

**CITY OF CALGARY  
NOTICE OF 2024 APRIL 22  
PUBLIC HEARING ON  
PLANNING MATTERS**

**Members of the public wishing to address Council, on any public hearing matter on this Agenda, may participate remotely and pre-register by contacting the City Clerk's Office electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions)**

**The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. The City of Calgary assumes no liability for any inaccurate, delayed or incomplete information provided on the website. In case of any discrepancies between the documents and materials on this website and the official documents and materials at the Office of the City Clerk, the official documents and materials at the Office of the City Clerk shall prevail. Please contact 403-268-5311 as soon as possible if you notice any errors or omissions in the documents and materials.**

**THE CITY OF CALGARY  
NOTICE OF PUBLIC HEARING  
OF CALGARY CITY COUNCIL  
PLANNING MATTERS**

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Monday, 2024 April 22, commencing at 9:30 a.m.**

A copy of the proposed bylaws and documents relating to these items are available on the City of Calgary website [www.calgary.ca/planningmatters](http://www.calgary.ca/planningmatters). The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. The City of Calgary assumes no liability for any inaccurate, delayed or incomplete information provided on the website. In case of any discrepancies between the documents and materials on this website and the official documents and materials at the Office of the City Clerk, the official documents and materials at the Office of the City Clerk shall prevail. Please contact 403-268-5311 as soon as possible if you notice any errors or omissions in the documents and materials.

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters you may do so electronically or by paper, and include the name of the writer, mailing address, e-mail address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions **received** by the City Clerk **before 12:00 p.m. (noon), Monday, 2024 April 15**, will be included in the Agenda of Council.

Submissions submitted by hand delivery or mail must be addressed to Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5.

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions).

*Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017, Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act Sections 216.4 and 606, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact the City Clerk's Office Legislative Coordinator by email at [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca), or by phone at 403-268-5861, or by mail at Mail Code 8007, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5.*

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for City Council's consideration of the issue before them.

**In light of COVID-19, in order to protect the health, safety and well being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.**



**Any person who wishes to address Council on any planning matter mentioned herein may do so for a period of FIVE MINUTES.** The five (5) minutes will not include any time required to answer questions. Persons addressing Council must limit their comments to the matter contained in the report and the recommendations being discussed.

**To participate remotely, please pre-register by contacting the City Clerk's Office electronically at [www.calgary.ca/publicsubmissions](http://www.calgary.ca/publicsubmissions).**

Anyone wishing to distribute additional material at the meeting must supply the City Clerk's Office with an electronic copy online at: [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions), or a paper copy at the meeting. It should be noted that such additional material will require approval of the Chair of the meeting before distribution to Members of Council.

**The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [www.calgary.ca/landusebylaw](http://www.calgary.ca/landusebylaw), except Direct Control Districts which are available from Planning & Development.**

**Please direct questions with regard to the matters mentioned herein to 403-268-5311.**

## **INDEX OF ADVERTISED PLANNING ITEMS**

For the meeting of City Council re: Public Hearing  
on Proposed Amendments to the Land Use Bylaw  
1P2007, and Other Planning Matters, to be held on  
Tuesday, 2024 April 22 at 9:30 a.m.

\* \* \* \* \*

### **PLANNING MATTERS FOR PUBLIC HEARING**

Item 1	Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments, CPC2024-0213 Proposed Bylaw 21P2024
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**Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide,  
LOC2024-0017, and Land Use Bylaw Amendments**

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**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. Forward this report (CPC2024-0213) to the 2024 April 22 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed amendments to the Land Use Bylaw 1P2007 (Attachment 3), including:
  - (a) Textual amendments (Section 1 and 3, Attachment 3);
  - (b) Redesignation (Section 2 and Schedule A, Attachment 3) of parcels *located at* various addresses from the:
    - (i) Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, and Residential – Grade Oriented Infill (R-CGex) **to** Residential – Grade-Oriented Infill (R-CG) District.
    - (ii) Residential One Dwelling (R-1(s)), Residential – Narrow Parcel One Dwelling (R-1N), and Residential – One/Two Dwelling (R-2) **to** Residential – Low Density Mixed Housing (R-G) District.
    - (iii) Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, and Residential – Grade Oriented Infill (R-CGex) Districts **to** Housing – Grade Oriented (H-GO) District; and
  - (c) Procedural amendments to delete redundant districts from the Land Use Bylaw (Section 4, Attachment 3).

**Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide,  
LOC2024-0017, and Land Use Bylaw Amendments**

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024 MARCH 07:**

That Council give three readings to **Proposed Bylaw 21P2024** for amendments to the Land Use Bylaw 1P2007 (Attachment 3), including:

- (a) Textual amendments (Section 1 and 3, Attachment 3);
- (b) Redesignation (Section 2 and Schedule A, Attachment 3) of parcels *located at* various addresses from the:
  - (i) Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, and Residential – Grade Oriented Infill (R-CGex) to Residential – Grade-Oriented Infill (R-CG) District.
  - (ii) Residential One Dwelling (R-1(s)), Residential – Narrow Parcel One Dwelling (R-1N), and Residential – One/Two Dwelling (R-2) to Residential – Low Density Mixed Housing (R-G) District.
  - (iii) Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, Residential – Grade-Oriented Infill (R-CG) District, and Residential – Grade Oriented Infill (R-CGex) Districts to Housing – Grade Oriented (H-GO) District; and
- (c) Procedural amendments to delete redundant districts from the Land Use Bylaw (Section 4, Attachment 3).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 March 07:

“The following documents were distributed with respect to Report CPC2024-0213:

- Revised Attachment 1;
- Revised Attachment 3;
- A presentation entitled "Land Use Amendment City Wide, LOC2024-0017 - Calgary's Housing Strategy 2024-2030 - Rezoning for Housing";
- A presentation entitled "Neighbourhood Growth"; and
- A presentation entitled "Rate of Change".

**Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide,  
LOC2024-0017, and Land Use Bylaw Amendments**

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**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0213, the following be approved:

That Administration Recommendation be amended to include a new Recommendation 3, as follows:

3. That following first reading, Council amend the proposed bylaw by deleting subsections 1(d), 1(i), 1(k) and 1(l) and renumber the subsections accordingly.

For: (2): Councillor Carra, and Commissioner Hawryluk

Against: (5): Director Mahler, Councillor Dhaliwal, Commissioner Gordon, Commissioner Weber, and Mayor Gondek

**MOTION DEFEATED**

**Moved by** Commissioner Hawryluk

That with respect to Report CPC2024-0213, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0213) to the 2024 April 22 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed amendments to the Land Use Bylaw 1P2007 (**Revised** Attachment 3), including:
  - a. Textual amendments (Section 1 and 3, **Revised** Attachment 3);
  - b. Redesignation (Section 2 and Schedule A, **Revised** Attachment 3) of parcels *located at* various addresses from the:
    - i. Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, and Residential – Grade Oriented Infill (R-CGex) to Residential – Grade-Oriented Infill (R-CG) District.
    - ii. Residential One Dwelling (R-1(s)), Residential – Narrow Parcel One Dwelling (R-1N), and Residential – One/Two Dwelling (R-2) to Residential – Low Density Mixed Housing (R-G) District.
    - iii. Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, **Residential – Grade-**

Planning and Development Services Report to  
Calgary Planning Commission  
2024 March 07

ISC: UNRESTRICTED  
CPC2024-0213  
Page 4 of 10

## Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments

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**Oriented Infill (R-CG) District**, and Residential – Grade Oriented Infill (R-CGex) Districts to Housing – Grade Oriented (H-GO) District; and

- c. Procedural amendments to delete redundant districts from the Land Use Bylaw (Section 4, **Revised** Attachment 3).

For: (7): Director Mahler, Councillor Carra, Councillor Dhaliwal, Commissioner Gordon, Commissioner Hawryluk, Commissioner Weber, and Mayor Gondek

**MOTION CARRIED”**

### EXECUTIVE LEADERSHIP COMMENTS

The Chief Administrative Officer David Duckworth, Chief Operating Officer Stuart Dalglish, Acting General Manager Debra Hamilton and General Manager Katie Black strongly support the recommendations put forward in this report. The recommendations are founded on a robust planning rationale in alignment with the *Municipal Development Plan* (MDP) and specific direction provided. Approving these recommendations will reduce barriers to the development of homes, provide a greater range of housing choice for Calgarians and demonstrate a significant step forward in delivering on Calgarians' and businesses' housing needs through *Home is Here – The City of Calgary's Housing Strategy 2024-2030* (Housing Strategy).

### HIGHLIGHTS

- This application seeks to redesignate (rezone) portions of the city and amend the Land Use Bylaw to allow for a greater range of low-density housing forms. This change will allow for rowhouses and townhouses in all low-density residential parcels across the city in addition to the building types already allowed (e.g., single-detached dwellings, semi-detached dwellings, duplexes and suites).
- Calgary is in a housing crisis. Our competitive position as a liveable and affordable city is at risk. The Housing Strategy, approved in September 2023, includes a series of integrated outcomes and actions that will set Calgary on a path to ensure that housing is affordable for everyone.
- To achieve Outcome 1– Increase the supply of housing to meet demand and increase affordability, Council directed Administration to bring forward proposed changes to land use rules and regulations to remove barriers. See Attachment 1 for further information on previous Council direction.
- This proposal represents an incremental density increase in residential areas, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the MDP.
- Administration sought public input through a wide variety of approaches, including holding public information sessions across the city, online information webinars and input portals, and having a dedicated call centre, among other tactics. This input has informed Administration's recommendations.
- What does this mean to Calgarians? Calgary is in a housing crisis. Land use rules that restrict housing supply in the face of growing demand are one of the barriers to addressing the crisis. Over 84,600 Calgarians cannot currently afford their housing. Between 2020 and 2023, rents increased by 40 percent and prices for single-detached

Approval: Debra Hamilton concurs with this report. Author: Rezoning for Housing Team

City Clerks: J. Palaschuk / C. Doi

## Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments

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homes increased by 37 percent. Removing restrictive rules to add greater opportunity for the development of new homes throughout the city creates opportunities to improve housing options and affordability for Calgarians. More supply means fewer people are competing to find a home that fits their needs and budgets.

- Why does this matter? In 2023, Calgary's population grew by 42,000 people and is expected to reach two million in the near future. Acting now to increase housing supply and choice is critical towards ensuring Calgary maintains its affordability advantage over other cities and continues to attract people, investors and businesses.

### DISCUSSION

Existing planning policy in the MDP supports a wide variety of housing options throughout all communities in Calgary. However, Calgary's Land Use Bylaw, which pre-dates the MDP, does not support implementation of that policy as it includes restrictive zones that explicitly do not allow for a variety of housing types. In fact, 67 per cent of all low-density residential parcels only allow single detached homes, and an additional 20 per cent only allow single or semi-detached homes. Actions approved through the Housing Strategy provide an opportunity to start modernizing the existing approach to zoning, in alignment with approved policy, to address the housing crisis in Calgary. Municipalities around the world have similarly started to move away from the traditional approach to zoning. Administration has looked at best practices and learnings from other cities that have undertaken similar rezoning (included in Attachment 2).

The recommendations of this report reduce the barriers and restrictions that are contributing to the housing crisis. The proposed amendments can be grouped into three categories: (1) rezoning to increase supply, (2) changes to the R-CG district rules, and (3) procedural amendments. Together, the proposed amendments implement three of the actions identified in the Housing Strategy (1.C.4, 1.C.6 and 1.C.7 detailed in Attachment 1).

#### Rezoning to Increase Supply

This report proposes the necessary bylaws (Attachment 3) to immediately implement Action 1.C.6 of the Housing Strategy to rezone to a new base land use district. The Housing Strategy directed rezoning to the Residential – Grade-Oriented Infill (R-CG) District citywide, however, as this district is only applied in the Developed Areas, its Developing Areas equivalent, the Residential – Low Density Mixed Housing (R-G) District, is also included. More information on what districts will be rezoned to the R-CG or R-G Districts is available in Attachment 1.

This report also implements Action 1.C.7 by proposing rezoning parcels to the H-GO District, where identified as suitable in the following three approved Local Area Plans: North Hill Communities, Westbrook Communities and Heritage Communities.

#### Changes to the R-CG District Rules

This report proposes amendments to the existing rules of the Residential – Grade-Oriented Infill (R-CG) District (Attachment 3) to implement Council's direction and incorporate community feedback. As directed by Council, the proposed amendments will allow for both a secondary suite and backyard suite on one parcel and will eliminate the parking requirements for backyard suites as directed in Action 1.C.4 of the Housing Strategy.



## **Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments**

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Based on community feedback, specifically concerns regarding the built form and ability to provide comment on future development proposals, Administration is recommending the following two changes:

- List rowhouses as a discretionary use in the R-CG district. Currently rowhouses could be either permitted or discretionary uses in the R-CG district. This change allows for additional review and community involvement at the development permit stage.
- Add Contextual Single Detached Dwelling as a permitted use in the R-CG district. This is currently not a listed use within the R-CG district, and this will allow current development rights to be maintained.

More details on the proposed Land Use Bylaw Amendments can be found in Attachment 4. No changes to the rules in the R-G or H-GO Districts are proposed.

### **Procedural Amendments**

Attachment 3 proposes amendments to delete redundant sections of Land Use Bylaw 1P2007. The following low-density residential districts are proposed for removal: R-C1(s), R-C1L(s), R-C1N, R-C2, R-CGex, R-1, R-1(s), R-1N, and R-2. This is necessary to implement a singular base residential district to implement action 1.C.4.

The Housing Strategy had actions for immediate implementation to address Calgary's housing crisis by increasing housing supply and housing affordability. There are additional actions in the Housing Strategy that are not being proposed at this time. Administration is exploring all additional policy and regulation amendments outlined in the Housing Strategy through various programs and work items. This will include updates to the Municipal Development Plan and aligning Local Area Plans with Housing Strategy recommendations.

The recommendations in this report provide an opportunity for Calgary to address the housing crisis by removing barriers, enabling housing supply, increasing housing choice throughout Calgary and meeting the housing goals of our MDP. A detailed planning evaluation of this application is provided in the Background and Planning Evaluation (Attachment 1).

### **ENGAGEMENT AND COMMUNICATION**

- ☐ Outreach was undertaken by the Applicant (N/A)
- ☒ Public/interested parties were informed by Administration.

### **City-Led Outreach**

Administration conducted a broad public information campaign with the goal of providing all Calgarians with easy-to-find and plain language information to allow an understanding of what is being proposed and how to share their perspectives with Council. Key outreach actions included:

- Six in-person public information events were spread geographically across the city to provide access across all quadrants and 660 people attended. Three additional in-person sessions are planned in March 2024, ahead of the Public Hearing of Council meeting.
- Four online events provided 465 Calgarians the opportunity to receive information without having to attend in-person.

## Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments

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- A dedicated City Engage Portal page with a survey for Calgarians to ask questions and provide their feedback directly to Council. This page can be translated into Calgary's ten most commonly spoken languages.
- A searchable address map on the website, which shows the proposed future land use for parcels across the city.
- Radio, television, print and social media outreach.
- Outdoor advertising.
- A dedicated 311 call centre with the ability to provide hard copies of all website materials and in various languages, upon request.
- Mailbox campaign including an initial drop in January where over 500,000 information postcards were sent to all residential addresses in Calgary. A second one is planned for April with another 500,000 postcards. By mailing directly to residential addresses, all Calgarians were provided information on the project, regardless of whether they were renters or owners.

In addition to the public information campaign, Administration has provided opportunities to meet with various organizations, groups and interested parties for them to learn more about the proposed changes, ask questions and provide support to any non-City led events.

Attachment 5 contains a summary of engagement and outreach performed to date, including an overview of feedback received from Calgarians. Administration has received comments in support of and in opposition of the proposed rezoning. Themes from what we have heard at the in-person information sessions to date include:

- **Impacts to community:** Concern of loss of on-street parking, increased traffic congestion, loss of community character, loss of property value, insufficient infrastructure capacity, loss of trees and landscaping, building scale and rezoning of park spaces.
- **Citywide approach:** Disagreement with citywide rezoning and requests for a staged, community-by-community approach; questioning the need to take this action now; desire to accommodate new residents in new communities, on transit corridors, in towers or where redevelopment is already occurring.
- **Housing crisis:** Questioning how these recommendations will lead to more affordability; questioning the accountability and responsibility of individual property owners toward solving the crisis; concerns expressed that the crisis is the result of federal immigration policies rather than a result of City zoning.
- **Council:** Sentiment voiced that this is a foregone conclusion as Council has already decided, resulting in a lack of trust in Council and Administration; perception that this change is only being proposed to secure federal funding; demands for a plebiscite/referendum.
- **Need for more homes:** Perspectives shared that more homes are needed citywide for choice and affordability for all Calgarians; benefits of utilizing existing infrastructure and amenities and reducing the need for new infrastructure in new communities.
- **Citywide equity:** Perspective shared that, to be equitable the rezoning must apply to all low-density residential communities without exception.

## Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments

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- **Economic benefits:** Perception that citywide rezoning has economic benefits, such as attracting new businesses and residents to the local economy.
- **Density near transit:** Support voiced for higher density development at stations and on corridors in addition to the proposed rezoning.

Many of the planning related concerns raised have already been addressed through existing planning tools and amendments to the R-CG District in the ten years since it was introduced. For example, enhanced landscaping requirements were updated in 2022 to require a landscaping plan for developments of more than three units, including screening of waste and recycling bins and increased planting requirements. Other areas of concern have informed Administration's recommendations. For example, textual amendments to list rowhouses as discretionary uses in the R-CG district address concerns related to community character, building scale, uncertainty and ability to comment. Future work such as the Zoning Bylaw (one component of the City Building Program) will explore alternatives to the historical residential zoning of parks and open spaces. More details can be found in Attachment 1.

A thorough What We Heard report will be provided to Council ahead of the Public Hearing as public information sessions are still being held after the 2024 March 7 Calgary Planning Commission meeting. Attachment 6 contains a summary of comments received at the closed session of Calgary Planning Commission on 2023 December 21.

### IMPLICATIONS

Modernizing policy and regulations today could have a lasting effect on the ability of future generations to thrive in Calgary. Reducing processes and barriers in alignment with planning policy to enable more housing helps to deliver on the actions of the Housing Strategy. Calgary is anticipated to see continued population growth, with over 110,000 new Calgarians in the next four years, and people need homes. Diversifying our communities with different housing options is one action of the Housing Strategy that gives Calgary the best chance to ensure our continued social, environmental and economic success.

#### Social

The housing crisis affects our entire society. While not all Calgarians feel they are impacted, the situation affects us directly or indirectly. Housing uncertainty can have adverse effects on people's physical and mental health. Providing more housing choices across the city helps provide options for people and families with different household compositions, accessibility needs, income levels and mobility needs and preferences. Today's households are better served by greater housing choice, which includes smaller homes. Providing housing options for all Calgarians throughout every Calgary's community is a more equitable and inclusive approach to planning our city.

#### Environmental

Buildings and vehicles are the two largest contributors to greenhouse gas (GHG) emissions in Calgary. Giving Calgarians the choice to live in smaller, more energy efficient homes in locations with mobility choice is a meaningful action towards GHG reduction. Adding more homes on already-developed parcels makes better use of existing infrastructure and services. Adding more residents to existing communities provides a stronger customer base for transit, making it a more viable and desirable transportation option than driving.

## Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments

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### Economic

Housing availability and security is just as essential as the businesses that make up our economy. Without viable housing, we will struggle to attract people to work in our city. In 2023, Calgary experienced the highest annual jump in rental housing costs for any major market nationwide, due in part to Calgary's relative affordability. However, if this continues, it will make the situation for many Calgarians untenable, especially those entering the housing market, and will reduce Calgary's ability to retain and attract talent in a variety of sectors. As an increasingly large segment of our population is forced to commit a higher proportion of income to housing, they will have less income for other basic needs. Densifying communities means a more efficient use of capital infrastructure and operating services which is beneficial to The City's fiscal sustainability. Adding homes to communities allows for orderly, economical and beneficial development, as well as more efficient use of capital infrastructure and operating services.

### Service and Financial Implications

Other: No immediate budget implications. Future business plans and budgets will monitor and respond to shifting patterns in growth and redevelopment as a result of this proposed change.

### RISK

The City's Housing Strategy contains 98 action items. While this rezoning proposal garners a significant amount of attention, this action alone will not solve the housing crisis. It is, however, an important part of the overall strategy.

If the recommendations of this report are approved, Administration recognizes there is a need for strong capital investments in the Developed Areas to enhance public amenities. The Housing Strategy includes actions to consider this. Furthermore, making rowhouses discretionary may lead to a higher number of development permit appeals, potentially impacting timelines to achieving home occupancy. Administration will continue to apply rigour to the development permit process.

If the recommendations of this report are not approved, the existing rezoning process will continue, and existing development barriers will remain; there will be no process, timeline or cost saving gains achieved for housing construction in the low-density residential market. High competition and continued pressure on the existing supply will continue. This could also result in more pressure on new community growth, which would require additional capital investments.

More supply, choice and different price points in the market housing sector will benefit the entire housing system. Without market supply in the middle of the affordability spectrum, Calgary's ability to attract and retain new people and business is at risk. Taking advantage of the opportunity to modernize Calgary's approach to zoning in alignment with the MDP is an important step towards address the housing crisis.

### ATTACHMENTS

1. Background and Planning Evaluation
2. Supplementary Information and Jurisdictional Scan
3. **Proposed Bylaw 21P2024**

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 March 07**

**ISC: UNRESTRICTED  
CPC2024-0213  
Page 10 of 10**

**Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide,  
LOC2024-0017, and Land Use Bylaw Amendments**

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4. Summary of Proposed Land Use Bylaw Amendments
5. Communications and Outreach Summary
6. Calgary Planning Commission Initial Comments

Department Circulation

General Manager	Department	Approve/Consult/Inform
Debra Hamilton	Planning & Development Services	Approve
Stuart Dalglish	Chief Operating Office	Approve
Katie Black	Community Services	Consult
Carla Male	Corporate Planning & Financial Services	Inform
Michael Thompson	Infrastructure Services	Inform
Doug Morgan	Operational Services	Inform
Chris Arthurs	People, Innovation & Collaboration Services	Inform
Jill Floen	Law, Legislative Services & Security	Inform

# Background and Planning Evaluation

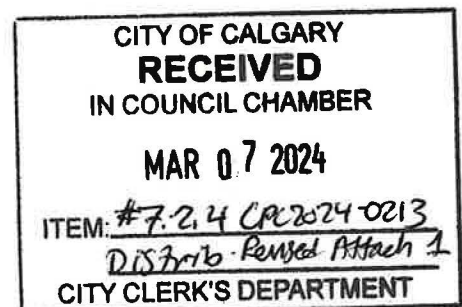
## Background and Site Context

Calgary is in a housing crisis. Our competitive position as a liveable and affordable city is at risk. *Home is Here: The City of Calgary's Housing Strategy 2024-2030* ("Housing Strategy") approved by Council in September 2023 includes a series of integrated outcomes and actions that will set Calgary on a path to ensure that housing is affordable for everyone. The purpose of this report is to progress actions that will increase the supply of housing to meet demand and increase affordability, specifically amending and streamlining planning policy and process to allow for more diverse housing.

The recommendations of this report focus on rezoning low-density residential areas and will affect a large portion of the city. The proposed rezoning will allow for the potential of a wide range of housing types on every parcel that are not currently permitted in most of these communities with the existing zoning. This proposal does not reduce any parcel's current development potential (i.e., does not rezone any multi-residential properties) and it does not redesignate any parcel that is currently not a low-density scale residential area nor does it change the type of zoning. This change does not allow apartments and does not allow mid- to high-density development. The proposals also do not change the existing development approval processes.

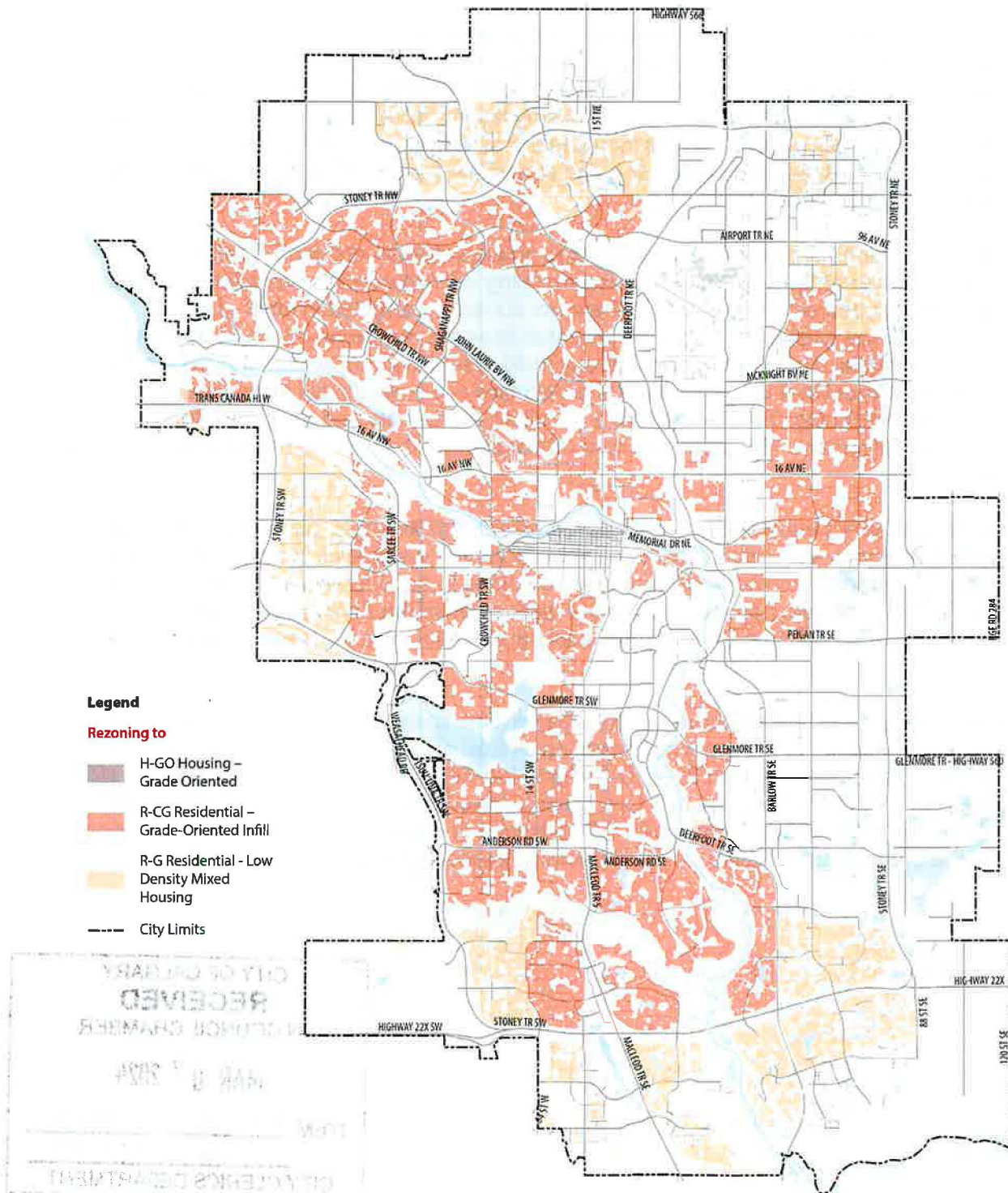
This rezoning does not equate to or create development. For example, parks are a listed use in most residential zones. Historically, parks have been zoned 'residential' in older communities. Through the proposed rezoning, these parks will continue to have a residential zone, as they are today. They will remain park spaces. Future work such as the Zoning Bylaw (one component of the City Building Program) will explore alternatives to the historical residential zoning of parks and open spaces.

