</p> <p>Budget: \$5</p>	<p>Engage Strategy Approval Level: Director</p> <p>Budget: \$5</p>

Degree of impact: LOW      MEDIUM      HIGH

City Engage Framework : If a project has a direct or indirect impact on citizens and stakeholders, **an Engage Assessment (Appendix B) must be completed** by the project manager and communicator to determine if engagement is needed. [Engage\\_Framework.pdf](#)

"Your project is of medium to high impact for the community, and of higher complexity. There are likely **issues that will need to be mitigated** and addressed **and extra effort will be needed** to educate and inform the community about your project. **Consider a broader approach with the community** and **be open to an iterative process** with multiple tactics where input could help inform better decisions\*."

# The Story .... What happened – Housing Affordability Task Force

## Affordability is a growing problem across Canada

- Cities like Toronto and Vancouver have very real problems
- Calgary is growing quickly and in danger of the same thing

## Affordable Housing Study gets expanded and Task Force is launched

- The city is planning/working on Affordable housing (people simple can't afford housing)
- Let's expand it to study housing affordability ... I can pay but its getting painful

## Task Force is launched in the spring/summer of 2022

- Task Force is primarily made up of experts on homelessness ... there is little evidence of planning/zoning skill sets amongst the group
- PS – Councillor Wyness, your question in the July 4, 2023 Council meeting was complete fair and reasonable ...
- Instead of ten citizens, Task Force selects City employee and future Planning Commissioner to fill two roles
- Most importantly, Task Force DOES NOT include engagement as part of their scope

## Task Force identifies Blanket Rezoning as a possible recommendation

- The City had 5 Directors/Managers on the Task Force plus a senior staff member acting as a citizen
- Surely at least one of them was capable of recognizing the profound impact Blanket Rezoning was going to have on Calgarians
- And surely at least one of them should have insisted, in accordance with clear policy, on immediately starting engagement as soon as it was identified as a possible recommendation, or making a strong Task Force recommendation to immediate launch engagement upon the conclusion of the Task Force
- All that happened was a comment from the Task Force that “many recommendations would need engagement with Calgarians”

Given the expectations of Citizens and the profound impact of Blanket Rezoning, why was there no engagement for at least a year from when it was first identified as a possible recommendation, in sharp contrast to clearly written policies? 6

# The Story .... What happened – Recommendation to Application

## On May 4<sup>th</sup> 2023, the City issues a News Release about the Housing Affordability Task Force Recommendations

- **Despite the enormity of the Blanket Rezoning Recommendation, it is NOT mentioned.**
- News Media articles (Global, Herald, LiveWire) also fail to mention the rezoning recommendations

## June 6<sup>th</sup> Council Meeting

- The Task Force Recommendations get approved to move forward at the June 2023 Council meeting

## July 4<sup>th</sup> Council Meeting

- Administration **shockingly reveals that it has no plans to engage Calgarians** before the Sept 14 Community Development Meeting
- BUT PROMISES (more than once) that “Administration will ensure this opportunity to participate in the Sept 14th Community Development Committee meeting **is publicized as widely as possible**”

## Sept 6<sup>th</sup> City issues a News Release about Housing Needs

- Once again it fails to mention Blanket Rezoning OR the upcoming Sept 14th Community Development meeting

## Sept 14<sup>th</sup> Community Development Meeting

- 162 Speakers
- **In sharp contrast to the April Public Hearing just speakers 19 oppose blanket rezoning**
- **Few property owners knew the meeting took place**
- **The promise to notify Calgarians as widely as possible is clearly a failure**

## Sept 16<sup>th</sup> Council Meeting

- Council approves Administration’s **APPLICATION** for land-use redesignation of almost the entire city (for the doubt, council approved recommendation 1.C.6. Complete **City-initiated land use redesignations** by Q2 2024 to R-CG as the base residential district across Calgary)
- Few property owners have any idea this happened.

# The Story .... The Blanket Rezoning Land-use Redesignation Application to Approval

## Land-Use Redesignation Application was made at the Sept 16<sup>th</sup> Council Meeting by Administration

- **Afterwards, Administration DOES NOT ISSUE THE REQUIRED NOTIFICATION LETTERS** to impacted (adjacent) property owners (basically everyone) that are required to be sent “immediately” after the application is made
- That **CRITICAL STEP JUST NEVER HAPPENED**, severely limiting property owners from getting involved (the vast majority are still in the dark)

## First contact ... a postcard sent in mid January

- 4 months after the land-use redesignation application in Sept
- **Main message ... “rezoning gives you flexibility to meet your future needs”**
- **Again, no transparency, no clear explanation of 8 plex developments**
- **Critically, and inexplicably, it fails to mention the upcoming open houses**
- **For most Calgarians it was meaningless ...**

## Jan 29<sup>th</sup> City News Release About On-line & Open House Info Sessions

1. Information sessions ARE NOT ENGAGEMENT
2. **The first of the two on-line sessions was held on the same day, at 11:30 am on the 29<sup>th</sup>. NO NOTIFICATION PROVIDED**
3. **The first of 6 info sessions was the next day on Jan 30<sup>th</sup> and finished less than two weeks later on Feb 10<sup>th</sup>**

