

# HAF Action Plan Summary – Calgary, AB

## **Explanatory Notes:**

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

## **Initiative 1: Accelerate Housing Delivery in the Downtown**

Updating and expanding Calgary’s incentive program for office space conversion and streamlining approvals to make it easier to develop housing in the downtown core.

- Calgary will revise guidelines for the Downtown Calgary Development Incentive Program and provide additional funding to support the conversion of surplus office space into residential and other uses (*implementation in 2024*).
- Amendments to the downtown zoning bylaw and development regulations will remove unnecessary requirements, streamline permit approvals, and consider reducing parking minimums (*implementation through 2026*).

## **Initiative 2: Streamline Approvals to Increase Housing Supply**

Updating zoning requirements to promote infill housing development in single-dwelling neighbourhoods (*implementation in 2024*).

- The City will re-zone single-dwelling areas of Calgary to allow for multiplexes and other types of infill housing.
- Calgary will undertake a technical review of residential land parcels, conduct a public education campaign and advance necessary approvals to proceed with City-initiated redesignations.

## **Initiative 3: Promote Missing Middle Land Use Districts**

Introducing an incentive program to help unlock missing middle infill projects such as grade-oriented rowhouses and townhomes.

- In 2022 Calgary adopted a bylaw amendment to allow missing middle housing districts.
- This initiative will address a barrier to development in these districts by creating a Stormwater Incentive Program to assist developers with the costs of utility upgrades required to support additional density (*implementation in 2024*).

#### **Initiative 4: Incentivize Legal Secondary Suites**

Providing a new incentive for homeowners to create secondary suites (*implementation in 2024*).

- Creating a critical mass of regulated secondary suites is part of Calgary's plan to support anticipated population growth and provide affordable and safe housing options in all communities across the city.
- A new incentive is expected to significantly expand the supply of legal, registered secondary suites and will help homeowners with safety and other upgrades.

#### **Initiative 5: Enable Housing Growth in Established Areas**

Unlocking new multi-unit housing developments in established areas through support for critical infrastructure and investments in facilities and public realm improvements (*implementation through 2026*).

- This initiative will introduce various measures to help revitalize established areas of Calgary including City-led public space improvements, site-specific utility investments (such as relocation of shallow utilities and utility pipe upgrades triggered by development applications), and a stormwater infrastructure incentive (see Initiative 3).

#### **Initiative 6: Invest in Transit-Oriented Development**

Promoting transit-oriented development by making City-owned land around transit stations available for redevelopment and investing in public space improvements around transit stations.

- Policy changes will unlock transit-oriented development on all City-owned lands around LRT stations where the historical focus has been on commuter parking rather than housing (*policy changes in place by end of 2023*).
- This initiative will support mixed-use developments at two specific sites, including investments in necessary utility upgrades, public space additions and community facilities (*implementation through 2026*).

## **Initiative 7: Build Inclusive and Equitable Affordable Housing Programs**

Building long-term capacity in the affordable housing sector, especially for Indigenous and equity-deserving groups, and providing funding for new permanent affordable housing.

- The City's Housing Incentive Program (HIP) focused on affordable housing will be refreshed to better support non-profit organizations, Indigenous providers and equity-deserving groups, and to encourage energy efficient design (*program re-launched in early 2024*).
- A new Indigenous capital grant program will support the development of affordable housing projects that are for Indigenous people, by Indigenous people (*implementation through 2026*).
- This initiative will also support the ongoing sale of surplus City-owned land to non-market housing providers at below-market rates and funding to support up to 20% of eligible project hard costs to a maximum of \$75,000 per unit (*implementation through 2025*).