The bylaw amendments are being proposed citywide. The image on the following page is a graphical representation of the proposed rezoning. A total of 311,570 parcels will be rezoned as part of the proposed rezoning with 216,117 going to the Residential – Grade Oriented Infill (R-CG) district, 92,151 to the Residential – Low Density Mixed Housing (R-G) district and 3,302 going to the Housing – Grade Oriented (H-GO) district. For a more detailed look at the proposed changes see the maps in Attachment 4 – Proposed Amendments to the Land Use Bylaw 1P2007.





## Location Map





## Previous Council Direction

The table below provides details of Council's previous direction.

2023 September 16	CD2023-0749	<p>Home is Here – The City of Calgary's Housing Strategy 2024-2030 (minutes have been shortened to reflect only the direction pertaining to the items in this report).</p> <p>That Council: "[...] Approve Home is Here: The City of Calgary's Housing Strategy 2024-2030 (Attachment 2), as amended below, and rescind Foundations for Home – Calgary's Corporate Affordable Housing Strategy (2016-2025):</p> <p>[...]</p> <p>1.g. Inserting the following bullet "III" after bullet "II" in Action 1.C.4 on page 21:</p> <p>III. Eliminate parking requirements for backyard suites.</p> <p>2. Direct Administration to:</p> <ul style="list-style-type: none"> <li>a) Immediately begin work on implementing the Housing Strategy's actions that do not need further Council direction or budget approval.</li> <li>b) Prepare recommendations that have a budget implication to be included as part of the 2023 November Adjustments to the 2023-2026 Service Plans and Budgets.</li> <li>c) Continue work progressing actions which, as indicated, require further public engagement, council deliberation and approval, and/or public hearing, and bring those forward to Council as work is ready for consideration;"</li> </ul>
2023 July 4	C2023-0688	<p>Housing and Affordability Task Force Recommendations Progress Update (Verbal)</p> <p>That with respect to Verbal Report C2023-0688, the following be adopted: That Council direct that Administration consider Council feedback to inform the Corporate Housing Strategy.</p>

2023 June 6

C2023-0415

Housing and Affordability Task Force Recommendations  
That Council:

1. Receive the Housing and Affordability Task Force Recommendations and Actions ("Recommendations") for information (Attachment 2);
2. Disband the Housing and Affordability Task Force and thank its members for their time and professional advice;
3. Direct Administration to incorporate the Housing and Affordability Task Force Recommendations and Actions into the revisions presently underway on the Corporate Affordable Housing Strategy, which is scheduled to return to Community Development Committee in September 2023;
4. Direct Administration, as part of the September 2023 Committee presentation, to clearly identify which Housing and Affordability Task Force Recommendations and Actions were incorporated into the Corporate Affordable Housing Strategy, the corporate-wide implications (including but not limited to changes to base land use district, parking requirements, or funding for the downtown incentive program), and the decisions required from Council as a result;
5. Direct Administration to bring forward specific actions for further consideration and deliberation through committee to Council, including those that require additional budget resources to the monthly standing Executive Committee item "Strategic Discussion on Building and Delivering on Plans and Budgets".
6. Direct Administration to report on the status of the implementation of the updated Corporate Affordable Housing Strategy on a quarterly basis, through Community Development Committee to Council, commencing in Q4 2023

2022 October 04	IP2022-0989	<p><i>H-GO added as a new district to the Land Use Bylaw 1P2007 effective <b>2023</b> January 01.</i></p> <p><i>Land Use Bylaw 1P2007 amendments to R-CG district to add the use of “townhouse” and to implement Council direction to refine the R-CG district to better accommodate mid-block development. Additional changes to address waste and recycling storage requirements and to landscaping requirements.</i></p>
2022 April 27	CD2022-0478	<p>Corporate Affordable Housing Strategy Q2 2022 Update</p> <p>That the Community Development Committee recommend that Council:</p> <ol style="list-style-type: none"> <li>1. Endorse the investigation of the ideas presented in Attachment 2 – Affordable Housing Opportunities, and;</li> <li>2. Direct Administration to develop a refreshed Corporate Affordable Housing Strategy to be brought to the Community Development Committee by 2023 Q3.</li> </ol>
2016 April 11	CPC2016-070	R-G added as a new district to the Land Use Bylaw 1P2007 effective 2016 April 22
2014 September 08	M-2014-015	R-CG district added as a new district to Land Use Bylaw 1P2007 effective 2014 October 17

## Planning Evaluation

The *Home is Here - The City of Calgary’s Housing Strategy 2024-2030* includes the following three planning-related actions that are being addressed through this report:

1.C.4	<p>Prepare the necessary bylaws to immediately:</p> <ol style="list-style-type: none"> <li>I. Make the base residential district [Rowhouse-Ground Oriented] (R-CG) with guidance for single, semi-detached, row and townhouses into a single land use district.</li> <li>II. Enable secondary suites and backyard suites on one parcel of land.</li> <li>III. Eliminate parking requirements for backyard suites</li> </ol>
1.C.6	Complete City-initiated land use redesignations by Q2 2024 to R-CG as the base residential district across Calgary.
1.C.7	Implement over time, City-initiated land use redesignations for Housing-Ground Oriented (H-GO) in completed Local Area Plans where appropriate.

Administration is proposing the following five items to implement these three planning actions of the Housing Strategy:

1. Rezoning to a base residential district of R-CG (in developed areas) or R-G (in developing areas).
2. Rezoning to H-GO of parcels identified in three approved Local Area Plans.
3. Allowing both a secondary and backyard suite on the same parcel.
4. Eliminating parking requirement for backyard suites; and
5. Deleting the current low-density districts from the Land Use Bylaw.

## District Descriptions

### Residential Grade-Oriented Infill (R-CG) District

The Residential Grade-Oriented Infill (R-CG) District can be used in developed areas and allows for a range of low-density housing forms such as single-detached, semi-detached, duplex dwellings, townhouses and rowhouses. The total number of dwelling units is dependent on the parcel size (maximum 75 units per hectare).

The table below illustrates the potential development that could be achieved on different configurations of parcels. The examples all assume a parcel depth of 36 metres/120 feet and illustrate the commonly seen outcomes, assuming parking requirements and other rules have been met.

Potential Lot Widths (assuming a 36 metres/120 feet depth)	Development Potential without known relaxations (max 75 UPH and 0.5 parking stalls per unit and suite)
15 metres (50 feet)	4 dwelling units, each with the potential for a secondary suite
12 metres (39 feet)	3 dwelling units, each with a suite, or 4 units with 2 suites
9 metres (29 feet)	4 dwelling units with no suites or 2 dwelling units each with a suite
7.5 metres (25 feet)	2 dwelling units with 2 suites

### Residential - Low Density Mixed Housing (R-G) District

The Residential – Low Density Mixed Housing (R-G) District is intended to be applied to low density neighbourhoods in suburban greenfield locations in the developing areas. It is already widely used in Calgary's new communities. R-G allows for single detached-dwellings, semi-detached dwellings, duplex dwellings, rowhouse buildings, suites and cottage housing clusters to enable a mix of different housing forms and to encourage housing diversity and intensification over time.

### Housing – Grade-Oriented (H-GO) District

H-GO is a district recently adopted by Council in 2022 that allows for a diversity of grade-oriented housing in a form and scale that is consistent with low density residential districts. It provides flexible parcel dimensions and building setbacks, which could accommodate a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings.

Comparison between Districts

District	R-C1	R-C2	R-CG	R-G	H-GO
Uses	Single detached home (both permitted and discretionary application paths), secondary and backyard suites	Single and Semi-detached home (both permitted and discretionary application paths), duplex, secondary and backyard suites	Single and Semi-detached home (both permitted and discretionary application paths), rowhomes, secondary and backyard suites	Single and Semi-detached home, duplex, rowhomes, secondary and backyard suites (typically all permitted)	All forms of ground-oriented homes (all units have direct access to grade)
Height	8.6 - 10 metres + 1 metre to account for grade difference	8.6 -10 metres + 1 metre to account for grade difference	8.6-11 metres	12 metres	12 metres
Lot coverage	45%	45%	45-60%	60 -70%	45-60%
Side yard	1.2 metres	1.2 metres	1.2 metres	1.2 metres	1.2 metres
Unit max*	1 unit + 1 suite**	2 units + 1 suite each**	4** units + 1 suite each***	1 unit per 150 m <sup>2</sup>	10 units (some units could be suites but 10 units in total)**
Parking	1 stall	1 stall per unit	0.5 stalls per unit	1 stall per unit	0.5 stalls per unit
Landscaping	2-3 trees	2 trees	1 tree and 3 shrubs per 110 m <sup>2</sup>	2-3 trees	1 tree and 3 shrubs per 110 m <sup>2</sup>
Waste & Recycling	N/A	N/A	Must be designed and screened	N/A	Must be designed and screened

\*not all parcels can accommodate the max number of units or suites under the regulations.

\*\*assuming a 50'x120' parcel width and depth

\*\*\*amendments in this report would allow for both a secondary and backyard suite to be located on the same parcel

**Alternate Rezoning Considerations**

Administration considered how best to implement Council's direction to "make the base residential district [Rowhouse-Ground Oriented] (R-CG) with guidance for single, semi-



detached, row and townhouses into a single land use district". To do this Administration recommends rezoning in the developed area to the R-CG District and to the R-G District, its equivalent, in the developing area.

As part of the planning evaluation, Administration reviewed an alternative approach of adding more uses to existing districts rather than having to rezone over 300,000 parcels. However, due to the structure of Land Use Bylaw 1P2007, adding more use rules to each residential district would make the Land Use Bylaw extremely cumbersome, less transparent and confusing.

Rezoning parcels to the R-CG and R-G Districts provides the most transparent way to ensure Calgarians understand the impacts of the change. The R-CG District was first implemented in 2014 and was conceived to enable a range of housing forms. As an existing district that has been refined over the last 10 years to address public feedback, it also provides better built-form rules for all forms of small-scale housing (single and semi-detached dwellings, rowhomes, etc.). Refinements to the existing R-CG District based on public feedback over the years includes:

- A range of uses that can accommodate all forms of small-scale housing.
- Better approaches to measuring height compared to other R-C Districts (i.e., R-C1, R-C2).
- Increased landscaping requirements.
- Uniform setback rules, parking rules, waste and recycling rules, and storage rules.

Administration considered implementing the citywide rezoning to a base district on a community-by-community basis in alignment with the Local Area Plan. Rezoning citywide simultaneously across the city is, however, considered by Administration to be more equitable and more effective towards addressing the supply constraints underlying the housing crisis. Administration believes the proposal to apply R-CG and R-G citywide is the best approach towards achieving the direction set out in the Housing Strategy. Enabling the construction of a wide range of housing forms citywide provides the best chance for success. Applying R-CG and R-G in their respective locations ensures that all parcels have the same base development rights. This approach aligns with MDP housing policy 2.1.1.b to ensure impacts on overall housing affordability are considered as part of planning decisions. Having the same base development rights consistent across the city is a more equitable approach to zoning.

The R-G District was approved in 2016 and is widely used in the greenfield communities to exemplify how a mix of housing forms (single and semi-detached, rowhomes and suites) can complement each other. R-G allows developers to respond with flexibility to market changes and take a more nuanced approach to community design. Administration reviewed the application of R-G in the developing areas and believes the application of R-G throughout these areas will provide even more flexibility over time.

Consideration for where to propose redesignation to H-GO was limited by Council's direction. Only parcels in the three currently approved local area plans have been considered and only on parcels in those plans that meet the criteria for H-GO. Those criteria are:

- locations on a street identified as a Neighbourhood Connector or Neighbourhood Flex.
- not located within a heritage guideline area.
- locations that do not cause downzoning of any multi-residential or mixed-use parcels.

The three approved local area plans are the North Hill Communities, Westbrook Communities and the Heritage Communities Local Area Plans.

### Parcels Subject to the Recommendations

Administration considered which current districts could be rezoned without taking away development rights from property owners. The following tables detail Administration's findings on which current districts could transition to R-G, R-CG and H-GO:

Current Land Use District	Proposed Land Use District	Approx. Number of Parcels rezoned
R-1, R-1s, R-1N, R-2	R-G	92,151
R-C1, R-C1L, R-C1Ls, R-C1s, R-C1N, R-C2, R-CGex	R-CG	216,117

LAP Urban Form Category*	Proposed Land Use District	Criteria for Parcel Exclusion	Approx. Number of Parcels Rezoned
Neighbourhood Connector	H-GO**	<ul style="list-style-type: none"> <li>Any parcel that is part of a Heritage Guideline Area as noted in a local area plan.</li> <li>Any parcel that has a multi-residential, mixed use, or non-residential zoning (i.e., commercial)</li> <li>Any parcel that is currently a Special Purpose District (i.e., a park)</li> <li>Limited to areas in the North Hill, Westbrook and Heritage Communities Local Area Plans.</li> </ul>	3,302
Neighbourhood Flex	H-GO**		

\*In approved Local Area Plans (North Hill Communities, Westbrook Communities and Heritage Communities) only.

\*\*Not every parcel – refer to Attachment 3 (Schedule A maps) to see if a site will be rezoned or not.

### Consideration of Other Policies or Specific Circumstances

Some areas of the city are subject to additional policies or specific circumstances, which may restrict the development potential of parcels. Administration has considered:

- Landfill Setback Areas
- Infrastructure servicing requirements
- Areas subject to the Airport Vicinity Protection Act (AVPA)
- Areas with heritage assets
- Heritage Guideline Areas in Local Area Plans
- Areas subject to flood policies/regulations

While the R-CG, R-G, and H-GO Districts allow for a range of uses, ultimate development is subject to all applicable Council approved policies and bylaws. The Approving Authority is bound by legislation and has experience considering and approving development in areas



subject to these policies or specific circumstances. No review or approval processes are being changed with the proposed rezoning. Development proposals will still be subject to Administration's review, at which time any potential restrictions as listed above would be considered. All regulations and key aspects will continue to be managed through a development permit.

### **Parcels Not Being Proposed for Rezoning**

#### Direct Control Districts

Current Direct Control (DC) Districts were not included because each DC district received explicit consideration by City Council giving additional development rights upon its approval that may be revoked through this rezoning.

#### R-2M

Parcels currently zoned as the Residential – Low Density Multiple Dwelling (R-2M) District were not included in the scope for redesignation because the district provides slightly more development potential than R-G. This district accommodates comprehensively designed, low-density forms and is only used in the developing areas.

#### R-MH

Parcels currently zoned as the Residential – Manufactured Home (R-MH) District were not included in the scope for redesignation because this district has rules which are intended for manufactured homes and manufactured home parks.

### **Parks and Open Spaces**

Many City parks and open spaces have an existing residential zoning. This is an historical practice. Parks are a permitted use in most low-density residential zones, for example R-C1 and R-C2, and they are also a permitted use in the R-CG District. While parks are being proposed for rezoning (i.e., shifting from R-C1 to R-CG) in alignment with Council's direction, it does not mean they are being proposed for development. They will remain park spaces. From a planning perspective, there is no change on the ground. Administration acknowledges the community concern and through the City Building Program, specifically the Zoning Bylaw, will review alternative approaches to zoning of parks.

### **Development Permit Process**

In response to Calgarians concerns heard at the information sessions, Administration is recommending that rowhouses be a discretionary use in the R-CG District. This means all proposed rowhouse developments would require a development permit, be circulated to the Community Association for comment, be notice posted on site and advertised as per the existing development permit process. Property owners are still required to follow all rules and processes outlined in Land Use Bylaw 1P2007.

Administration is also recommending adding Contextual Single Detached Dwelling as a permitted use in the R-CG district. This is in response to feedback received to ensure that single detached dwellings can continue to be built, as they can today under current residential land use districts. The development permit process will remain the same for these proposed developments.

## Legislation and Policy

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns and promotes the efficient use of land.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (2009)**

Administration's recommendations align with the policy direction of the [Municipal Development Plan](#) (MDP). Broadly speaking, MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver incremental benefits to climate resilience. The proposed land use amendments and rezoning remove barriers to implementing policy direction of the MDP. The following MDP policies are most relevant to these recommendations:

**Policy 2.1.1.b.** Ensure impacts on overall housing affordability are considered as part of planning decisions.

**Policy 2.2.4.a** Support the development of complete communities to ensure a compact and well designed urban form that efficiently utilizes land and infrastructure, provides housing choices at transit-supportive densities, local services and employment and promotes mobility options.

**Policy 2.2.5.a** Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.

**Policy 2.2.5.b.** Support development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities.

**Policy 2.3.1.a** Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:

- i. A mix of housing types and tenures, including single detached, ground oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium and higher-density and mixed-use residential developments.
- ii. A range of housing choices for all stages of life, in terms of the mix of housing sizes and types to meet affordability, accessibility and lifestyle needs of different people and family types.

**Calgary Climate Strategy (2022)**

Administration has reviewed this application in relation to the objectives of the Calgary Climate Strategy – Pathways to 2050 programs and actions.

**Home is Here: The City of Calgary's Housing Strategy 2024-2030 (2023)**

The recommendations align with the overall intent of the Housing Strategy and explicit implement actions under Outcome #1 – Increase the supply of housing to meet demand and increase affordability.

# Supplementary Information and Jurisdictional Scan

## Table of Contents

Introduction.....	2
Case for Change .....	2
Housing Needs Assessment .....	2
Development Trends in the Calgary Context .....	5
Legislative Landscape .....	5
Development Timelines .....	5
Established Communities Anticipated Change Over Time .....	6
Development Trends in Established Areas .....	9
Costs and Affordability .....	10
Citywide Rezoning and the impact on house prices .....	10
Development Statistics of Land Use Bylaw districts .....	12
Residential – Grade-Oriented Infill (R-CG) District.....	12
R-CG District Development Permits .....	13
Residential – Low Density Mixed Housing (R-G) District Statistics.....	13
Housing – Grade Oriented (H-GO) District Statistics .....	14
Rezoning in Other Municipalities .....	15
Auckland, New Zealand.....	15
Minneapolis, United States of America .....	15
Additional examples from around the world .....	16
Municipal district and regulation comparisons.....	17

## Introduction

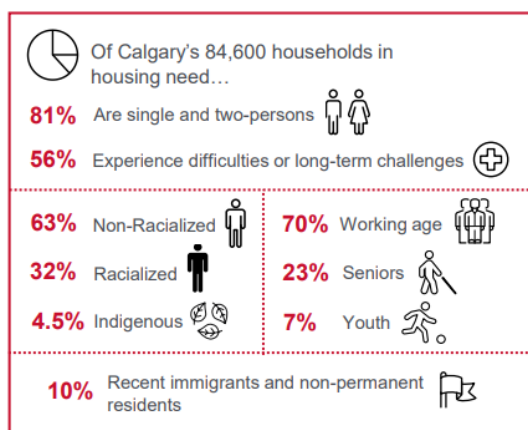
This attachment is intended to provide supplementary information to address topics, questions and comments heard through the public outreach campaign. This information is intended to provide rationale to support the case for change including information on the current development trends in the Calgary context. The information focuses on the following key themes:

- Case for change
- Costs and Affordability
- Development Statistics of Land Use Bylaw districts
- Rezoning in other municipalities

## Case for Change

### Housing Needs Assessment

The City of Calgary undertakes a housing needs assessment every five years to best understand the need for affordable housing in Calgary and to identify future requirements. The latest data published in [The City of Calgary's 2023 Housing Needs Assessment](#) has illustrated that there is an increasing number of Calgarians struggling with housing affordability. It is this research report that provides us with an additional understanding of the importance for increase housing supply which the recommendations in this report help to address. The following information is excerpts from the Housing Needs Assessment that are most directly related to the proposed rezoning recommendations.



Calgary is in a housing crisis and is seeing a demand for a variety of housing types at different price points. The 2023 Housing Needs Assessment shows an increasing number of Calgarians who are struggling to find affordable housing. At least 84,600 households cannot afford their housing and that number continues to rise.

A vast majority (81%) of the households in housing need are single or two-person households. This indicates the need for a variety of housing types to allow households to find housing that meets their needs. Housing in Calgary is dominated by single-detached dwellings, which does not provide the variety in housing types needed to meet the growing and changing demands of the market.

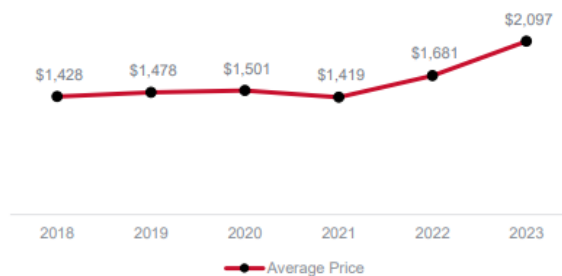
Calgary is continuing to see increases in the demand and cost of housing. Since 2020, average rent has increase by around 40% and the cost to purchase a single-family home has increased by 37%. As vacancy rates decline there is less supply available causing the rental prices to increase. By providing more supply of housing in the market, vacancy rates will increase and help to bring stability to the rental market.

### Vacancy Rate and Median Rent



**Figure 23:** Vacancy Rates by Municipality (Government of Alberta) and Median Rents Over Time. (CMHC, 2023)

### Average Rent



**Figure 24:** Historical Average Rent (Rent Faster Calgary, 2023)

Between 1990 and 2023, the gap between median income and total residential home prices (including single detached, semi-detached, rowhomes and townhomes) has continued to widen. Median home prices have increased by four times, while household incomes have only doubled between 2001 and 2023. The widening gap between income and housing prices has made it more difficult for people to buy into the housing market and can create a scenario where homeowners are spending more than 30% of their household income on housing. City Administration will continue to monitor this situation as a performance measure of the Housing Strategy.

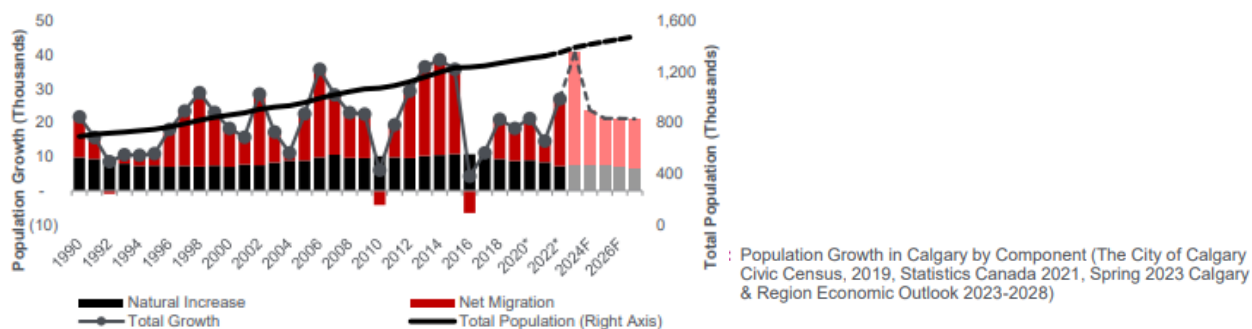
### Median Home Price for all Housing Types and Median Household Income (1990-2023)



Calgary Median Income (Statistics Canada, 2021) and Median Home Prices (Calgary Real Estate Board, 1991-2023). Notes: in the absence of current census data on income, an assumption has been made for a median income increase to \$100,000. Home prices represent the median home price for the census year (e.g., the 2021 census used 2020 incomes, therefore median home prices were taken from 2020).

Calgary's population has continued to grow and it is estimated that by 2028 the population will reach 1.5 million people. The population growth is mainly fueled by migration, both interprovincial and international. With the increase in population it is expected the the demand for housing will continue to increase, which has an impact on housing prices and availability.

## Population Growth: Natural Increase and Total Migration





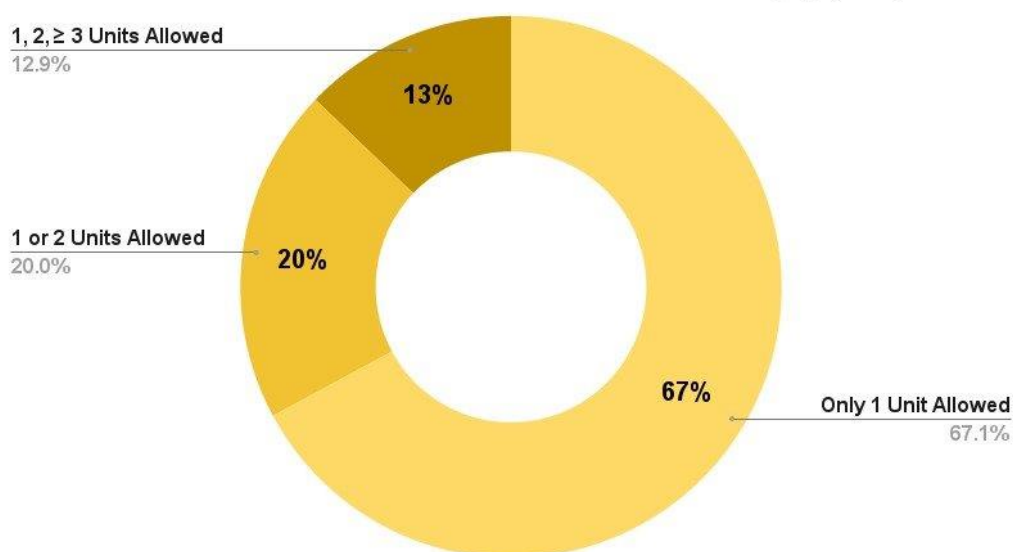
## Development Trends in the Calgary Context

The following section provides a range of information to help illustrate the existing zoning reality in Calgary as well as provides data to illustrate the current development trends in Calgary.