## March 7<sup>th</sup> Calgary Planning Commission Meeting Held

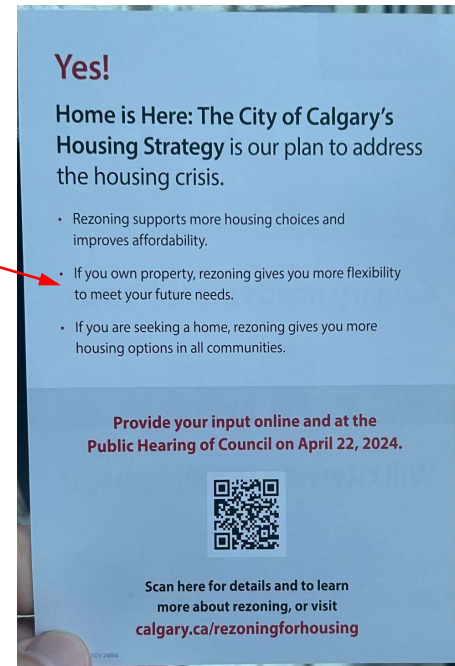
- With no land-use notification, most Calgarians do not know about blanket rezoning or are familiar with the land-use redesignation process
- Opportunity for input into the commission is missed

## Late March/Early April

- Formal legal notification letters of the hearing are sent
- **The first time I for one really understood that something important was happening**

## April 22<sup>th</sup> Public Hearing Beings

- Administration informs Calgarians for the first time that the process being used is the standard land-use redesignation process



<https://www.cbc.ca/news/canada/calgary/city-council-upzoning-public-hearing-1.7095325>

# **CONCLUSION**

**It is clear that Administration was severely conflicted.**

**It acted as both the applicant and process manager and clearly performed very poorly as the process manager.**

**This is the kind of behaviour that leads to lawsuits by Citizens against the City and Councillors losing elections.**

**This council has an opportunity to:**

- 1. Send a strong message to Administration and to ALL CALGARIANS that**
  - This City is serious about Engagement**
  - And the behaviour of Administration during the Blanket Rezoning process was completely unacceptable**
  
- 2. FIX A WRONG**
  - Repeal Blanket Rezoning**

# PLEASE ASK ABOUT WHY THE PUBLIC HEARING NOTIFICATION LETTER FAILS

The vast majority of Calgarians were completely unaware of the proposed amendments.

The Notification letter DOES NOT clearly explain that there were amendments.

The Agenda with additional detail was not published until March 19<sup>th</sup>, just 4 days before the hearing.

Going to Corporate Records Section is not even close to reasonable for 300,000 plus property owners.

The online maps, a key component of the bylaw, DO NOT show which properties are still R-CG. How could citizens provide feedback missing this critical piece of information

5 minutes at a hearing is absolutely not engagement ... it's a the absolute minimum to meet a legal requirement

## Why did I receive this letter?

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

## What is being proposed?

Calgary City Council is considering a bylaw that would:

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

## Can I review the application in more detail?

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

## Upcoming Public Hearing for March 23, 2026

[Planning Matter advertised for the March 23 Public Hearing](#)

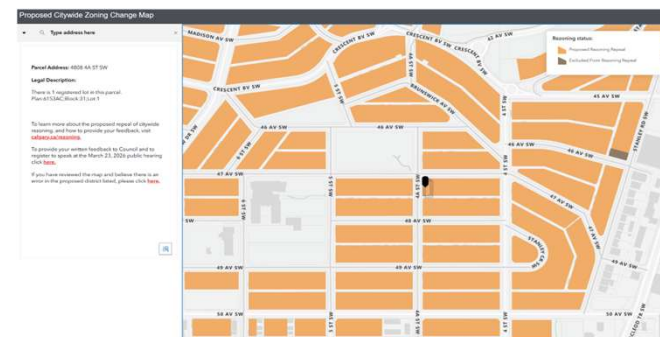


Date: March 23, 2026  
 Time: 9:30 a.m.  
 Location: Council Chambers, Calgary Municipal Building  
 Comment Submission deadline: 12:00 p.m., March 16, 2026  
 Meeting: Public Hearing of Council

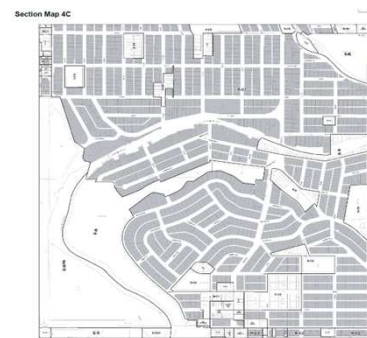
## Agenda and schedule

Agenda for the Public Hearing of Council will be available on March 19.

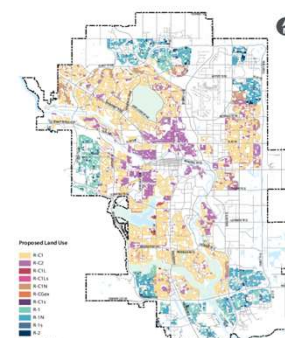
[Calgary Planning Commission and Public Hearing dates](#)



<https://thecityofcalgary.maps.arcgis.com/apps/instant/lookup/index.html?appid=356547836fa6409dbec74a1dc8d6bd7c&find=51.011145522992614%2C-114.07377300815159>



Attach 2 - Proposed Bylaw 9P2026 - C2026-0153.pdf  
<https://pub-calgary.escrimemeetings.com/filestream.ashx?DocumentId=354021>



<https://www.calgary.ca/content/dam/www/pda/pd/documents/planning-public-hearings/proposed-land-use-map.pdf>