



**Report number:** EC2025-0995

**Meeting:** Executive Committee

**Meeting Date:** 2025 November 17

## NOTICE OF MOTION

**RE: Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments Implementing City-Wide Residential Rezoning)**

**Sponsoring Member(s) of Council:** Andre Chabot, Dan McLean, Kim Tyers, Rob Ward, Mike Jamieson, Landon Johnston, Mayor Jeromy Farkas

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WHEREAS a key objective of Home is Here: The City of Calgary's Housing Strategy 2024-2030 is to increase housing supply and improve administrative processes to expedite the approval process.

AND WHEREAS instituting blanket rezoning was recommended which, cut thousands of Calgarians out of having a direct say on future redevelopment of their communities by eliminating Public Hearings for site specific low density residential land use redesignations;

AND WHEREAS on April 22, 2024, Calgary City Council opened the longest Public Hearing in the city's history in reference to blanket rezoning, including:

- 15 days of sitting
- Over 1,000 Calgarians initially registered to speak, though only 736 spoke due to attrition, nearly 70% opposed the bylaw
- Over 6,100 written submissions were received, and over 50,000 Calgarians live-streamed proceedings

AND WHEREAS on May 14, 2024, contrary to the prevailing views offered by Public Hearing participants, Calgary City Council approved amendments to Land Use Bylaw 1P2007 (the "Blanket Rezoning") permitting residential development of up to three storeys and four units plus secondary suites on all residential parcels 50 feet wide on a city-wide basis subject to specific criteria.

AND WHEREAS blanket rezoning was enacted through Bylaw 21P2024 and came into effect between August 4, 2024 and January 1, 2025.

AND WHEREAS since implementation, the blanket rezoning has failed to deliver greater housing affordability and generated significant public concern regarding:

- Loss of neighbourhood character and private tree canopy;
- Increased pressure on aging infrastructure (water, sewer, stormwater);
- Inadequate parking and traffic management in established communities;
- Unintended density impacts in areas without commensurate transit or amenities;
- Traffic congestion created due to excessive blue, black and green carts in alleys and roads

AND WHEREAS this land use amendment is intended to restore the low-density land use districts that existed prior to August 6, 2024 with special provisions as further defined in this Notice of Motion

AND WHEREAS Council respects and affirms the rights of citizens to participate in a Public Hearing of City Council

NOW THEREFORE BE IT RESOLVED that the Executive Committee forward this Notice of Motion to the 2025 December 15 Regular Meeting of Council for consideration; and further,

BE IT RESOLVED that Administration be directed to prepare an amending bylaw to restore both the Land Use Bylaw Districts in Bylaw 1P2007 and the land use designation of affected parcels to their original state prior to third reading of bylaw amendment 21P2024 Citywide rezoning,

AND FURTHER BE IT RESOLVED that the amending bylaw exempts parcels of land that:

- a. received a decision of approval on any one of development permit, subdivision or building permit under the R-CG, R-G or H-GO land use districts prior to the effective date of the amending bylaw, or
- b. are included in an application or permit submitted (any one of development permit, subdivision application or building permit) prior to first reading of the amending bylaw, or
- c. have received approval of a land use redesignation by Bylaw, through an applicant-initiated land use redesignation after August 6, 2024.

AND FURTHER BE IT RESOLVED that Administration report back no later than Q1 2026 with:

- a. Updated infrastructure capacity assessments; and
- b. Revised parking.

AND FURTHER BE IT RESOLVED that Administration be directed to bring back the amended bylaw direct to the March 2026 Public Hearing of Council.

Attachment:

- 1. Notice of Motion Checklist