### Legislative Landscape

In Calgary, 67% (246,025 parcels) of residential parcels are zoned to only allow one unit and only 13% allow for more than three units. With most parcels zoned to only allow one unit it does not provide flexibility to build a variety of housing forms to meet the needs of the growing population. Should someone wish to develop something other than a single-detached dwelling, a land use amendment application is required most of the time. The requirement of a land use amendment application adds additional cost, time, and risk for a project, which can have a large impact on the cost and supply of

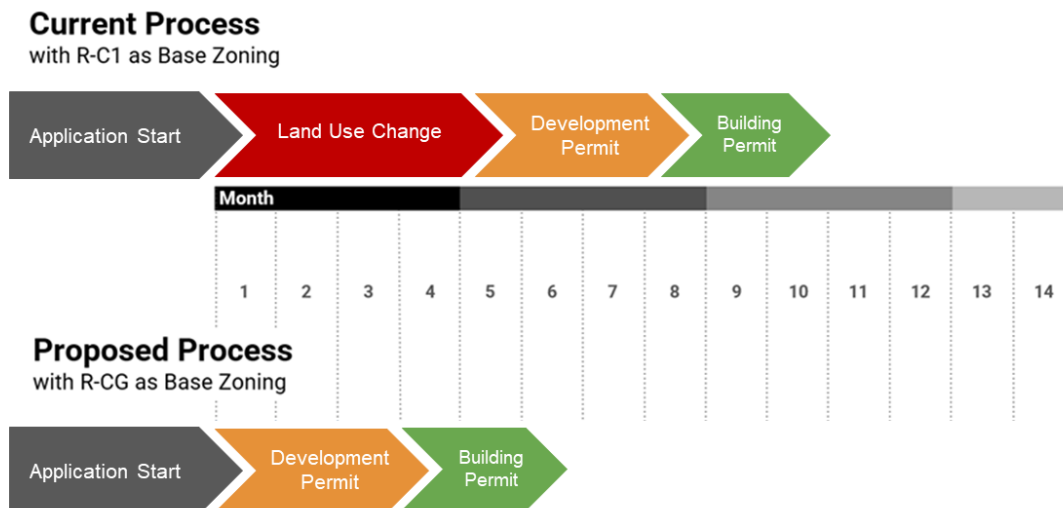
**Number of Units allowed on Residential Parcels in Calgary (2023)**



housing in the market.

### Development Timelines

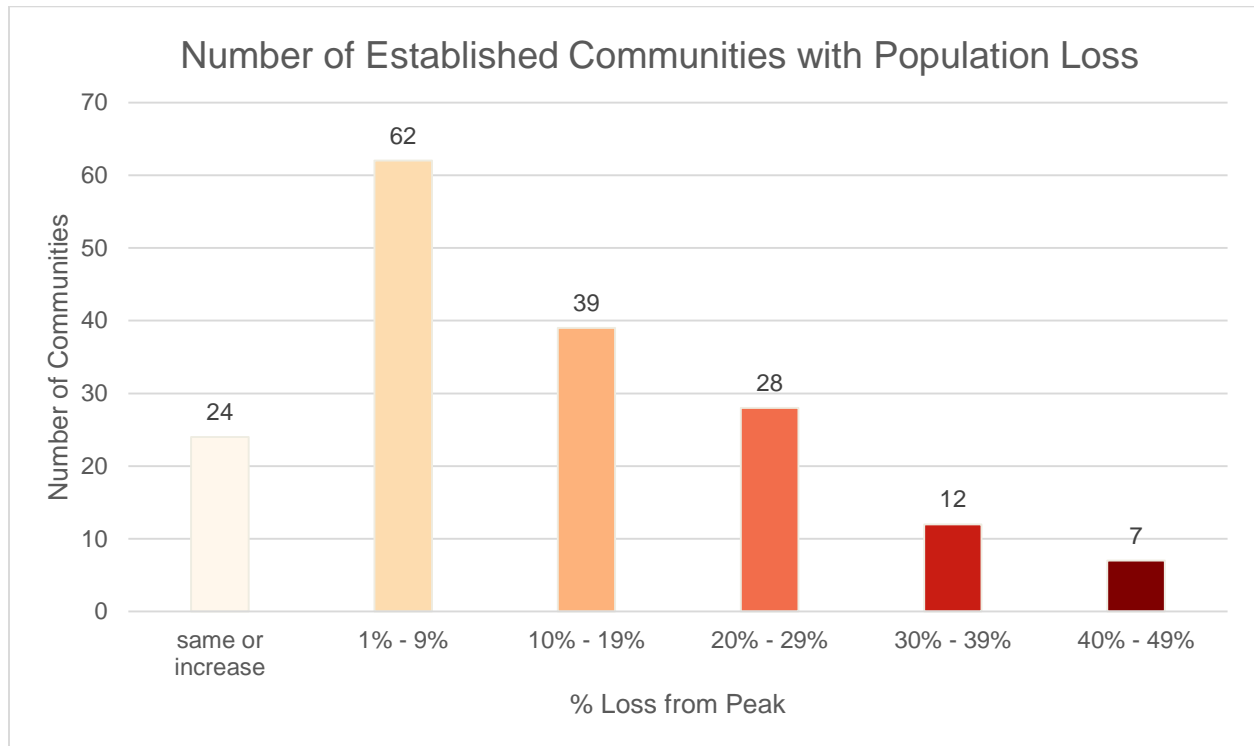
Currently a land use amendment (rezoning) application takes between four to eight months and an additional four months for a development permit, depending on complexity of the application. Timelines for rezoning to R-CG are, on average, 119 days, with, on average, 125 days subsequently required for the Development Permit decision. The proposed citywide rezoning would streamline the approval process by allowing applicants to go straight to a development permit application without the need for a land use amendment application.

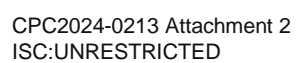


## Established Communities Anticipated Change Over Time

As neighbourhoods develop, they experience fluctuations in their population, with many established communities experiencing a decline. To address the ever-evolving needs of a community, there is an opportunity to allow for a variety of housing types in areas that are seeing population loss. A variety of housing types will take advantage of existing infrastructure and provide housing that meets the need of all residents at every stage of life.

It is estimated that about 15 to 20 years after a community is developed, it will reach its peak population. As the community continues to evolve, it is expected that the population will decrease approximately 30 years after the community began to develop. Based on the 2019 Civic Census data, of the 172 Established Area Communities within Calgary, 148 of those communities are experiencing a declining population. The communities closest to downtown are seeing minimal or no population loss, compared to communities that are slightly further from downtown. It is these communities that have the most potential to see a higher level of redevelopment while still being able to sustain the population with existing infrastructure.



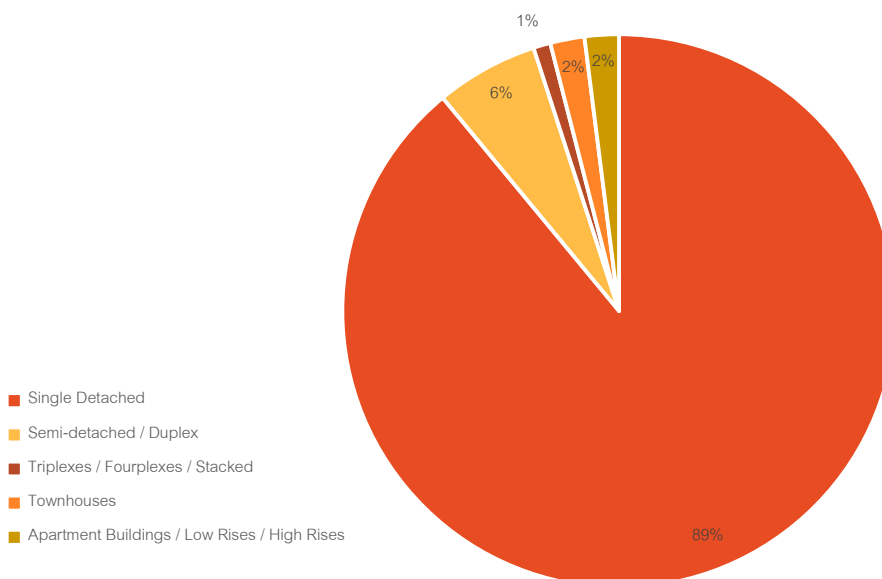


## Development Trends in Established Areas

When looking at the housing forms that make up the established areas within Calgary, single detached dwellings make up almost 90% of all dwelling units. This provides little flexibility for buyers and does not cater to the needs of residents at different life stages. Single detached dwellings occupy a large amount of physical space within communities and limit the potential density. This means more infrastructure and amenities are committed to sustaining the residents relative to denser forms of housing.

The development trend within the established areas shows that housing types tend to be clustered together by forms and there is minimal mixing of housing types. A range of housing forms would encourage a varied housing typology which can create more vibrant and active communities.

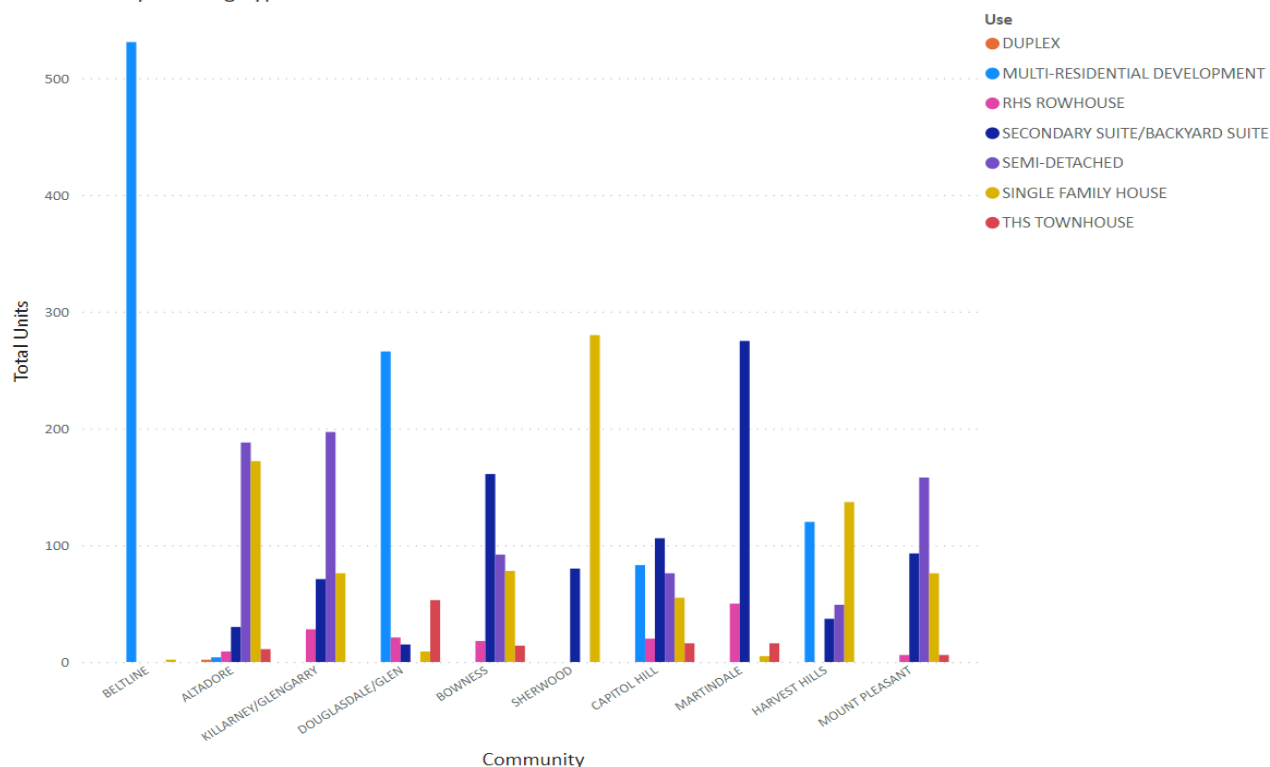
Established Areas Housing Counts by Types



Looking at the types of dwelling units being constructed in the Established Area can provide insight into how communities are being redeveloped. Ten communities were used as a sample of the Established Area within Calgary: Beltline, Altadore, Killarney/Glengarry, Douglasdale/Glen, Bowness, Sherwood, Capitol Hill, Martindale, Harvest Hills and Mount Pleasant. The community of Beltline is near the Downtown and therefore is seeing a vast majority of new units in the form of multi-residential units. As we look at the other communities further away from downtown, there is a shift to more single-detached dwellings, duplexes and secondary or backyard suites making up the new dwelling types. Rowhouses and townhouses make up a small proportion of new unit types being constructed.

It is anticipated that the proposal to rezone residential areas across Calgary to allow for more housing forms will provide more balanced development of housing forms. By making townhomes, rowhomes, backyard and secondary suites more accessible for development it will reduce the risk, cost and time for new housing forms to be built.

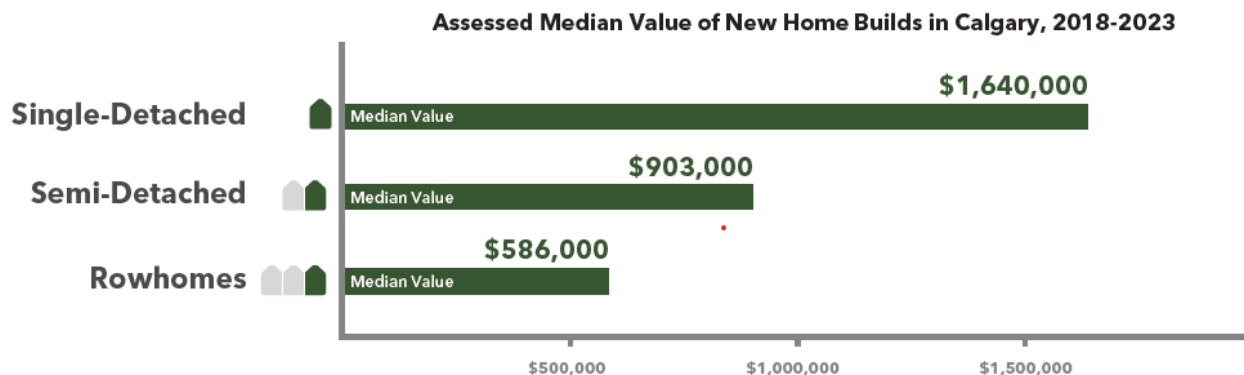
New Units by Housing Type



## Costs and Affordability

### Citywide Rezoning and the impact on house prices

The data shows that the price for an average new single-detached dwelling is \$1,640,000 (semi-detached is \$903,000). If the base residential district is left as it is now (R-C1/R-C2 district), home values will continue to rise and limit the options for grade-oriented housing for Calgarians. Making the base residential district the Residential – Grade -Oriented Infill (R-CG) District and the Residential – Low Density Mixed Housing (R-G) District, will allow for more units each priced lower than other current options with the average rowhouse priced at \$586,000.

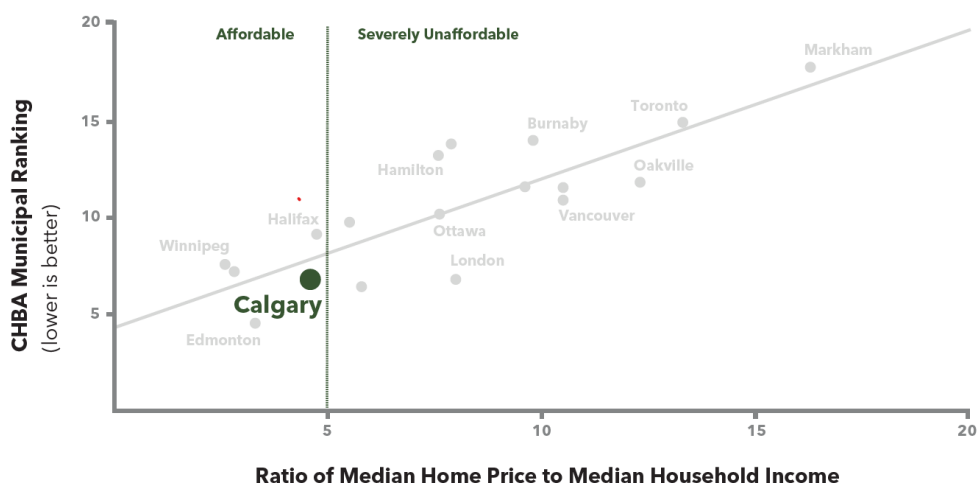


Currently, this price is based on a combination of factors, including land value. As most of the demand is in areas where land value is higher, we are seeing rowhomes with a higher price. Developers are taking

on a risk when applying for a redesignation (rezoning) and public hearing, adding to the cost of the final product. By making the R-CG district the base district in all established communities, and the R-G district in all developing communities, we remove that risk, as well as provide the option in areas with lower land value. It is anticipated that this will result in units being more affordable city-wide.

Calgary is currently in a unique situation where housing prices are still affordable relative to other municipalities. Calgary's ratio of median home price to median household income is 5:1, meaning Calgarians currently spend 5 times the amount they make in a year on housing. Toronto is at 14:1 while Vancouver is at 12:1. Ten years ago, Vancouver and Toronto were in the same situation as Calgary is today in terms of house spending and affordability. Implementing the citywide rezoning will allow prices to stabilize before housing becomes more unaffordable.

**Quality of Municipal Housing Approval Processes and Housing Affordability in Canada (2022)**

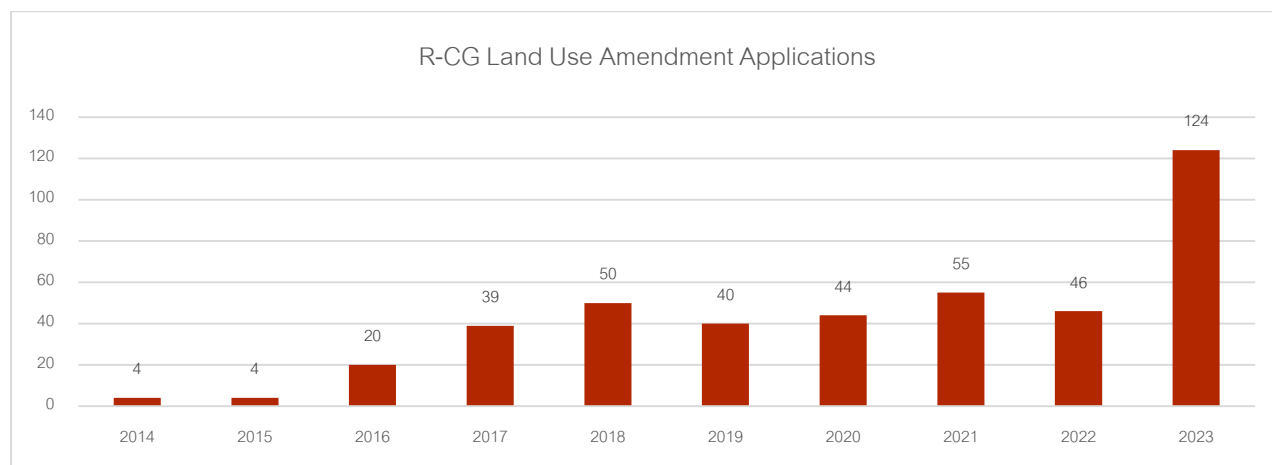


13

## Development Statistics of Land Use Bylaw districts

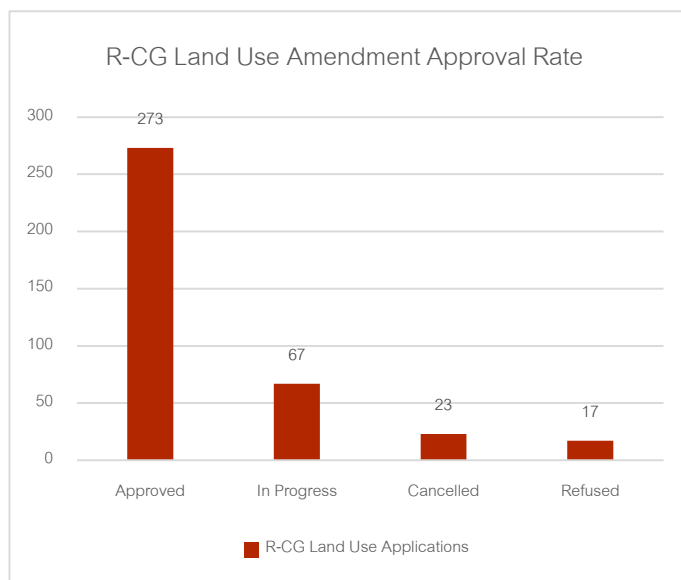
### Residential – Grade-Oriented Infill (R-CG) District

Since the Residential – Grade-Oriented Infill (R-CG) District was adopted in 2014, there has been an increase in the number of land use amendment applications. Between 2018 and 2022, application numbers have been approximately 40 to 50 applications per year. The fluctuations of application numbers reflect the market demands for housing and overall economic factors. With the number of applications increasing to 124 in 2023, it is anticipated that Calgary will continue to see increasing demand for these types of houses. A new base residential district would eliminate the need for a land use amendment application thereby saving applicants time and money.



A total of 124 R-CG district land use amendment applications were received in 2023. Based on the spike in application numbers, the amendments made in October 2022 to the land use district have improved the R-CG district and have made it more appealing for redevelopment.

Between the adoption of the R-CG District in October 2014 and May 2023, 290 R-CG District land use amendment applications have had a decision rendered. Of these, 273 applications have been approved by Council and only 17 have been refused, which results in a 94% application approval rate. Therefore, the R-CG District has been determined to be appropriate existing communities throughout the city. The land use regulations in the R-CG district allow for flexibility in the types of development but still respond to the surrounding neighbourhood context resulting in build forms that are compatible with existing housing. Based on the high approval rate by Council and the adaptable regulations, the R-CG District is determined to be an appropriate land use to apply in the Developed Area of Calgary.





### R-CG District Development Permits

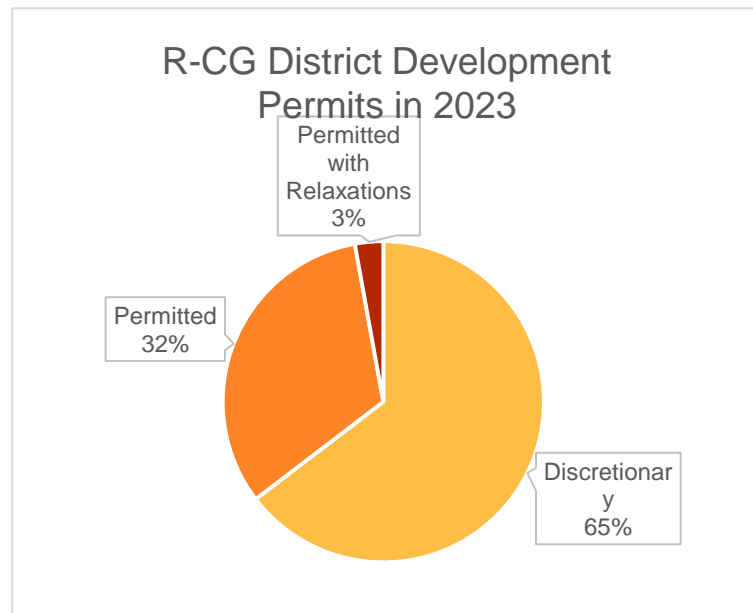
Within the R-CG district there are both permitted and discretionary uses that allow for different types of development. Of the 246 development permits that were applied for in 2023, most of the applications were for a discretionary use (65%). When an application is discretionary or permitted with relaxations, these permits include an appeal period and the opportunity for input from members of the public. In contrast, applications must be approved that are a permitted use and that meet all rules in the Land Use Bylaw.

In 2023 there have been four appeals filed for Development Permits for an R-CG district development. The

Subdivision and Appeal Board (SDAB) is a quasi-judicial board established to hear appeals regarding subdivision and development authority decisions. Land use changes are not able to be appealed and decisions on land use changes are made by Council. Of the four appeals submitted in 2023, three appeals were located in the northwest of Calgary and all appeals were for corner lots. Below is a summary of concerns from the appeals:

- additional parking congestion
- overlook/ privacy
- number of relaxations granted
- potential changes to the contextual setbacks
- massing / shading, and
- noise.

For two appeals, SDAB upheld the Development Authority's decision with some changes. One appeal has been withdrawn and one appeal SDAB overturned the Development Authority's decision. For the appeal where SDAB overturned the Development Authority's decision the board found that it was not sensitive to the adjacent development and the amenities of the neighbourhood. Should the Rezoning for Housing proposal be approved, the opportunity for appeal will not change from the current process.

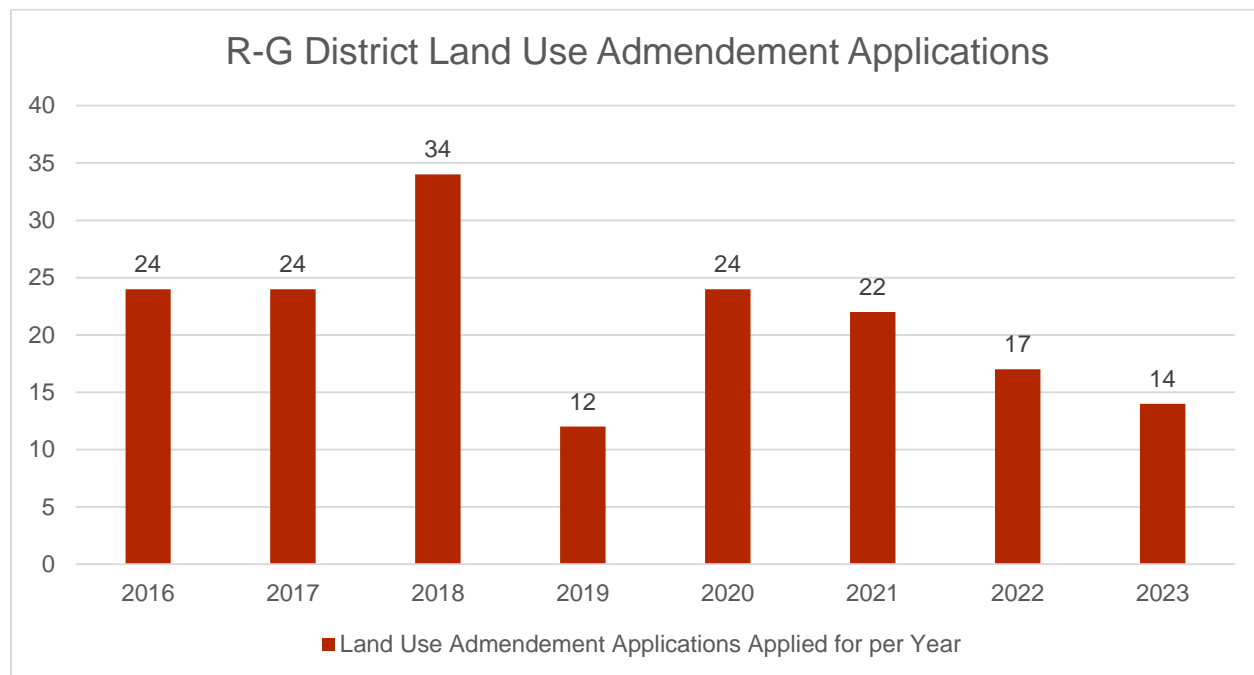


### Residential – Low Density Mixed Housing (R-G) District Statistics

The Residential – Low Density Mixed Housing (R-G) District was adopted in 2016. This district is intended to be used in the Developing Area and allows for a variety of housing types, thus providing flexibility when building new communities. Allowing flexibility of uses in the R-G district can reduce the need for additional land use amendment applications should market demands shift during the community's development.

As shown in the graph below, R-G district land use amendment applications have fluctuated with approximately 20 applications per year. While the number of applications per year are lower than the R-CG district applications, the R-G district applications tend to cover larger areas with multiple lots included

in the application. There is a shift towards utilizing the R-G district in new communities from conception, allowing for more choices for developers and residents to respond to the different market desires.



Since 2016, all R-G district land use amendment applications that have had a decision rendered have been approved by Council. Therefore, the R-G district has been determined to be an appropriate land use for the Developing Area of Calgary.

### Housing – Grade Oriented (H-GO) District Statistics

The Housing – Grade Oriented (H-GO) district was brought into effect in 2023 and was created to address Calgary's ever-evolving housing needs. The H-GO district is intended for areas of Calgary that have an approved Local Area Plan (LAP) or are in the Inner City or Centre City as identified in the *Municipal Development Plan* (MDP). In 2023, 64 H-GO district land use amendment applications were submitted.

With the land use amendment application numbers reaching over 60 in the first year, it shows the high level of interest and anticipation for this new land use district to be implemented. Of the 27 applications that have had a decision rendered, only one has been refused. The H-GO district includes location criteria that ensures that it is only implemented in appropriate areas of the city and this is reflected in the low refusal rate.

## Rezoning in Other Municipalities

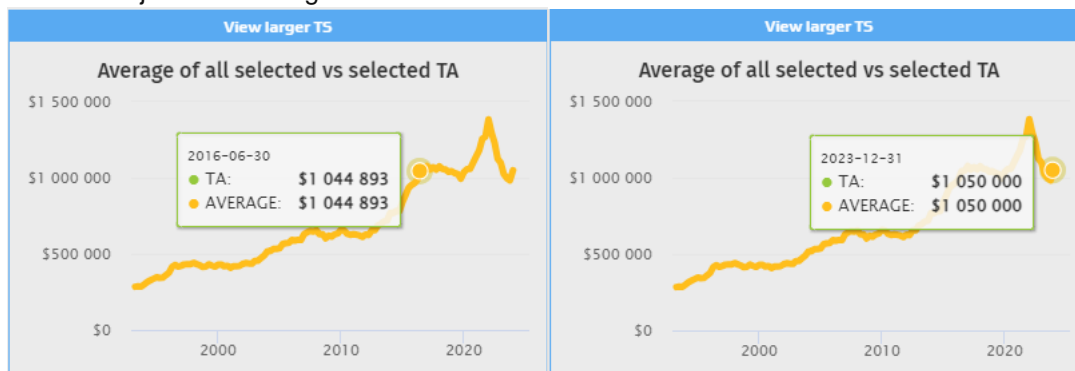
In recent years, many cities around the world have completed similar citywide rezoning initiatives to allow more dwelling units on residential lots and increase the supply and variety of homes. Auckland and Minneapolis are two of the first cities to complete citywide rezoning and a review was completed to determine the effect this rezoning had on housing supply and affordability. Additionally, the tables below outline land use regulations implemented by other cities for a comparison of best practices to enable more housing and desired outcomes.

### Auckland, New Zealand

The city of Auckland undertook a citywide rezoning in 2016 with the adoption of the Auckland Unitary Plan. The Plan allowed for three units as-of-right on residential lots in urban areas. Building on these efforts, the New Zealand government issued a [National Policy Statement on Urban Development \(NPS-UD\)](#) in August 2020, which led to Auckland enabling [Medium Density Residential Standards \(MDRS\)](#) allowing three units in suburban residential areas by August 2022. The NPS-UD also requires increased density and building height in city and metropolitan centres and around rapid transit stops, such as train and bus stations. Auckland is proposing expanding the [Terrace Housing and Apartment Buildings Zone \(THAB\)](#) in these targeted areas to increasing density.

In the eight years after the rezoning, Auckland saw an additional 112,000 consents issued, which is roughly one for every five existing homes. About 90% of these consents turned into new homes. This is double the number of consents issued compared to if rezoning had not occurred. This has resulted in rents and housing prices stabilizing. The inflation-adjusted prices are similar to 2016, with only a 1% change in rent and a 6% change in house prices.

#### Inflation Adjusted Dwelling Price June 2016 & December 2023



Auckland June 2016-Dec 2023	
% change for Dwelling sales prices (inflation adjusted)	5.928%
Dwelling sales prices (inflation adjusted)	\$1,050,000

Source: [The Urban Development Dashboard, New Zealand Ministry of Housing and Urban Development](#)

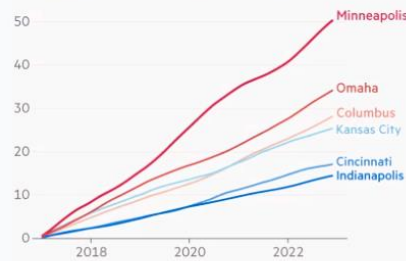
### Minneapolis, United States of America

Minneapolis adopted the Minneapolis 2040 Plan in January 2020 which allowed up to three units on all residential lots. This was followed by the approval of the Land Use Rezoning Study on July 1, 2023 that updated land use regulations to create consistency with implementation of the Plan. Since 2020, Minneapolis has also adopted inclusionary zoning, eliminated exclusive zoning, adopted new built form districts and regulations, and eliminated minimum parking requirements. This led to an increase of issued

building permits, from 2,600 units annually from 2013-2017 to 4,000 units annually from 2018-2022, resulting in a 12% increase to the housing stock. This has had an impact on rents which were 20% lower in 2023 than they were in 2017 once adjusted for inflation.

Minneapolis has consistently built more housing than other Midwestern cities...

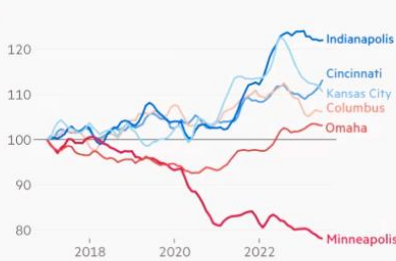
Cumulative new dwelling approvals per 1,000 people



\*Rents deflated by average incomes  
Sources: FT analysis of data from State of the Cities Data Systems, Apartment List, BLS, Census Bureau  
FT graphic: John Burn-Murdoch / @burnmurdoch  
© FT

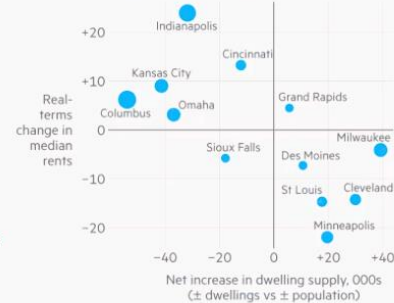
...and is reaping the rewards as rents fall relative to inflation

Real-terms change in median rent (Jan 2017 = 100)



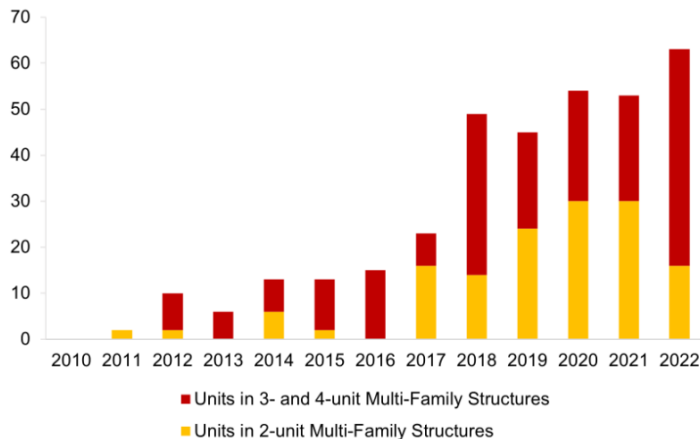
A similar pattern can be seen across the Midwest as a whole

Net change in housing supply vs real-terms rent growth



Source: [Repeat after me: building any new homes reduces housing costs for all](#)

Minneapolis - Number of Multi-Unit Buildings Constructed per Year



Source: [A Detailed Look at the Outcomes of Minneapolis' Housing Reforms — One Final Effort](#)

## Additional examples from around the world

The following are links to case studies on the effects of rezoning on housing supply from around the world:

- [Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas \(USA\)](#)
- [The Effect of New Market-Rate Housing Construction on the Low Income Housing Market \(USA\)](#)
- [Market-Rate Development and Neighbourhood Rents with Evan Mast \(USA\)](#)
- [City-wide effects of new housing supply: Evidence from moving chains \(Finland\)](#)
- [Does new housing for the rich benefit the poor? On trickle-down effects of new homes \(Sweden\)](#)

## Municipal district and regulation comparisons

The following table provides detailed information on development regulations from various municipalities to provide a comparison to Calgary's R-CG district. All this information is taken from council reports and bylaws for each jurisdiction.

\*Rezoning broadly citywide (equivalent to proposed R-CG rezoning)

\*\*Rezoning to additional areas (equivalent to proposed H-GO rezoning)

Municipality	<u>Auckland*</u>	<u>Auckland**</u>	<u>Minneapolis</u>	<u>Portland</u>
<b>Year Rezoned:</b>	2016 – 1 <sup>st</sup> Rezone under new City Plan  Aug 2022 – Apply MDRS more broadly	March 31, 2024 - Council Decision on applying THAB zone	Jan 2020 (3 units) & July 1, 2023 (land use rezoning study allowing ≥6 units)	2020 & 2022
<b>Zones:</b>	Updating MHU zone to align with MDRS	THAB zone in city & metro centres & existing or planned rapid transit stops	Urban Neighbourhood 1,2,3 Districts (w/ building overlays)	R2.5, R5, R7, R10 & R20
<b>Allowed Dwellings:</b>	≥3 units (*3 units as of right) (terraced forms allowed, min. 45sqm per unit)	6 storeys (*within walkable) catchment  5 storeys (*outside walkable catchment)	6 dwelling units (midblock)  12 dwelling units (corner lots)	≤6 units  (≤2 ADU with single or semi only, to max 3 units)
<b>DP required:</b>	No (≥4 units do)	Yes	Yes	Yes
<b>Height:</b>	11m+1m roof pitch with side recession plane	21m (6 storeys) 19m + 60° front 8m+ 60° rear Rear: 16m	33ft (2.5 Storeys) Corridors: 42-84ft (3-6 Storeys)	30ft (9.1m)
<b>Setbacks:</b>	Front: 1.5m front Side: 1m Rear: 1m	Front: 1.5m Side: 1m Rear: 1m	Front: 6m Side: 1.5m Rear: 1.5m	Front: 1-20ft Side: 5-10ft Rear: 5-10ft
<b>Parcel Coverage:</b>	50%	50%	Interior lot: FAR: 0.5-0.6/0.7 Corridors: FAR: 1.5-3 45%-60/70% coverage	1 unit: 0.4-0.5 FAR 2 unit: 0.5-0.6 FAR 3 unit: 0.6-0.7 FAR 4 unit: 0.7-0.8 FAR coverage: 50%
<b>Parking:</b>	No minimums	Accessible parking	No minimums	No minimums
<b>Landscaping:</b>	20% planted 60% impervious	20% landscaped, 70% Impervious	60-70% impervious	~4 trees (Private Tree Preserv. Stds)
<b>Amenity Space:</b>	20sqm (*8sqm above ground floor)	20sqm (* 8sqm above ground floor)	Enclose storage of 200sqft per unit	250sqft

Municipality	<u>Edmonton</u>	<u>Vancouver</u>	<u>Victoria</u>	<u>Kelowna</u>
<b>Year Rezoned:</b>	Jan 1, 2024 - under new zoning bylaw	Oct 17, 2023	March 12, 2023	Oct 17, 2023 Zoning bylaw amendments – Decision Feb 26
<b>Zones:</b>	RS: Small Scale RSF: Small Scale Flex	New zone R1-1 created	Houseplex & townhouse uses added to R-1/R-2	All residential zones to allow 4 units min.
<b>Allowed Dwellings:</b>	8 Dwellings (including SS+BYS)	6 dwelling units or 8 rental units	Midblock: 6 units Corner: 12 units	RU Districts: 4 units MF Districts: 6 units
<b>DP required:</b>	Yes (NP only for relax)	Yes	Yes	Yes
<b>Height:</b>	<u>RS</u> : 10.5m <u>RSF</u> : 12m (*to midpoint of roof peak)	11.5m (3 storeys) 8.5m in rear yard(2 storeys)	12m	<u>RU</u> :11m (3 storeys) (3 <sup>rd</sup> storey area 70%) <u>MF</u> : 18-22m (3-6 stories)
<b>Setbacks:</b>	Front: 3m-4.5m Side: 1.2m/1.5m Rear: 6m-10m	Front: 4.9m Side: 1.2m side Rear: 0.9m courtyard config, or 10.7m Separation: 6.1m	Front: 2m Side: 1.5m Rear: 5m or 25% lot	Front: 3m Side: 1.2m Rear: 0.9m Separation: 2.5m
<b>Parcel Coverage:</b>	RS: 45% RSF: 55%	FAR: 0.7 (*1.0 for affordable housing/rental)  Building depth: 19.8m	<u>Houseplex</u> : Coverage: 40% FAR: 1 max. of 235sqm <u>Townhouse</u> : Coverage: 50% FAR: 1.1	<u>RU</u> : 55% buildings 75% impermeable area <u>MF</u> : 1.3-1.8 FAR 55-65% buildings 75-85% impermeable
<b>Parking:</b>	No minimums (Max. applied for multi-sites within 600m of transit)	No minimums	1 per dwelling unit (*reduced if car share/ transit pass provided)	1-1.25 stall/unit (*no parking req's within Downtown area or transit area)

<b>Landscaping:</b>	30% landscape Rowhouse(unit): 1 tree, 4 shrubs	1-2 trees	35 m <sup>2</sup> landscaped	≥3 units:1 tree per 10 linear metres of landscaped area
<b>Amenity Space:</b>	Only req'd for ≥8 units	N/A	45% open space	No req'd for ≤10 units

Municipality	<u>Toronto</u>	<u>Ottawa</u>	<u>London</u>
<b>Year Rezoned:</b>	2019 & May 10, 2023	Nov 2022 - under new City Plan approval. LUB updated by end of 2025 to align.	Oct 2023 – 4 units *New Zoning Bylaw under review
<b>Zones:</b>	All residential zones, rule amendments completed	All residential Zones *current R3 zone rules	All residential zones *current R1 to R-3 zone rules
<b>Allowed Dwellings:</b>	4 dwelling units (SS not allowed in buildings ≥ 4 units)	≥3 units ( *as ADU and carriage houses)	4 units (*3 additional units in dwelling or accessory bld)
<b>DP required:</b>	No	No	No
<b>Height:</b>	10m	8m-11m	9-10.5m
<b>Setbacks:</b>	Front: 6m Side: 0.6m-1.2m side Rear: 7.5m rear	Front: 3-6m Side: 1.2m Rear: 25% lot to 7.5m	Front: 3-6m Side: 1.2-1.6m Rear: 6-10m (or 30%)
<b>Parcel Coverage:</b>	Building depth/length is 19m	25-45% in lowest density res zones, N/A in higher low density zones	FAR; 0.4-0.5
<b>Parking:</b>	No minimums	0.5-0.75 stalls/unit in ≥3 unit buildings (*Some areas req 1 stall/dwelling)	1 stall/100m <sup>2</sup> floor area *Additional units don't require parking
<b>Landscaping:</b>	Front: 50-100% Side: 60% Rear: 25-50%	30% landscaped	30-40% landscaped
<b>Amenity Space:</b>	N/A	45sqm	N/A



## Examples of provincial or statewide regulations

The following tables provide examples of other ways jurisdictions are making changes to regulations similar to Calgary's proposed rezoning. All this information is taken from provincial/state reports for each jurisdiction.

Provincial	Ontario	British Columbia
<b>Legislative Status:</b>	<a href="#">Bill 108</a> - 2019 <a href="#">Bill 23</a> - Nov 2022	<a href="#">Bill 44</a> – Small-Scale Multi-Unit Housing <a href="#">Bill 47</a> – Transit Oriented Development Areas Nov 23, 2023  Local governments to update bylaws by June 30, 2024
<b>Allowed Dwellings:</b>	Bill 108 - 3 units Bill 23 - 4 units	3 units (lots<280m <sup>2</sup> ) 4 units (lots>280 m <sup>2</sup> ) 6 units close to transit

State	<a href="#">Oregon</a>	<a href="#">Washington</a>	<a href="#">California</a>
<b>Legislative Status:</b>	House Bill 2001 passed 2019 Effective June 30, 2021	State legislation passed HB1110 – effective July 23, 2023	Senate Bill 9 (SB9) - January 1, 2022
<b>Allowed Dwellings:</b>	4-6 units (6 units if half is affordable housing) (No parking min)	4 units 6 units (lots near transit)	4 units (2 units on each new subdivided lot. Duplexes not allowed on lots with ADUs unless city rules allow)

### Glossary of Terms:

ADU: Additional Dwelling Unit – An additional dwelling that can be attached or detached from the main dwelling unit but is considered accessory to the main dwelling.

FAR: Floor Area Ratio – Determines the amount of building area is allowed proportionate to lot size.

MDRS: Medium Density Residential Standards – A set of development regulations that Auckland applies to relevant residential lots. Allows for three units or more, and up to 3 storeys in building height.

MF: Kelowna's Multi-Residential Zone in Transit Areas

MHU: Residential - Mixed Housing Urban Zone: Auckland's base residential zone applied broadly to enable three or more units on a lot.

R3: Residential Third Density Zone – Ottawa's current zone that allows up to three units and building forms single detached to townhouse. Using this zone for rule comparison while the new zoning bylaw is being updated to align with allowing 3 units per lot.

RS: Small Scale Residential Zone – Edmonton's lowest density residential zone

RSF: Small Scale Flex Residential Zone – Edmonton's low density residential zone that provides additional development flexibility in appropriate contexts.

RU: Kelowna Low Density Residential Zone

SS: Secondary Suite – An additional dwelling unit that is located within the main dwelling unit.

THAB: Terrace Housing and Apartment Buildings Zone – Auckland's residential zone that enables increased density and building height up to 6 storeys and is applied around city and metropolitan centres and rapid transit stops.

# PROPOSED

CPC2024-0213  
ATTACHMENT 3

## BYLAW NUMBER 21P2024

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LOC2024-0017/CPC2024-0213)

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw 1P2007, as amended;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
  - (a) Delete subsection 153.1 (a)(vii) and replace with:

“(vii) in the R-CG and R-2M Districts or a **multi-residential district** must be located on the same **parcel** or **bare land unit** with a single **Dwelling Unit**; and”
  - (b) Amend subsection 153.1 (b) by adding “and” after “;”.
  - (c) Delete subsection 153.1 (c).
  - (d) Delete subsection 347.3 in its entirety.
  - (e) Delete subsection 354 (1) and replace with:

“(1) There must not be more than one **Backyard Suite** located on a **parcel**, except in the R-CG and R-2M Districts where one **Backyard Suite** may be located on any **bare land unit**.”
  - (f) Delete subsections 354 (2) and (4).
  - (g) Delete subsections 525 (1)(b) and replace with:

“(b) accommodates a wide range of grade-oriented **development**,”
  - (h) Insert a new subsection 526 (1)(b.1) as follows:

“(b.1) **Contextual Single Detached Dwelling**,”
  - (i) Delete subsection 526 (2).

# PROPOSED

## BYLAW NUMBER 21P2024

- (j) Insert a new subsection 526 (3) as follows:
- “(3) The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**:
- (a) **Community Recreation Facility;**
  - (b) **School Authority – School; and**
  - (c) **School Authority Purpose – Minor.”**
- (k) Delete subsection 527 (1).
- (l) Insert new subsection 527 (2)(m.1) as follows:
- “(m.1) **Rowhouse;**”
- (m) Insert new subsections 527 (3) to (5) as follows:
- “(3) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as a **Community Recreation Facility** or **School Authority – School**:
- (a) **Child Care Service;**
  - (b) **Library;**
  - (c) **Museum;**
  - (d) **School Authority Purpose – Major;**
  - (e) **School – Private; and**
  - (f) **Service Organization.**
- (4) The following **uses** are additional **discretionary uses** on a **parcel** that has a **building** used or previously used as **School Authority – School**:
- (a) **Food Kiosk;**
  - (b) **Indoor Recreation Facility;**
  - (c) **Outdoor Recreation Area;**
  - (d) **Park Maintenance Facility – Large; and**
  - (e) **Park Maintenance Facility – Small.**
- (5) The following **uses** are additional **discretionary uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**:
- (a) **Place of Worship – Large; and**
  - (b) **Place of Worship – Medium.”**
- (n) Amend subsection 534 (2) by adding “**Contextual Single Detached Dwelling,**” after “**Contextual Semi-detached Dwelling,**”.
- (o) Delete subsection 546 and replace with:

# PROPOSED

## BYLAW NUMBER 21P2024

**“546** The minimum number of ***motor vehicle parking stalls*** is calculated based on the sum of all ***units*** and **Secondary Suites** at a rate of 0.5 stalls per ***unit*** or **Secondary Suite.**”

(p) Renumber subsection 546.1 to 546.1 (1).

(q) Insert subsection 546.1 (2) as follows:

**“(2)** Notwithstanding subsection (1), there is no requirement for ***mobility storage lockers*** for ***parcels*** with two or less **Dwelling Units.**”

(r) Renumber subsection 546.2 to 546.2 (1).

(s) Insert subsection 546.2 (2) as follows:

**“(2)** Notwithstanding subsection (1), there is no requirement for a ***bicycle parking stall – class 1*** for ***parcels*** with two or less **Dwelling Units.**”

(t) Amend subsection 1091 (1)(a) to replace “Residential – One Dwelling District” with “Residential – Low Density Mixed Housing District”.

(u) Amend subsection 1091 (1)(b) to replace “Residential – Contextual One Dwelling District” with “Residential – Grade-Oriented Infill District.”

2. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended by replacing the portions of the Land Use District Maps with those shown on Schedule “A” to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule “A”.

3. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) Insert new subsection 22 (1)(d) as follows:

**“(d)** pursuant to this Bylaw, a reference to a section for R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, or R-CGex District of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section on December 31, 2024, unless the Direct Control District referred to R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, or R-CGex District of this Bylaw as of the effective date of the Direct Control District Bylaw.’

4. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) Delete Part 5; Divisions 2 through 8 in their entirety.

(b) Delete “(R-CGex)” from the Division 11 title “Division 11: Residential – Grade-Oriented Infill (R-CG)(R-CGex) District”.

# PROPOSED

**BYLAW NUMBER 21P2024**

- (c) Delete subsections 525 (2) and 527.1.
5. Sections 1 and 2 of this Bylaw come into force on 2024 August 06.
6. Section 3 of this Bylaw comes into force on 2024 December 31.
7. Section 4 of this Bylaw comes into force on 2025 January 01.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

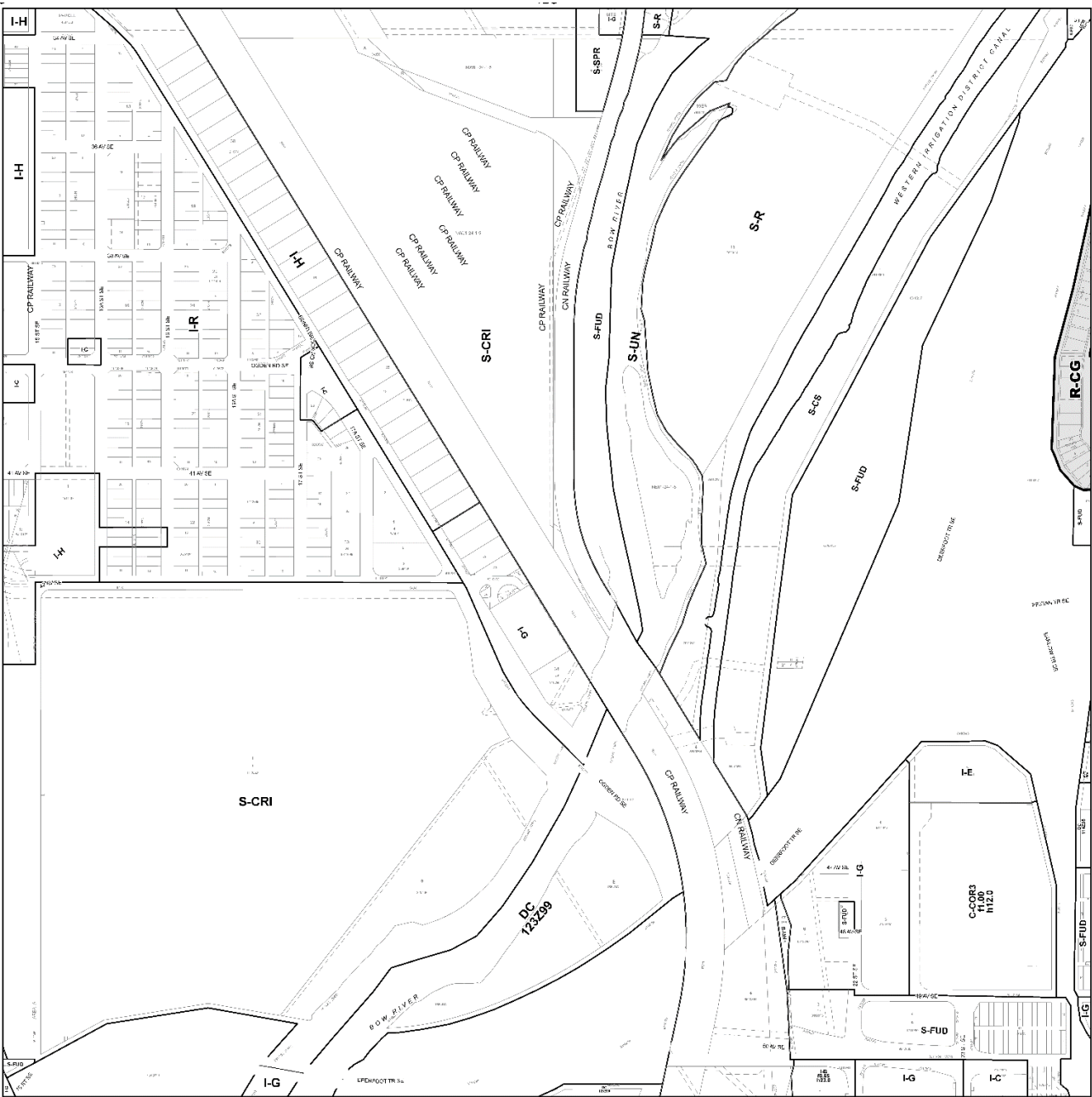
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

PROPOSED

SCHEDULE A

Section Map 1C



Section Map 3C





**BYLAW NUMBER 21P2024**

This is a detailed zoning map of a portion of the City of Chicago. The map shows various residential and commercial zones, including R-CG, S-CR, S-SPR, S-CI, S-CS, S-R, M-C1, M-C2, M-CG, and S-SPR. A large area in the center is labeled 'DC 1232000 SITE 1'. The map is oriented with North at the top.

Key features include:

- Streets:** Major streets shown include W. Belmont Ave., W. Madison Ave., W. Jackson Ave., W. Adams Ave., W. Franklin Ave., W. Roosevelt Ave., W. Taylor Ave., W. Chicago Ave., W. Madison Ave., W. Jackson Ave., W. Adams Ave., W. Franklin Ave., W. Roosevelt Ave., W. Taylor Ave., W. Chicago Ave.
- Zoning Designations:**
  - R-CG:** Residential Community - General
  - S-CR:** Single-Cottage Residential
  - S-SPR:** Single-Separate Residential
  - S-CI:** Single-Family Detached
  - S-CS:** Single-Family Detached - Single-Cottage
  - S-R:** Single-Family Detached - Single-Cottage
  - M-C1:** Medium-Density Residential - Single-Family Detached
  - M-C2:** Medium-Density Residential - Single-Family Detached
  - M-CG:** Medium-Density Residential - Single-Family Detached
  - S-SPR:** Single-Separate Residential
- Other Labels:**
  - DC 1232000 SITE 1:** A large area in the center of the map.
  - DC 1232000 SITE 1:** A large area in the center of the map.
  - DC 1232000 SITE 1:** A large area in the center of the map.



**BYLAW NUMBER 21P2024**[illegible]



**BYLAW NUMBER 21P2024**

The map displays a complex urban layout with various land use zones and specific sites. Key features include:

- Land Use Zones:**
  - R-CG (Residential Community General):** Shaded in light gray, covering large areas in the center and right.
  - S-CS (Single-Family Single-Unit):** Shaded in light gray, primarily in the lower left and center.
  - M-C2 (Medium-Density Residential):** Shaded in light gray, located in the upper left and center.
  - S-SPR (Single-Family Single-Unit, Single-Family Residential):** Shaded in light gray, located in the center.
  - S-UN (Single-Family Single-Unit, Single-Family Residential):** Shaded in light gray, located in the lower right.
  - M-H2 (Medium-Density Residential, Medium-Density Residential):** Shaded in light gray, located in the lower right.
  - S-R (Single-Family Single-Unit, Single-Family Residential):** Shaded in light gray, located in the lower right.
- Specific Sites:**
  - DC 1298:** A large site in the center, labeled "DC 1298".
  - DC 1299:** A site in the upper left, labeled "DC 1299 SITE 1".
  - DC 1302:** A site in the center, labeled "DC 1302".
  - DC 1303:** A site in the lower right, labeled "DC 1303".
- Streets and Roads:**
  - CHAMBERLAIN BLVD:** A major road running horizontally across the top.
  - WILSON BLVD:** A major road running horizontally across the middle.
  - WILSON BLVD:** A major road running horizontally across the bottom.
  - WILSON BLVD:** A major road running horizontally across the right side.
- Legend:**
  - R-CG:** Residential Community General
  - S-CS:** Single-Family Single-Unit
  - M-C2:** Medium-Density Residential
  - S-SPR:** Single-Family Single-Unit, Single-Family Residential
  - S-UN:** Single-Family Single-Unit, Single-Family Residential
  - M-H2:** Medium-Density Residential, Medium-Density Residential
  - S-R:** Single-Family Single-Unit, Single-Family Residential



**BYLAW NUMBER 21P2024**

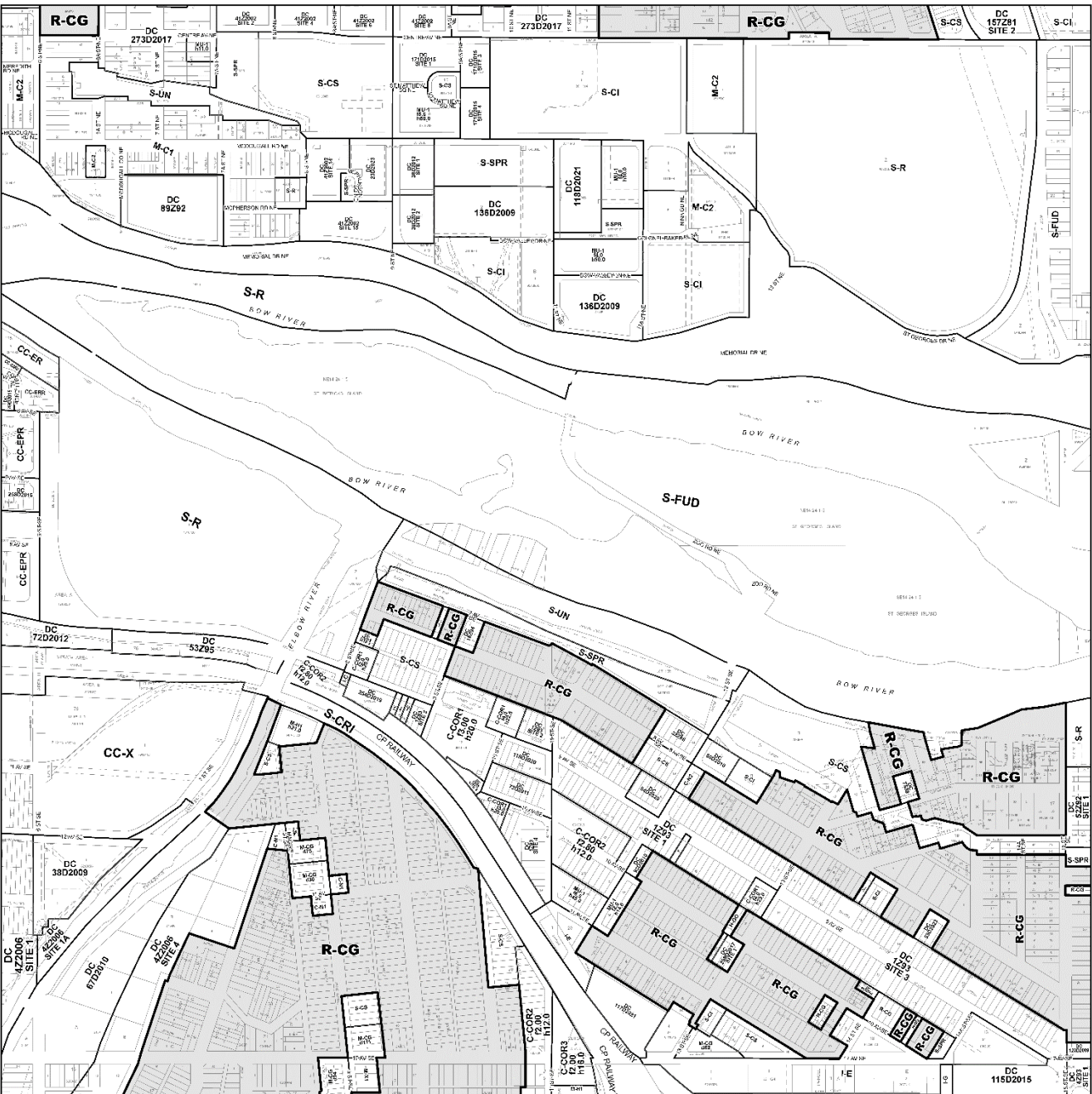
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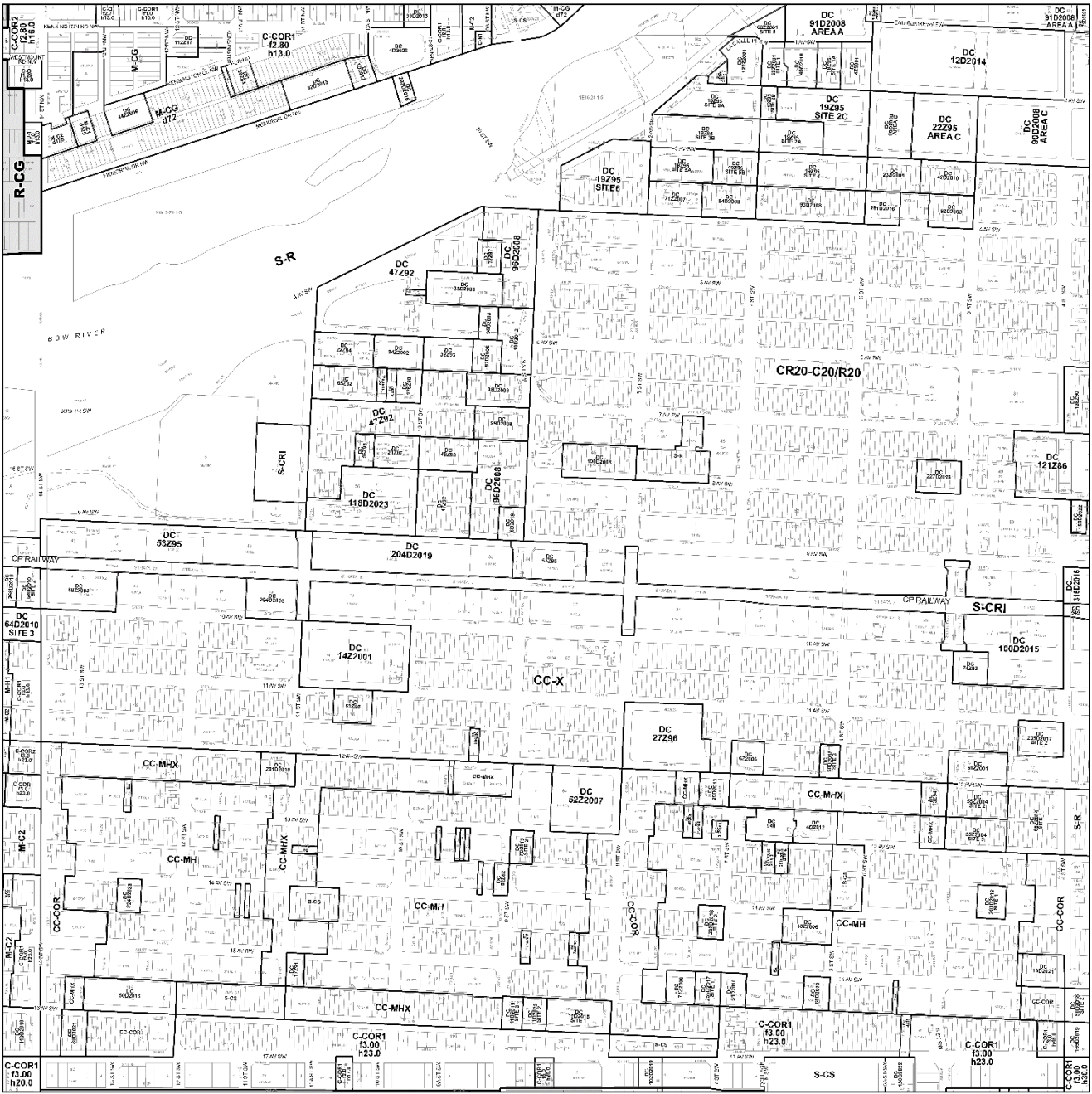


PROPOSED

Section Map 14C

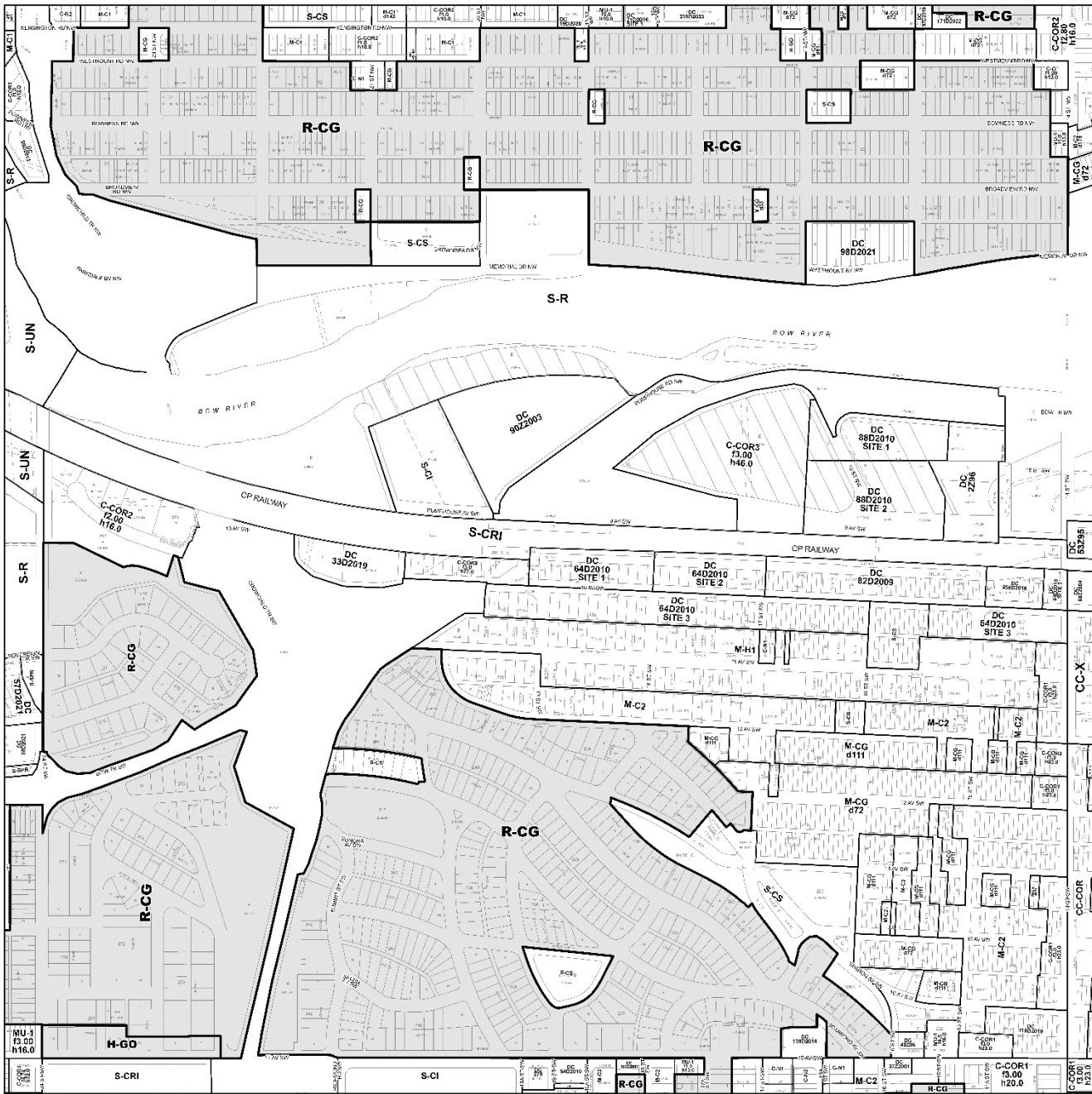


Section Map 16C

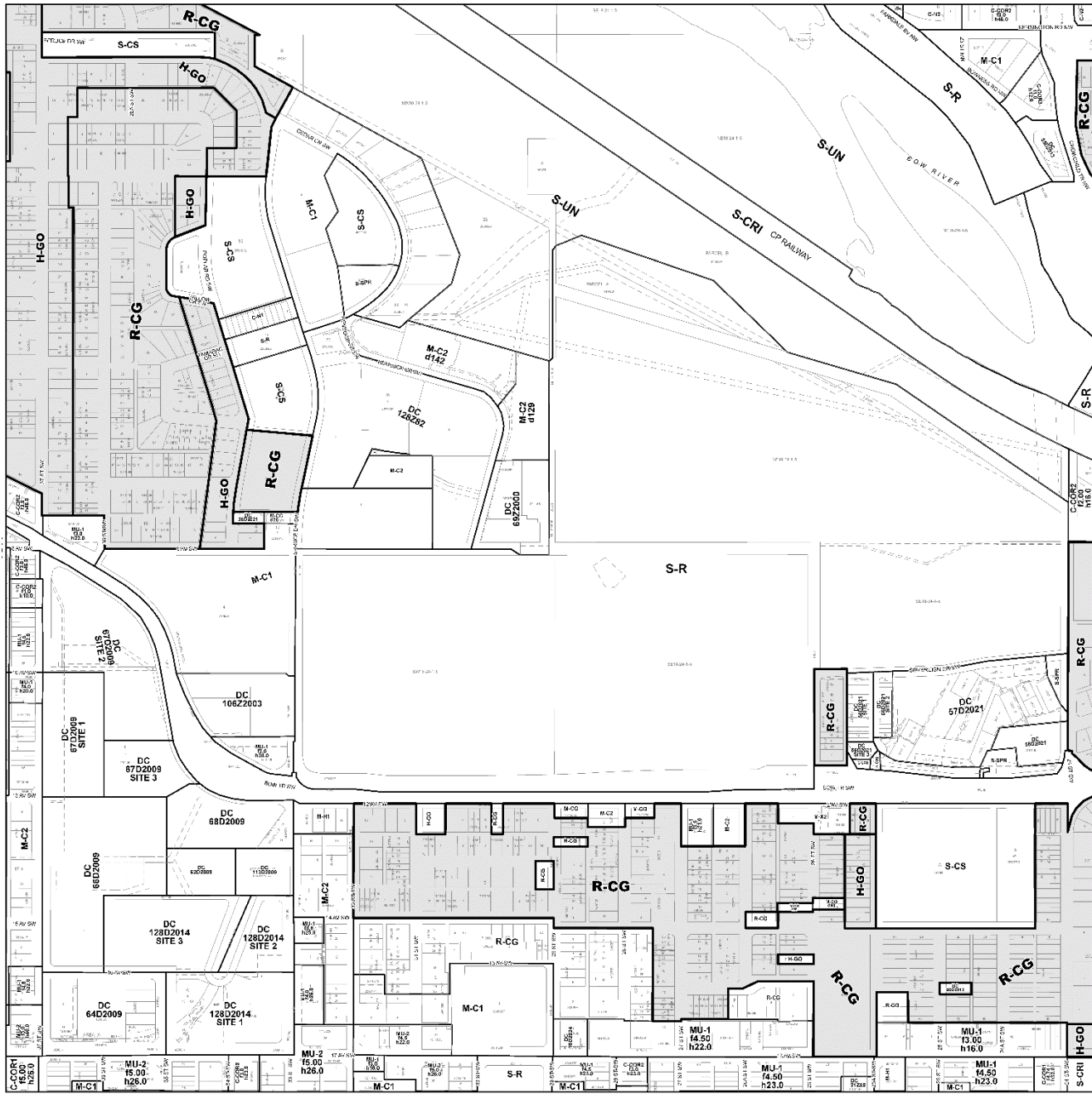




Section Map 17C

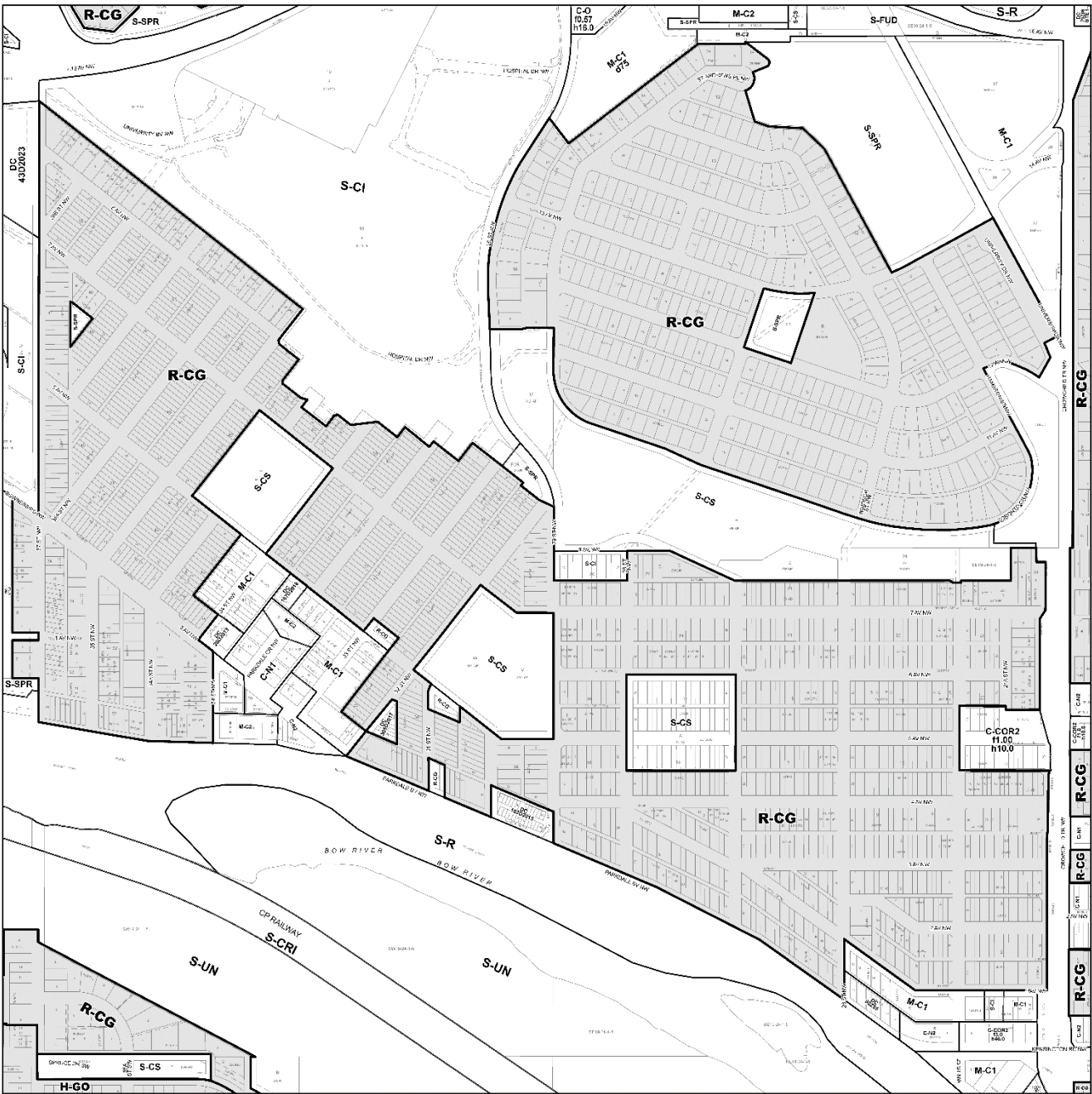


Section Map 18C

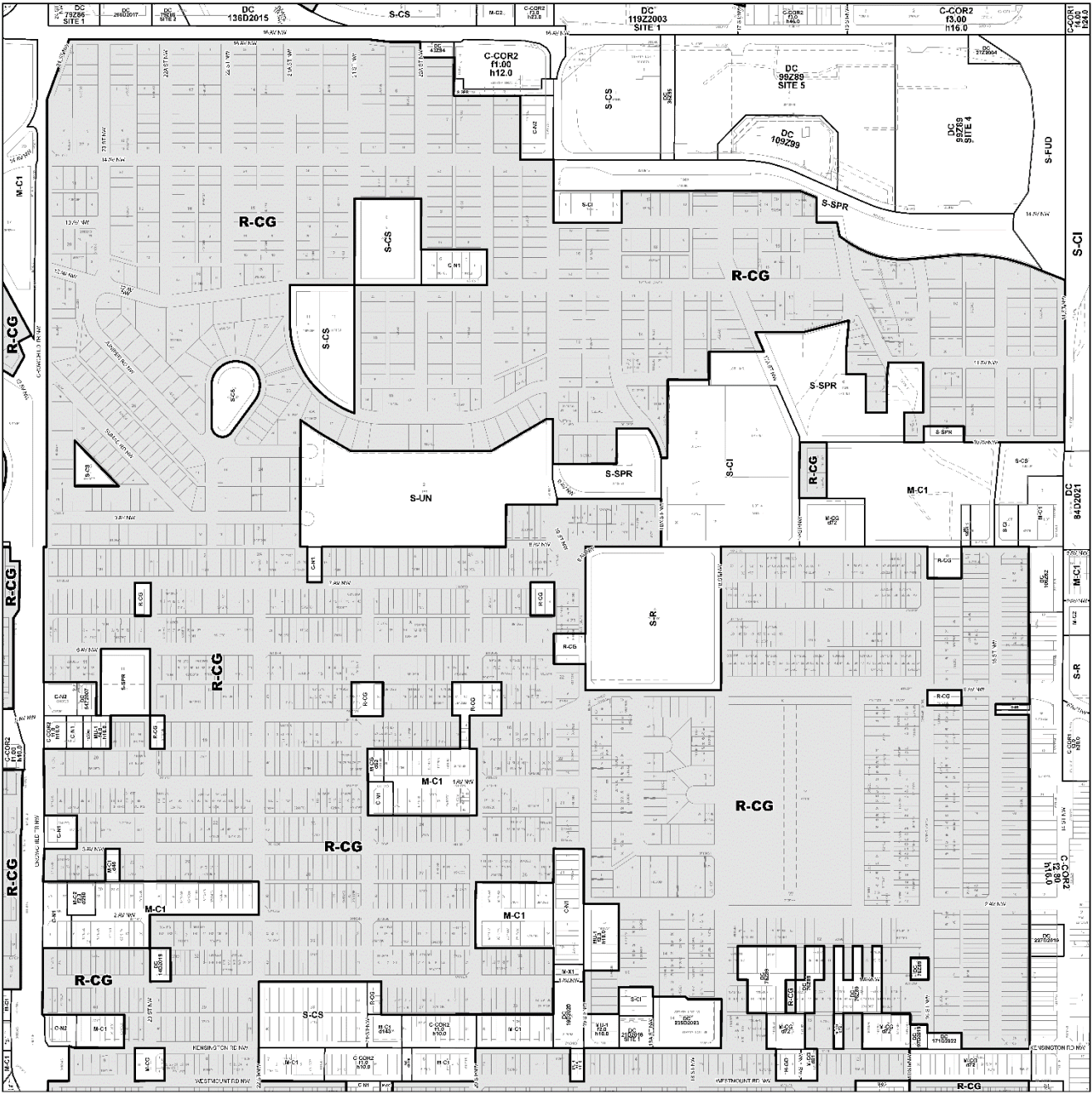




Section Map 19C



Section Map 20C

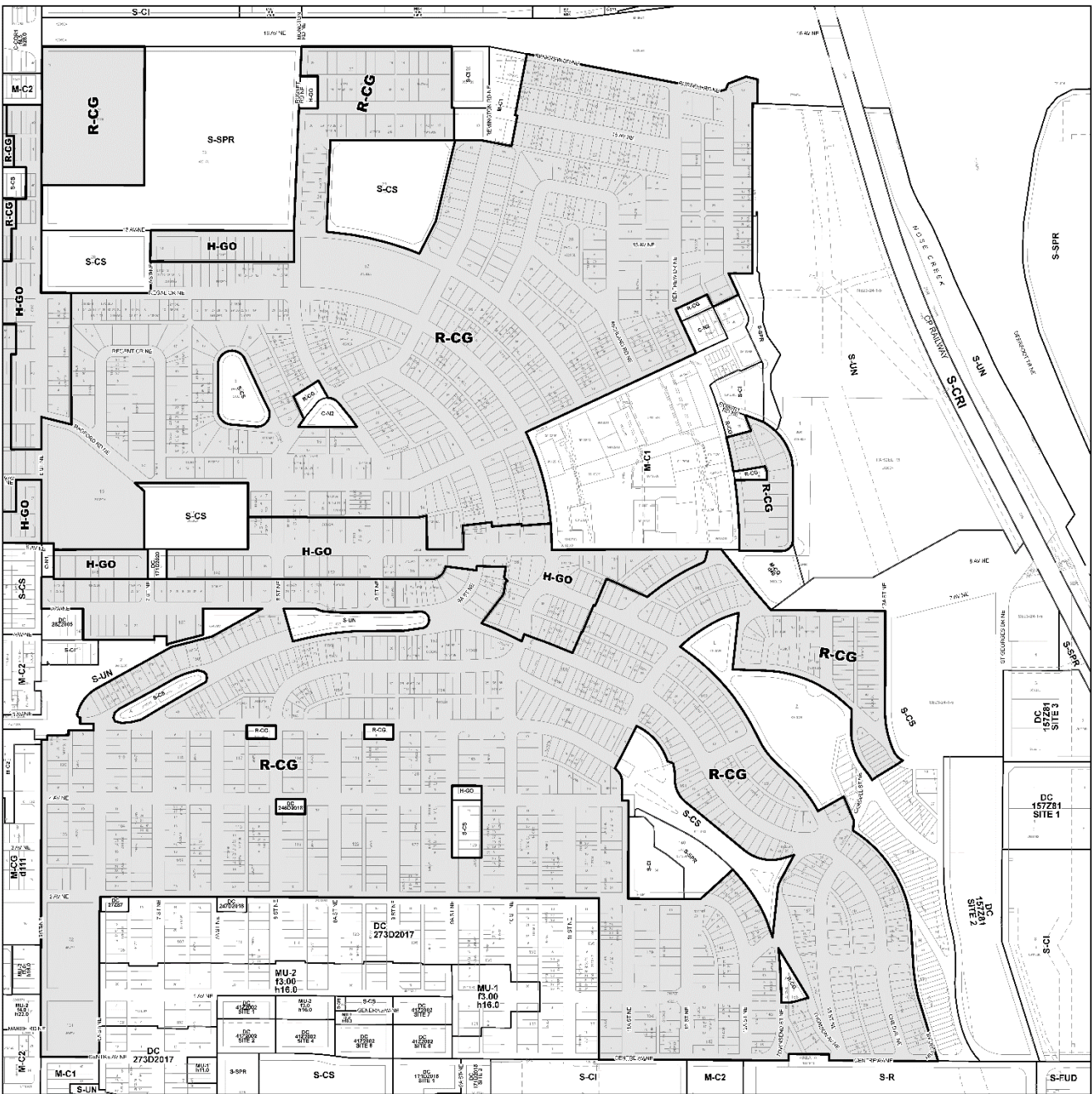




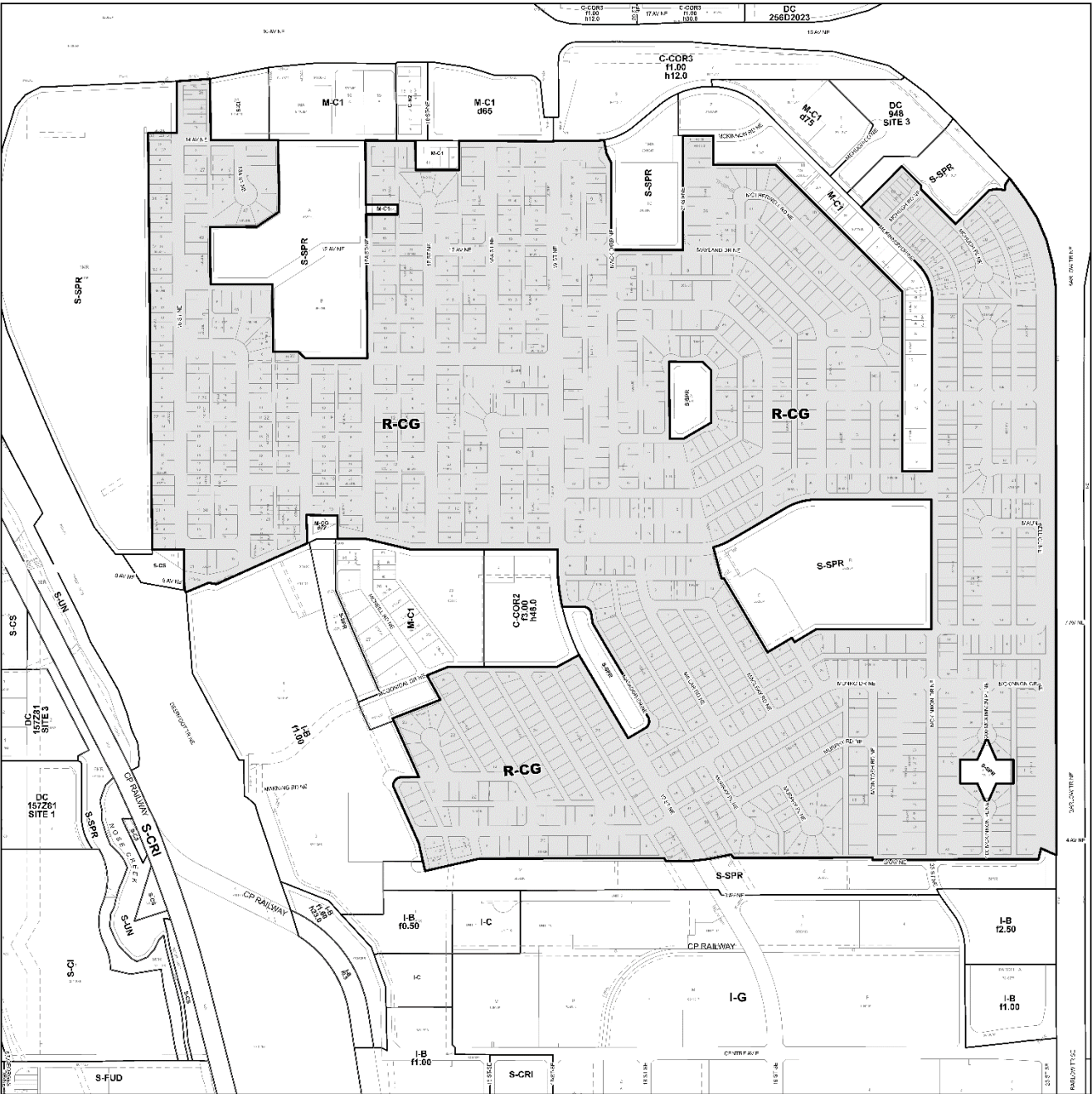
**BYLAW NUMBER 21P2024**



Section Map 23C



Section Map 24C

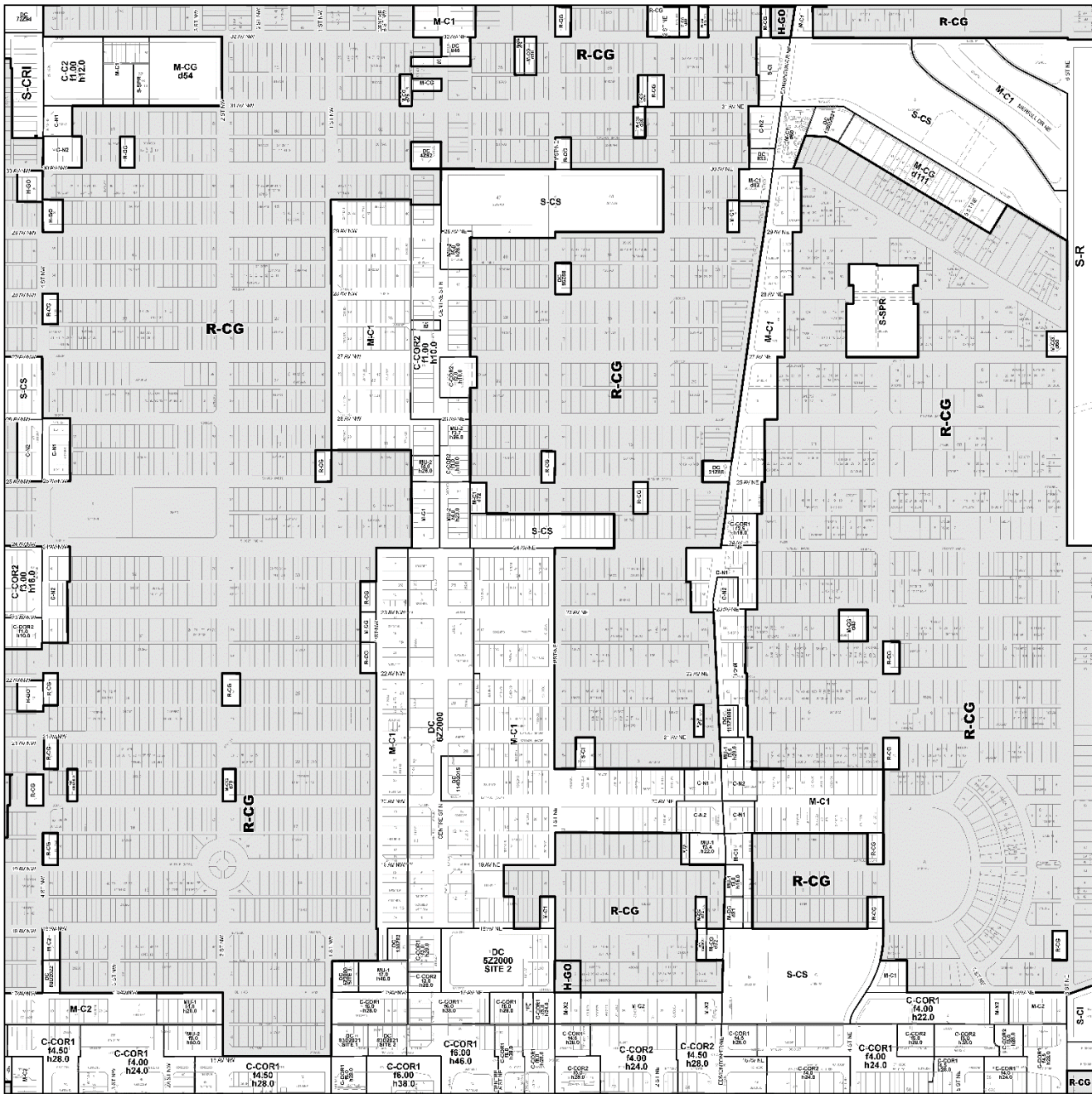




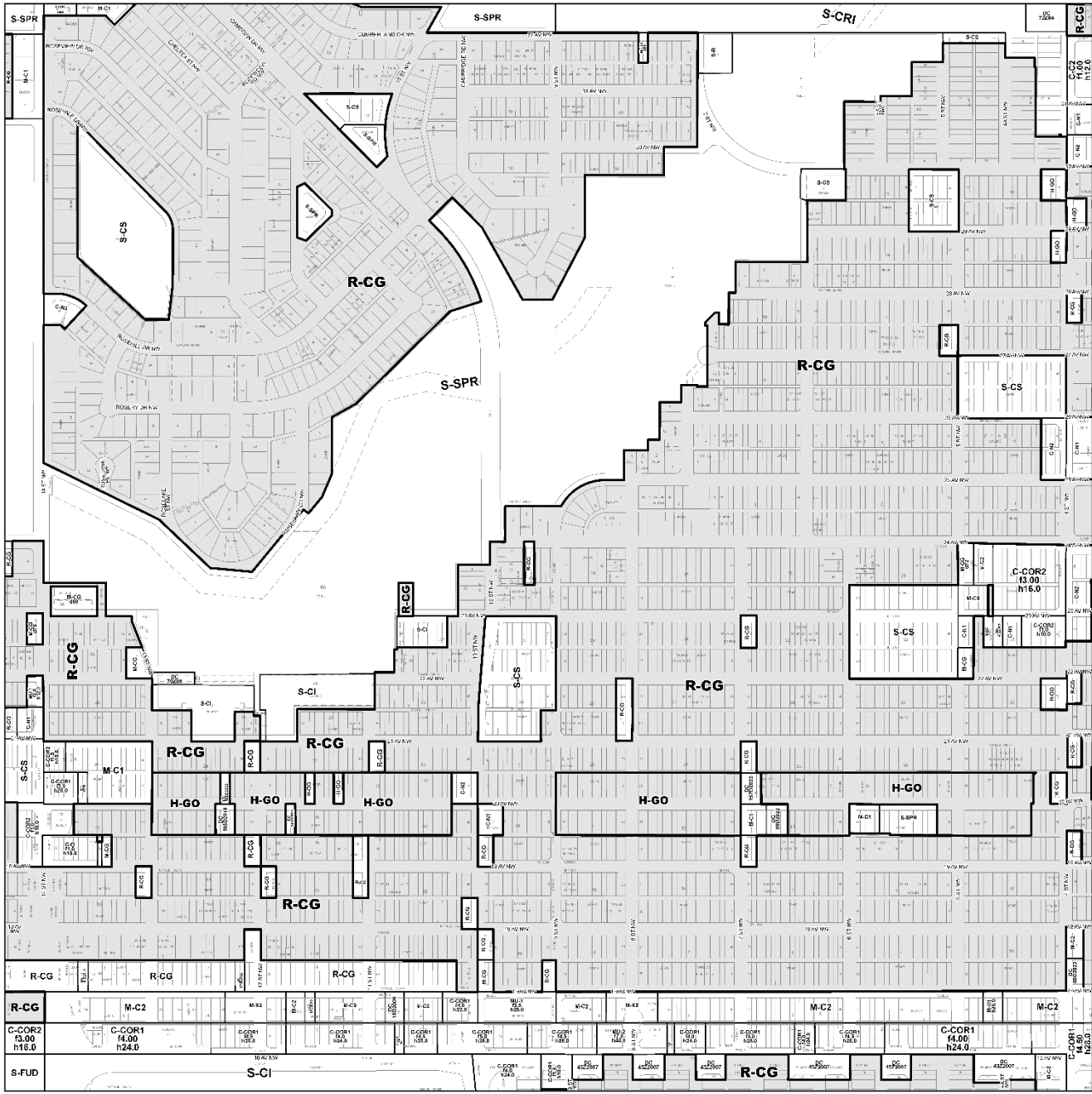
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Section Map 27C

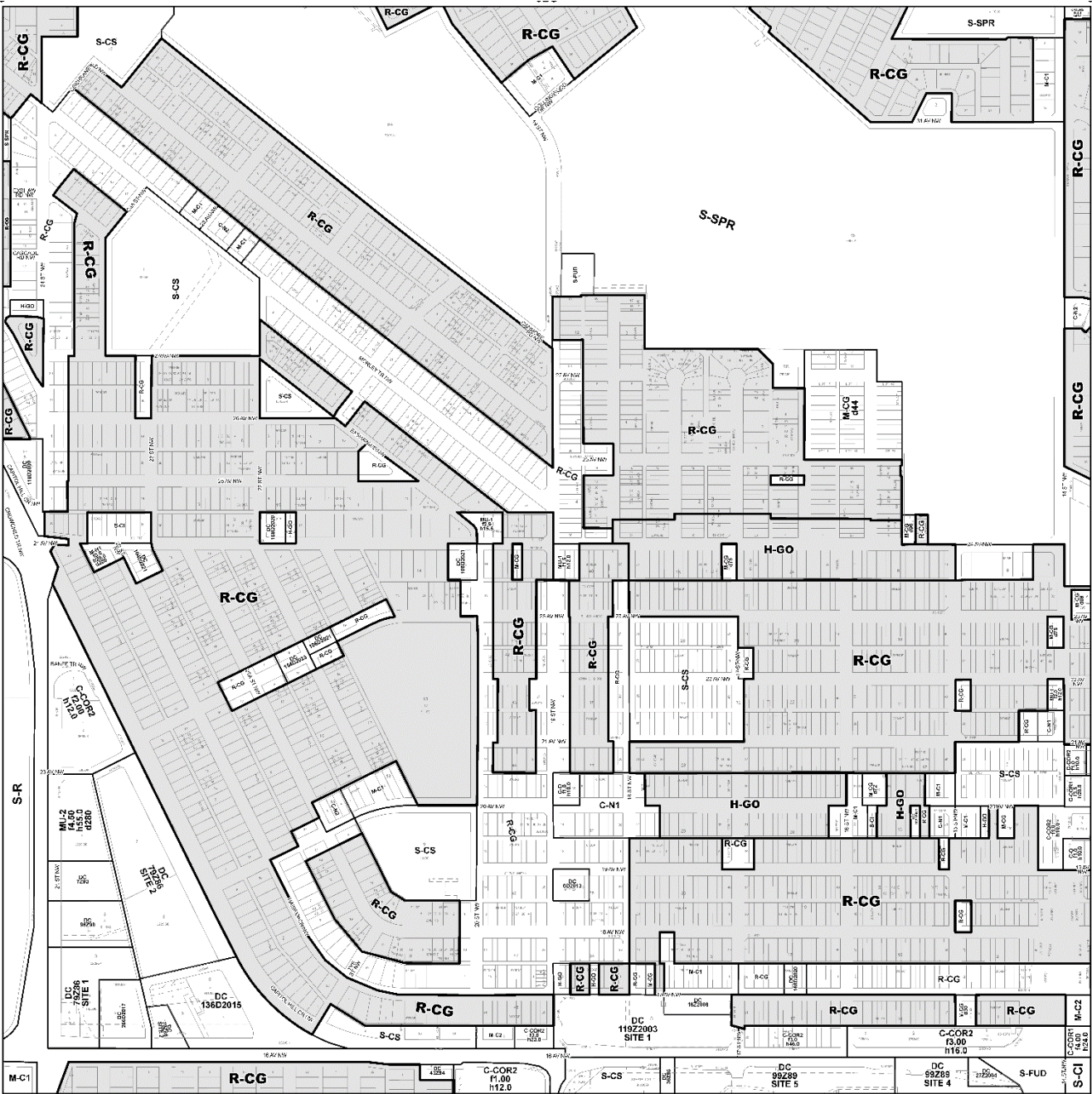


Section Map 28C

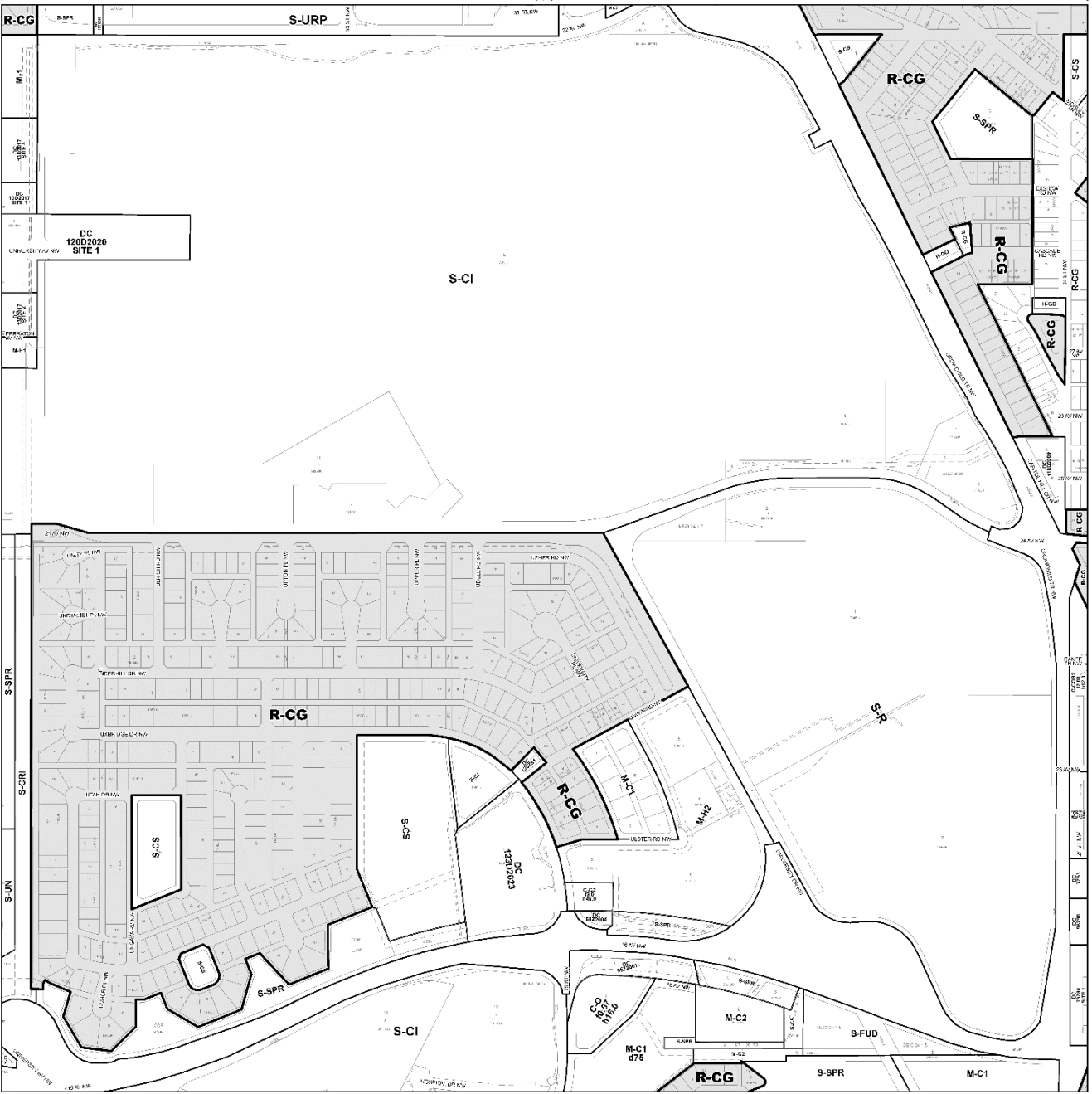




Section Map 29C



Section Map 30C





**BYLAW NUMBER 21P2024**[illegible]



**BYLAW NUMBER 21P2024**

This is a detailed land use map of a city block. The map shows various lots, streets, and zoning designations. Key features include:

- Zoning Designations:** R-CG (Residential Community General), R-CR (Residential Community Medium Density), C-CR (Community Center), C-CR2 (Community Center Medium Density), C-CR3 (Community Center Medium Density), I-G (Industrial General), I-E (Industrial Employment), S-CR (Single-Family Residential), S-CR2 (Single-Family Residential Medium Density), S-CR3 (Single-Family Residential Medium Density), H-GO (Heavy Office), M-C1 (Medium Density Residential), M-C2 (Medium Density Residential), M-C3 (Medium Density Residential), M-C4 (Medium Density Residential), M-C5 (Medium Density Residential), M-C6 (Medium Density Residential), M-C7 (Medium Density Residential), M-C8 (Medium Density Residential), M-C9 (Medium Density Residential), M-C10 (Medium Density Residential), M-C11 (Medium Density Residential), M-C12 (Medium Density Residential), M-C13 (Medium Density Residential), M-C14 (Medium Density Residential), M-C15 (Medium Density Residential), M-C16 (Medium Density Residential), M-C17 (Medium Density Residential), M-C18 (Medium Density Residential), M-C19 (Medium Density Residential), M-C20 (Medium Density Residential), M-C21 (Medium Density Residential), M-C22 (Medium Density Residential), M-C23 (Medium Density Residential), M-C24 (Medium Density Residential), M-C25 (Medium Density Residential), M-C26 (Medium Density Residential), M-C27 (Medium Density Residential), M-C28 (Medium Density Residential), M-C29 (Medium Density Residential), M-C30 (Medium Density Residential), M-C31 (Medium Density Residential), M-C32 (Medium Density Residential), M-C33 (Medium Density Residential), M-C34 (Medium Density Residential), M-C35 (Medium Density Residential), M-C36 (Medium Density Residential), M-C37 (Medium Density Residential), M-C38 (Medium Density Residential), M-C39 (Medium Density Residential), M-C40 (Medium Density Residential), M-C41 (Medium Density Residential), M-C42 (Medium Density Residential), M-C43 (Medium Density Residential), M-C44 (Medium Density Residential), M-C45 (Medium Density Residential), M-C46 (Medium Density Residential), M-C47 (Medium Density Residential), M-C48 (Medium Density Residential), M-C49 (Medium Density Residential), M-C50 (Medium Density Residential), M-C51 (Medium Density Residential), M-C52 (Medium Density Residential), M-C53 (Medium Density Residential), M-C54 (Medium Density Residential), M-C55 (Medium Density Residential), M-C56 (Medium Density Residential), M-C57 (Medium Density Residential), M-C58 (Medium Density Residential), M-C59 (Medium Density Residential), M-C60 (Medium Density Residential), M-C61 (Medium Density Residential), M-C62 (Medium Density Residential), M-C63 (Medium Density Residential), M-C64 (Medium Density Residential), M-C65 (Medium Density Residential), M-C66 (Medium Density Residential), M-C67 (Medium Density Residential), M-C68 (Medium Density Residential), M-C69 (Medium Density Residential), M-C70 (Medium Density Residential), M-C71 (Medium Density Residential), M-C72 (Medium Density Residential), M-C73 (Medium Density Residential), M-C74 (Medium Density Residential), M-C75 (Medium Density Residential), M-C76 (Medium Density Residential), M-C77 (Medium Density Residential), M-C78 (Medium Density Residential), M-C79 (Medium Density Residential), M-C80 (Medium Density Residential), M-C81 (Medium Density Residential), M-C82 (Medium Density Residential), M-C83 (Medium Density Residential), M-C84 (Medium Density Residential), M-C85 (Medium Density Residential), M-C86 (Medium Density Residential), M-C87 (Medium Density Residential), M-C88 (Medium Density Residential), M-C89 (Medium Density Residential), M-C90 (Medium Density Residential), M-C91 (Medium Density Residential), M-C92 (Medium Density Residential), M-C93 (Medium Density Residential), M-C94 (Medium Density Residential), M-C95 (Medium Density Residential), M-C96 (Medium Density Residential), M-C97 (Medium Density Residential), M-C98 (Medium Density Residential), M-C99 (Medium Density Residential), M-C100 (Medium Density Residential).
- Streets:** N. 1st St., N. 2nd St., N. 3rd St., N. 4th St., N. 5th St., N. 6th St., N. 7th St., N. 8th St., N. 9th St., N. 10th St., N. 11th St., N. 12th St., N. 13th St., N. 14th St., N. 15th St., N. 16th St., N. 17th St., N. 18th St., N. 19th St., N. 20th St., N. 21st St., N. 22nd St., N. 23rd St., N. 24th St., N. 25th St., N. 26th St., N. 27th St., N. 28th St., N. 29th St., N. 30th St., N. 31st St., N. 32nd St., N. 33rd St., N. 34th St., N. 35th St., N. 36th St., N. 37th St., N. 38th St., N. 39th St., N. 40th St., N. 41st St., N. 42nd St., N. 43rd St., N. 44th St., N. 45th St., N. 46th St., N. 47th St., N. 48th St., N. 49th St., N. 50th St., N. 51st St., N. 52nd St., N. 53rd St., N. 54th St., N. 55th St., N. 56th St., N. 57th St., N. 58th St., N. 59th St., N. 60th St., N. 61st St., N. 62nd St., N. 63rd St., N. 64th St., N. 65th St., N. 66th St., N. 67th St., N. 68th St., N. 69th St., N. 70th St., N. 71st St., N. 72nd St., N. 73rd St., N. 74th St., N. 75th St., N. 76th St., N. 77th St., N. 78th St., N. 79th St., N. 80th St., N. 81st St., N. 82nd St., N. 83rd St., N. 84th St., N. 85th St., N. 86th St., N. 87th St., N. 88th St., N. 89th St., N. 90th St., N. 91st St., N. 92nd St., N. 93rd St., N. 94th St., N. 95th St., N. 96th St., N. 97th St., N. 98th St., N. 99th St., N. 100th St.
- Lot Numbers:** 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524,



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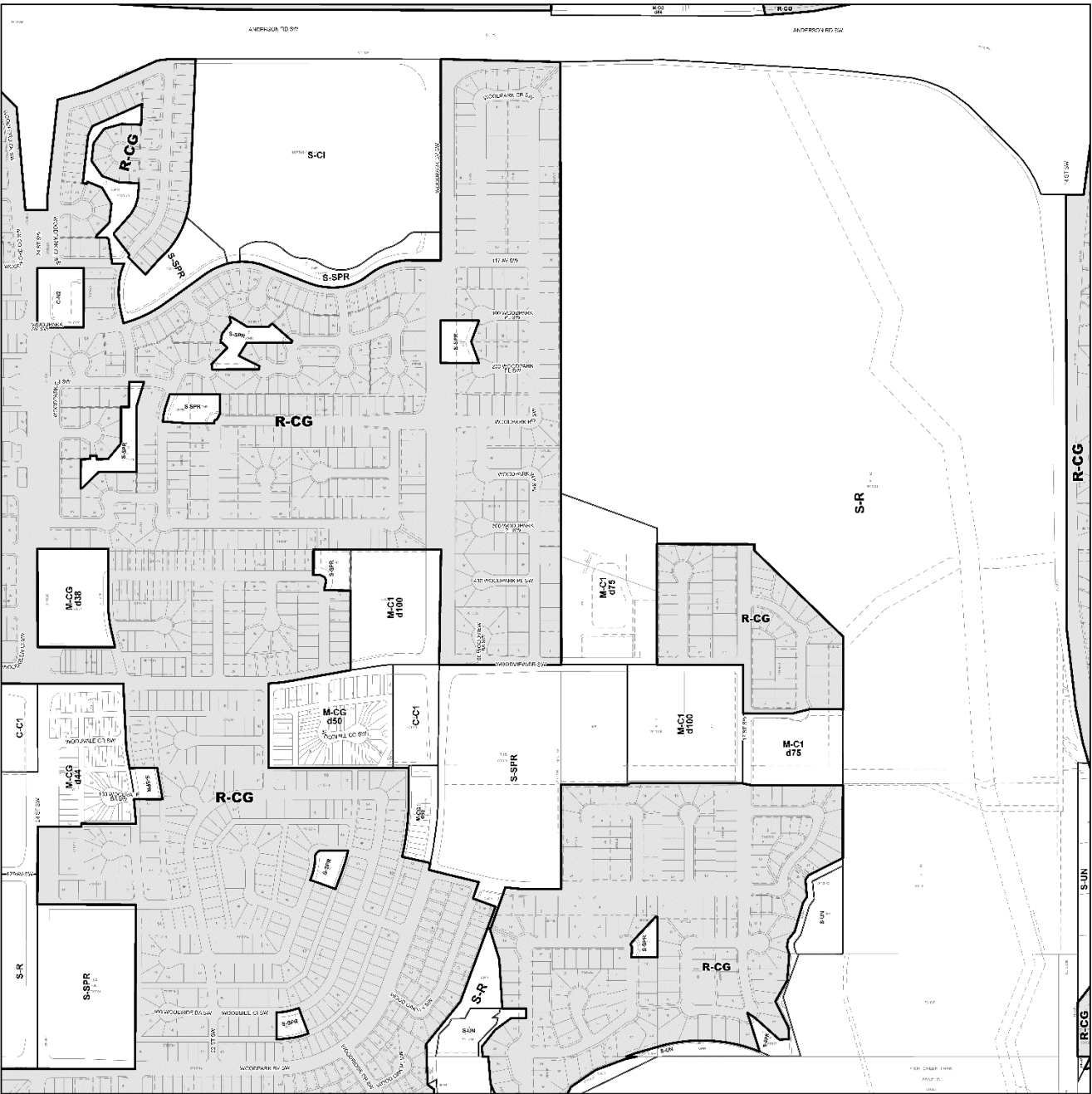
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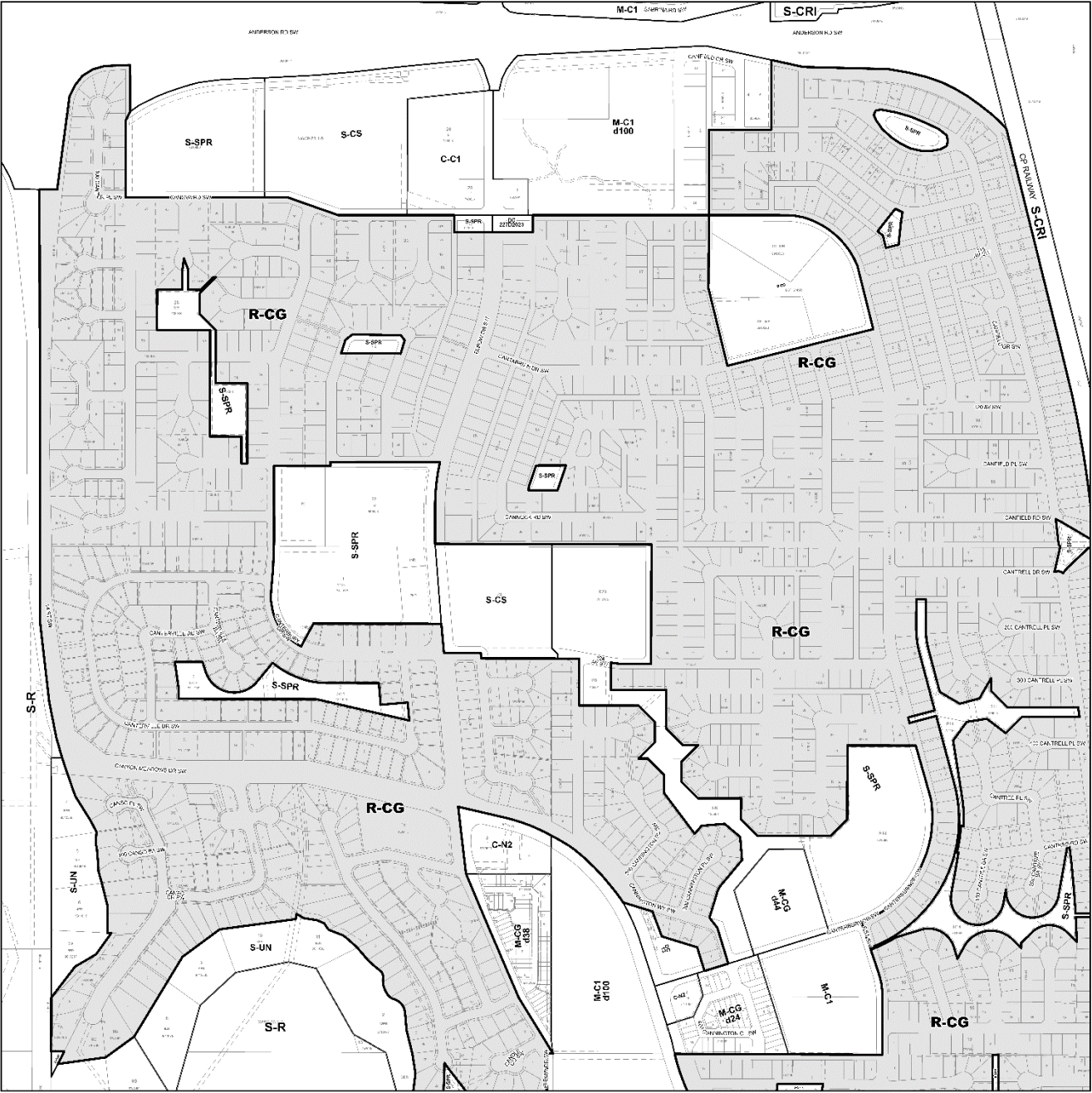
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Section Map 8S



Section Map 9S





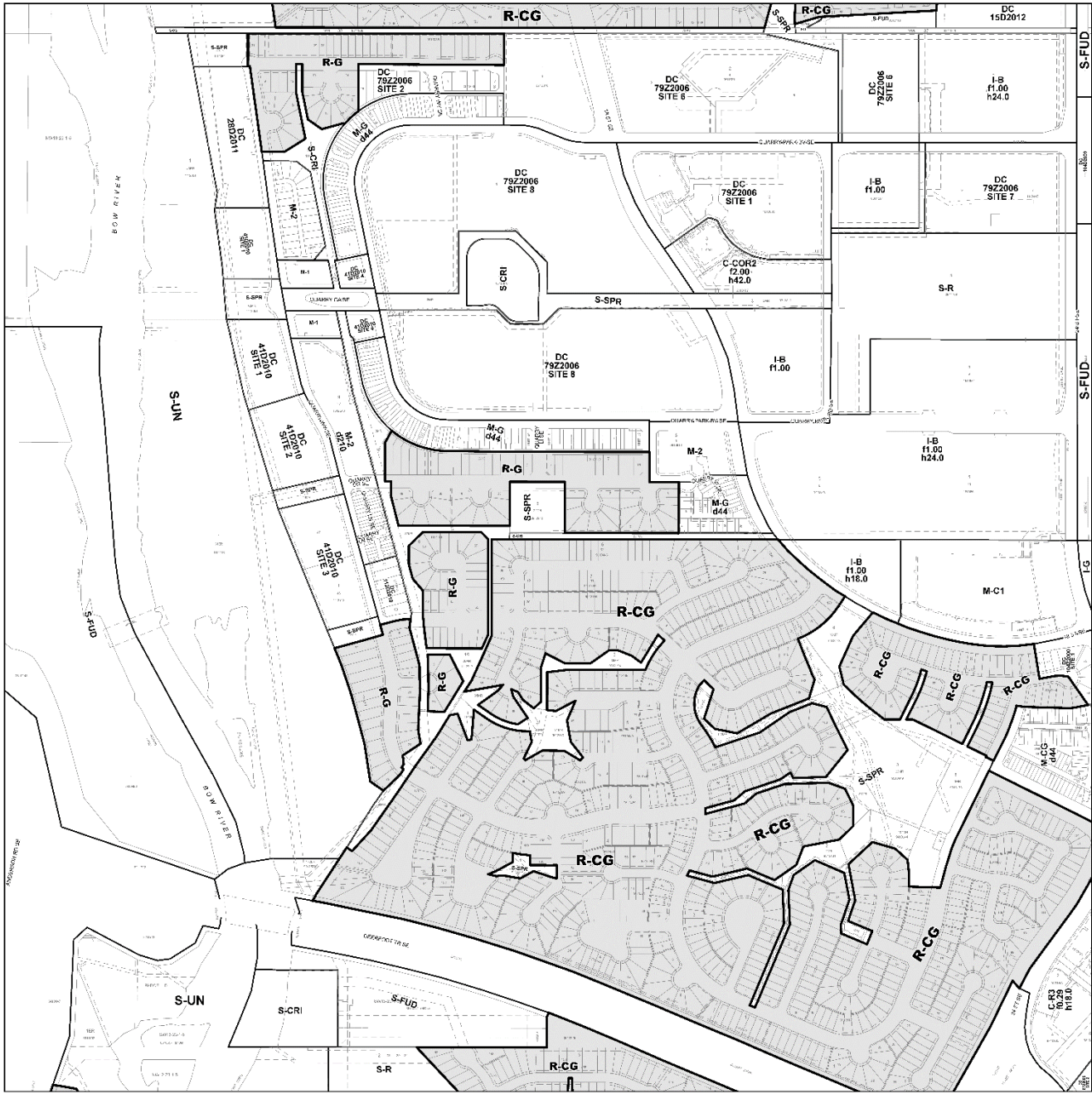
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Section Map 12S

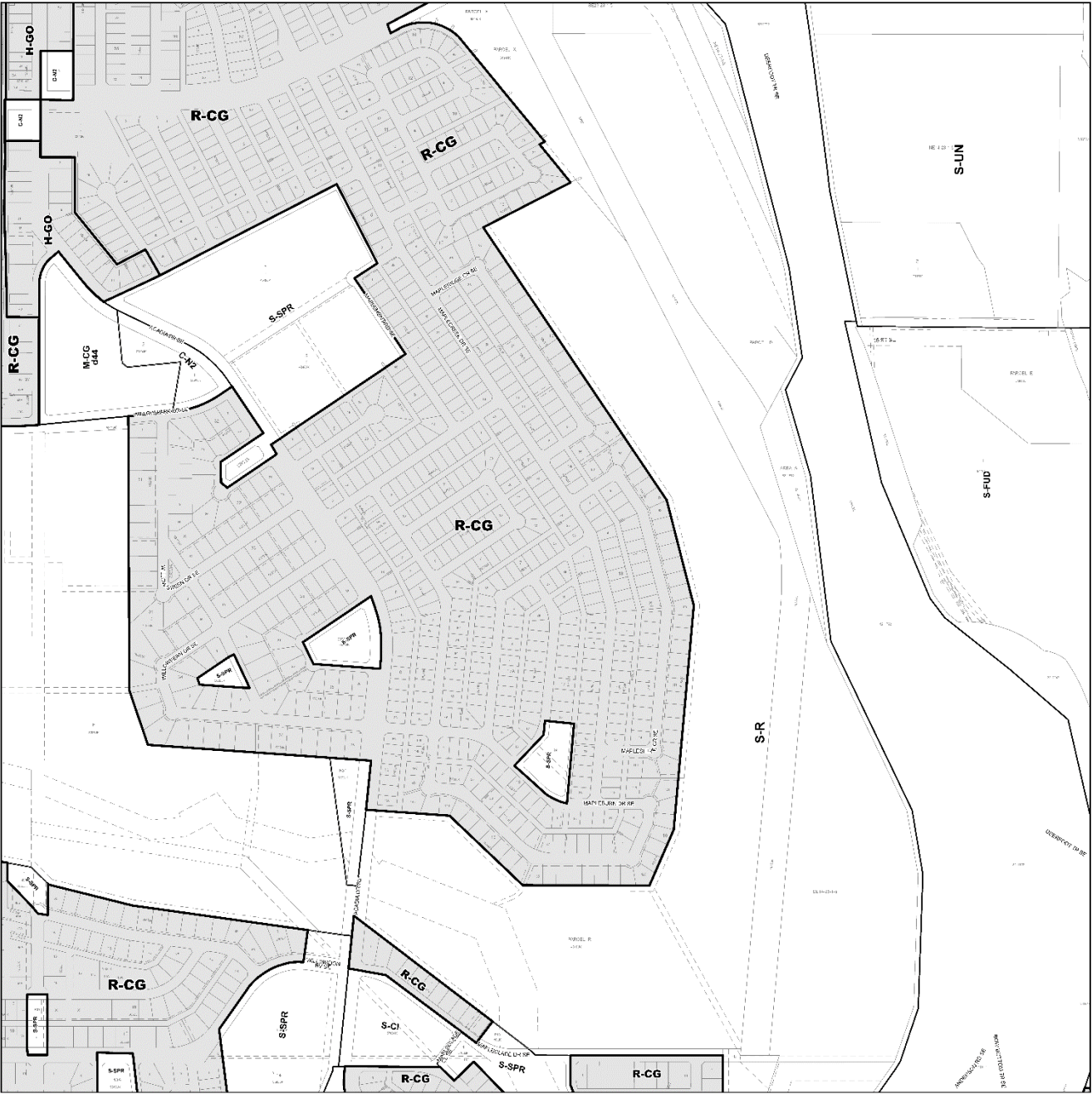


Section Map 13S

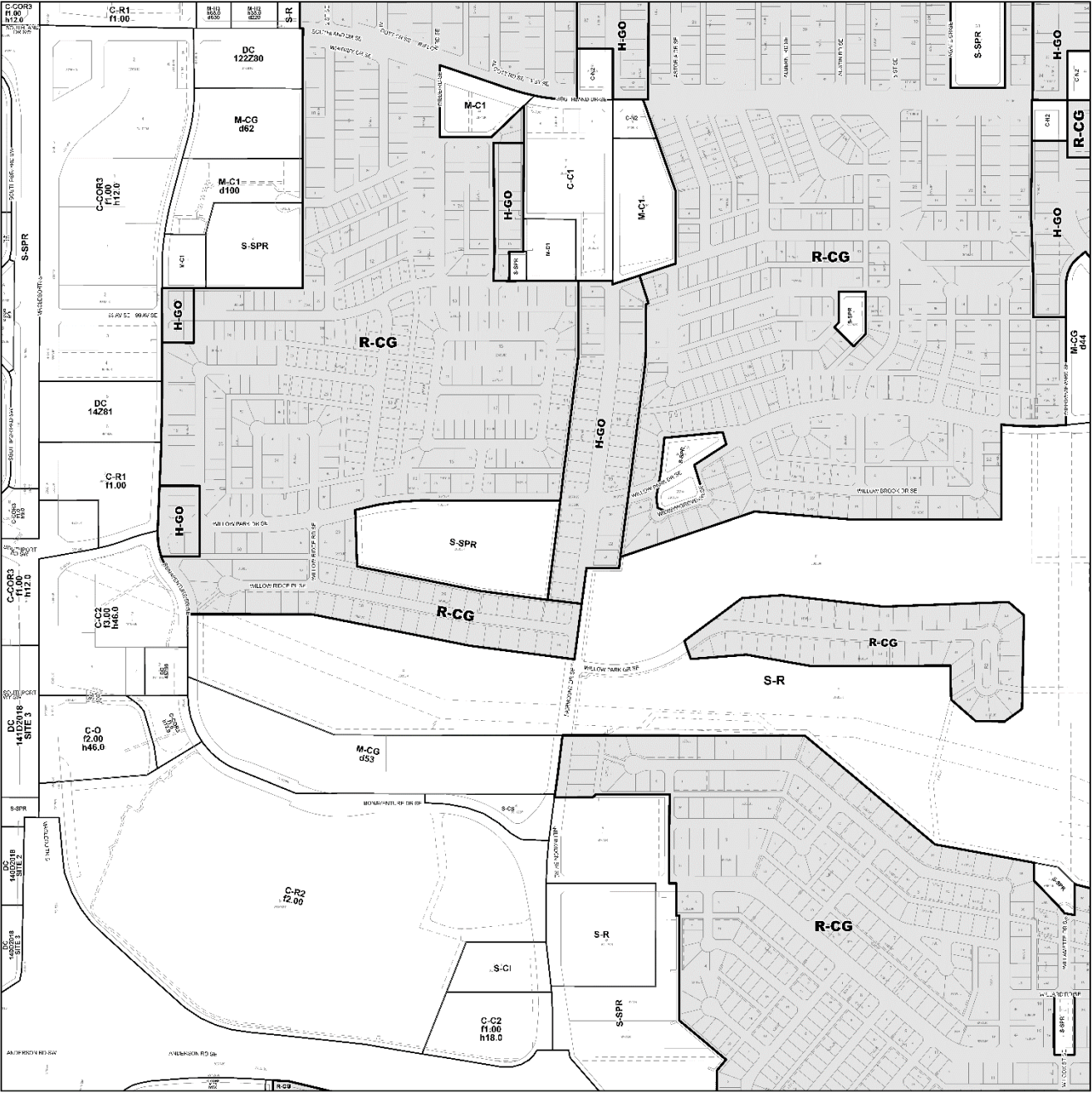




Section Map 14S

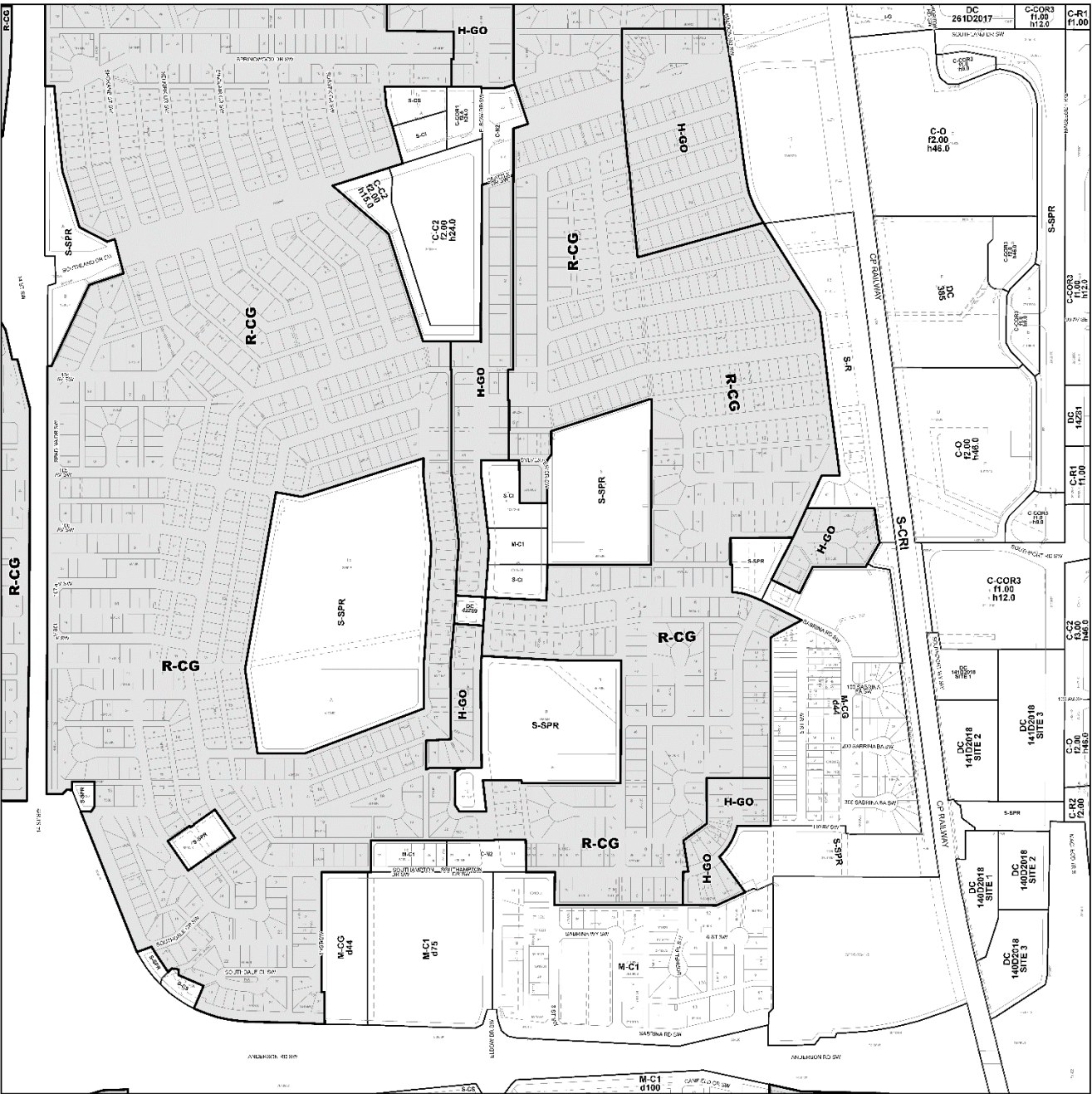


Section Map 15S





Section Map 16S



Section Map 17S





**BYLAW NUMBER 21P2024**[illegible]



**BYLAW NUMBER 21P2024**[illegible]



**BYLAW NUMBER 21P2024**

The map displays the following features:

- Water Bodies:** Bow River, Carburn Lagoon.
- Bridges:** Sunridge Bridge, Bow River Bridge, Sawbrand Drive Bridge.
- Roads:** Sunridge Drive, Bow River Drive, Sawbrand Drive, etc.
- Land Use Designations:**
  - R-CG:** Residential Medium Density
  - S-SPR:** Special Purpose - Single-Family Residential
  - H-GO:** Heavy General Office
  - S-R:** Single-Family Residential
  - M-CG:** Medium-Density Commercial
  - DC 2722006 SITE 3:** Development Consent Area
  - DC 2722003:** Development Consent Area
- Other Labels:** "CARRIBURN LAGOON", "BOW RIVER", "SUNRIDGE BRIDGE", "SAWRAND DRIVE BRIDGE", "SUNRIDGE DRIVE", "BOW RIVER DRIVE", "SUNRIDGE PARKWAY", "SUNRIDGE TRAIL", "SUNRIDGE AVENUE", "SUNRIDGE ROAD", "SUNRIDGE STREET", "SUNRIDGE COURT", "SUNRIDGE PLACE", "SUNRIDGE TERRACE", "SUNRIDGE BLVD", "SUNRIDGE WAY", "SUNRIDGE DR", "SUNRIDGE CR", "SUNRIDGE LN", "SUNRIDGE PKWY", "SUNRIDGE RD", "SUNRIDGE ST", "SUNRIDGE CT", "SUNRIDGE CV", "SUNRIDGE PL", "SUNRIDGE PT", "SUNRIDGE SQ", "SUNRIDGE TRL", "SUNRIDGE VLG", "SUNRIDGE WALK", "SUNRIDGE YARD", "SUNRIDGE ZONE".



**BYLAW NUMBER 21P2024**

## This is a detailed land use map of a residential area in Washington, D.C. The map displays various zoning districts, including R-CG (Residential Community General), S-SPR (Single-Family Residential Single-Row), S-CI (Single-Family Residential Single-Cluster), S-R (Single-Family Residential Row), C-C1 (Community Center), C-CS (Community Center Special), C-C2 (Community Center Medium-Density), and S-FUD (Single-Family Residential Urban District). The map includes street names such as Rock Creek Parkway, M Street NW, and various smaller streets. It also shows lot numbers, building footprints, and specific site identifiers like DC 120296 SITE 1. The map is oriented with North at the top.



Section Map 26S



Section Map 27S



**BYLAW NUMBER 21P2024**[illegible]

The map displays the following zoning districts and features:

- R-CG (Residential Single-Family):** Located in the top left, bottom left, and bottom right corners of the map.
- S-R (Single-Family Residential):** Located in the center-right area of the map.
- R-1 (Residential Single-Family):** Located in the bottom right corner of the map.
- Glenmore Reservoir:** A large body of water in the center of the map.
- Streets:** Various streets are shown, including "Glenmore Rd" and "Glenmore Dr".
- Lot Numbers:** Numerous lot numbers are visible throughout the map.
- Map Orientation:** North is indicated by an arrow pointing towards the top right of the map.

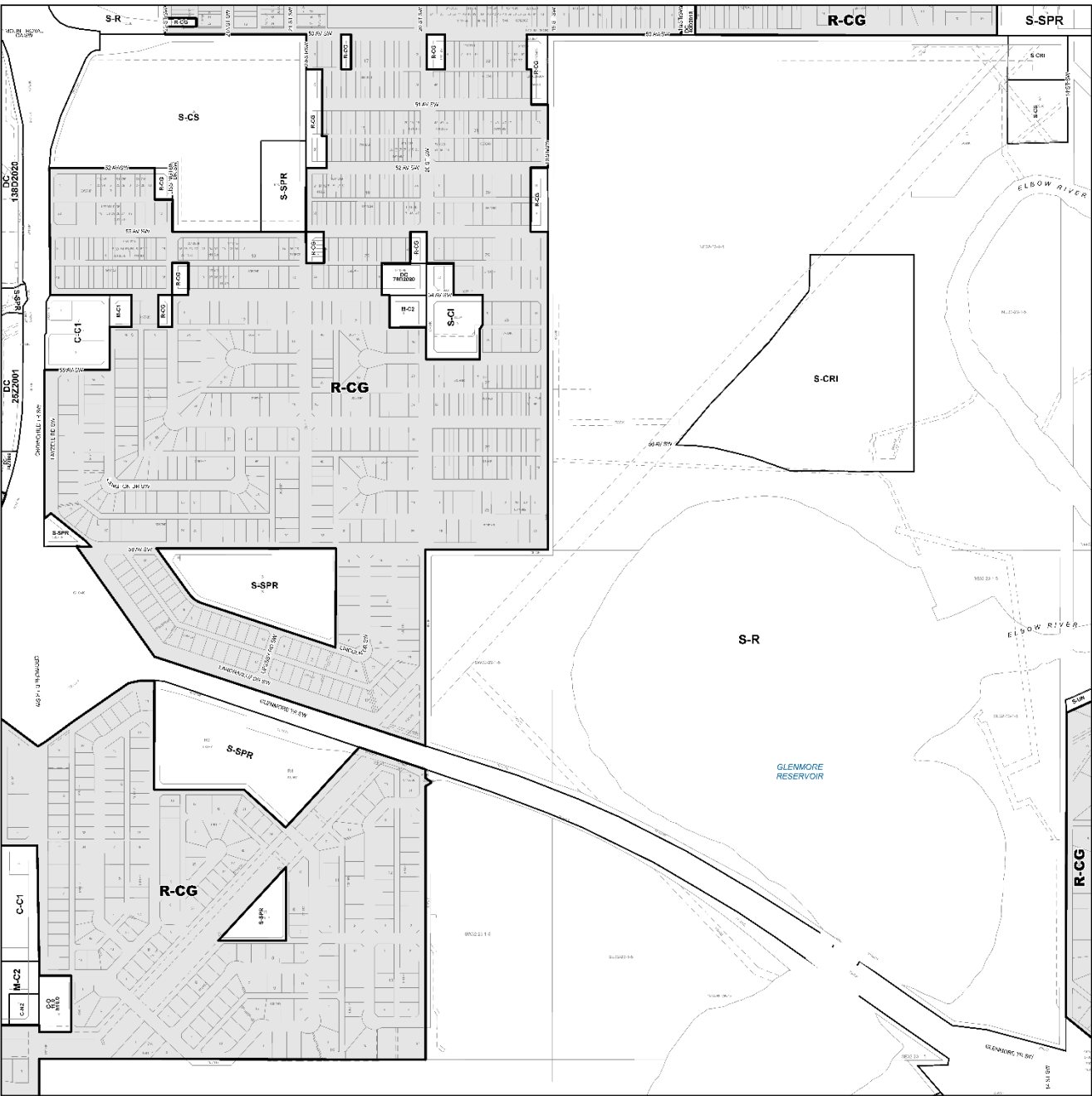


**BYLAW NUMBER 21P2024**

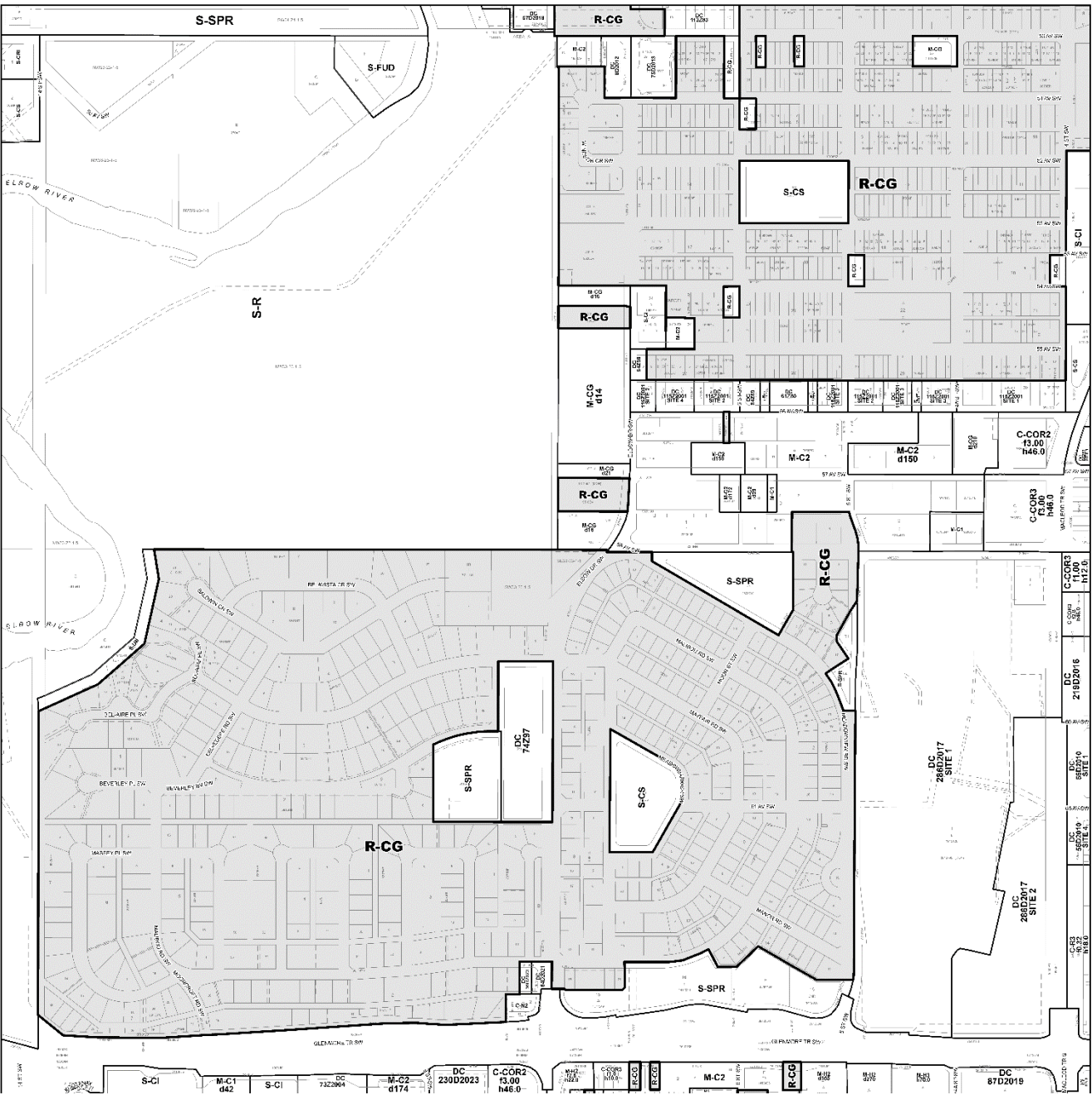
This map displays the Glenmore Reservoir and its surrounding land. The reservoir is labeled "GLENMORE RESERVOIR" in blue text. To the north, a detailed inset map shows a residential area with various land use designations: "R-CG" (Residential Single-Family), "S-SFH" (Single-Family House), and "S-SFH" (Single-Family House). The inset map also shows a "S-SFH" (Single-Family House) and a "S-SFH" (Single-Family House). The main map shows the reservoir's shoreline, with labels for "ELDER RIVER" and "GLENMORE RESERVOIR". The map includes a scale bar and a north arrow.



Section Map 32S



Section Map 33S



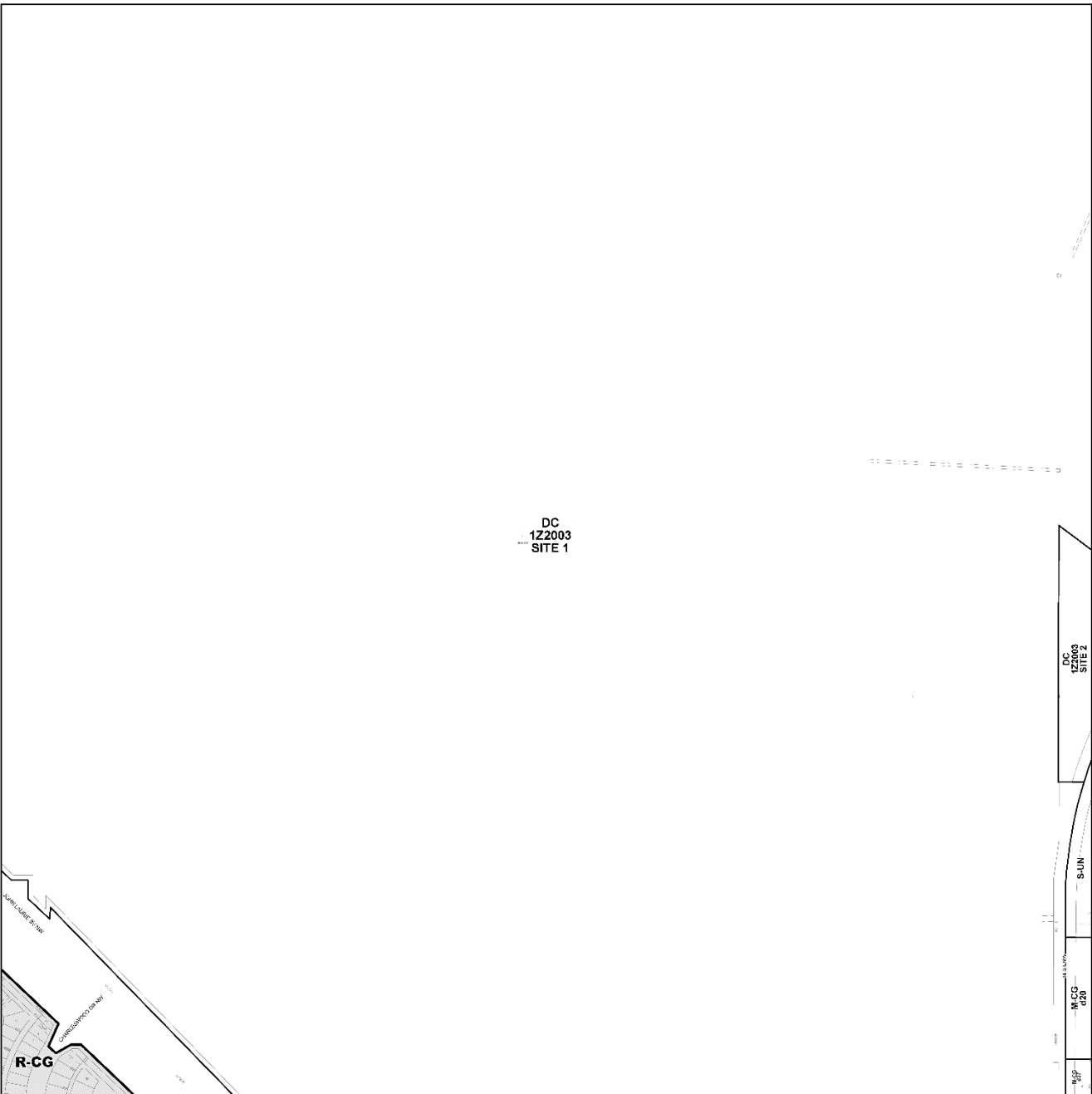
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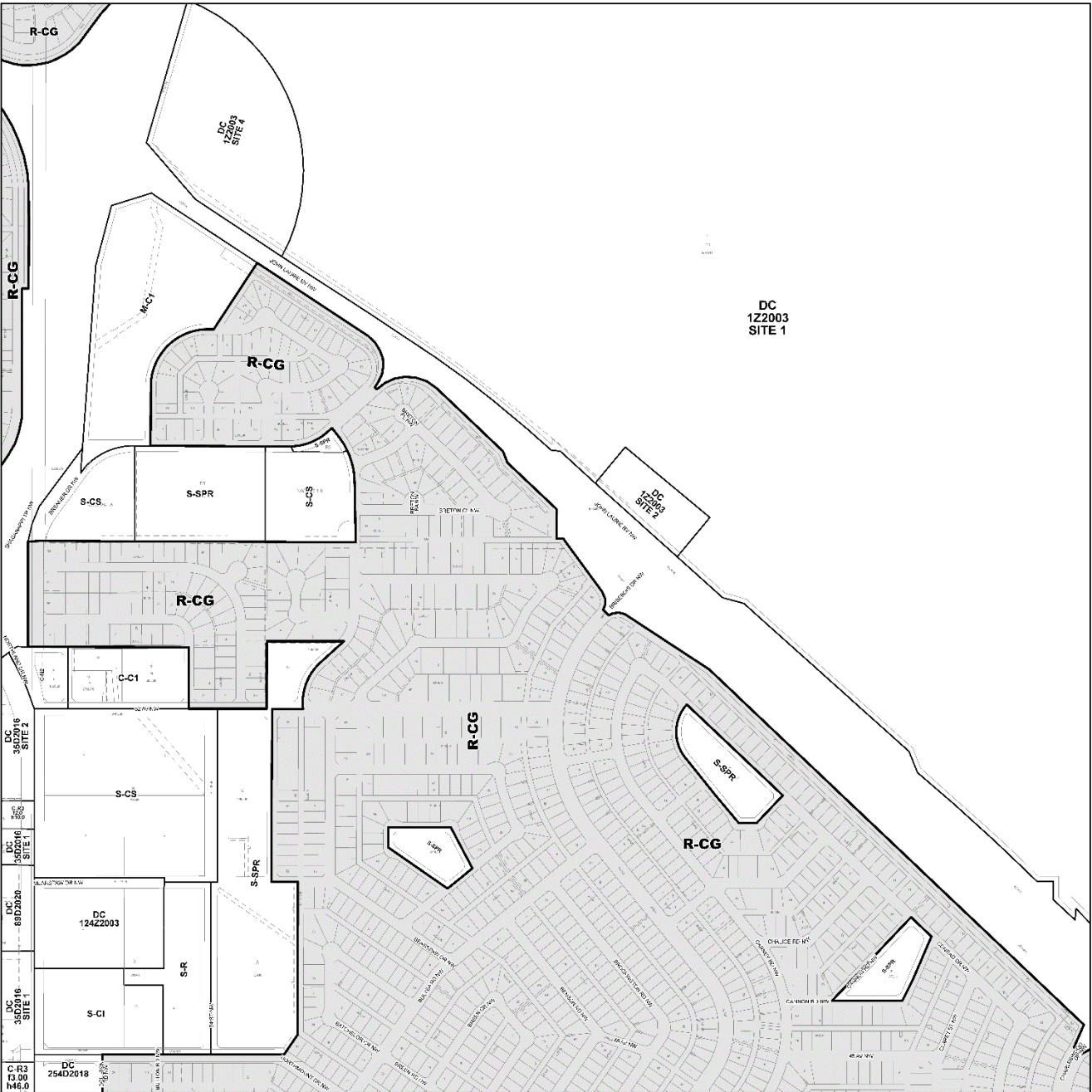
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Section Map 5N



Section Map 6N

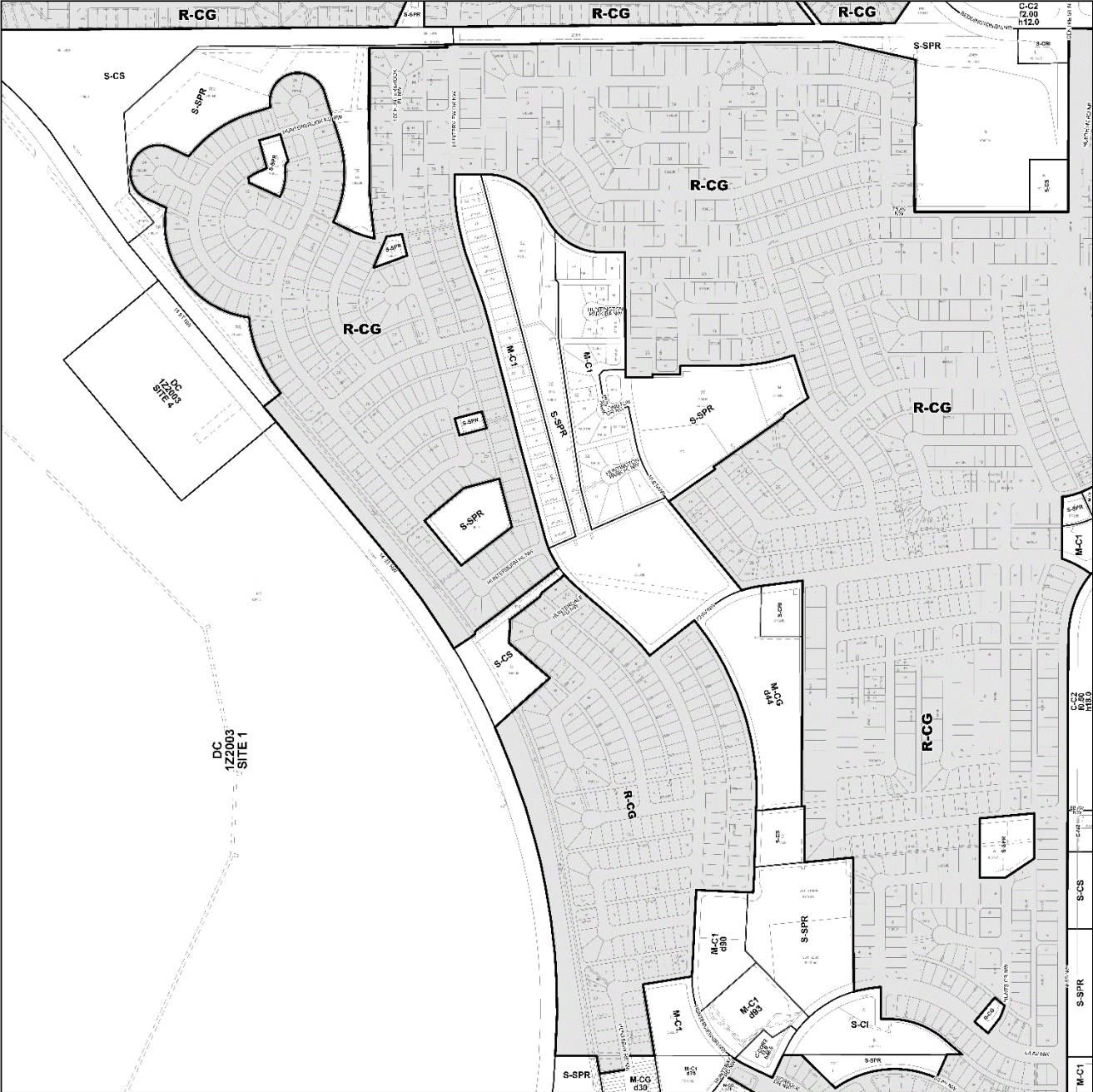




Section Map 7N



Section Map 9N





**BYLAW NUMBER 21P2024**



**BYLAW NUMBER 21P2024**

The map displays a residential area with various zoning districts. The districts are labeled as follows:

- R-CG**: Residential Single-Family, General
- S-SPR**: Single-Family Residential, Single-Unit, Single-Story
- M-C1**: Medium-Density Residential, Single-Family, Single-Unit, Single-Story
- S-C1**: Single-Family Residential, Single-Unit, Single-Story
- S-CR1**: Single-Family Residential, Single-Unit, Single-Story
- S-C2**: Single-Family Residential, Single-Unit, Single-Story
- S-R**: Single-Family Residential, Single-Unit, Single-Story

The map also shows the location of the San Jose City Hall and the San Jose City Library. The map is a technical drawing with a grid system and a scale bar.

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**PROPOSED**

## Section Map 18N



## Section Map 19N





Section Map 20N



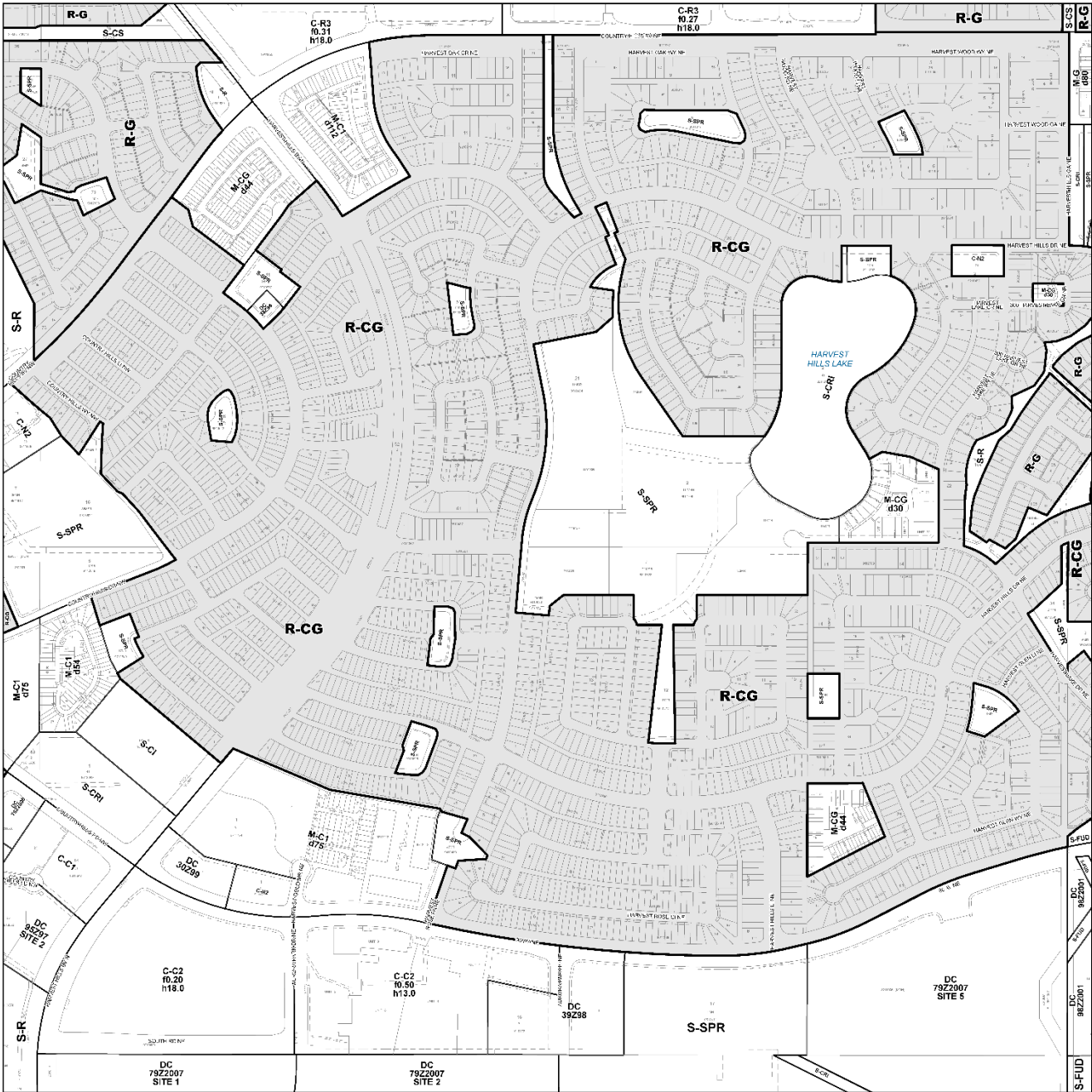
Section Map 21N





PROPOSED

Section Map 22N



Section Map 23N





Section Map 26N



Section Map 27N





**BYLAW NUMBER 21P2024**[illegible][illegible]



PROPOSED

Section Map 30N



Section Map 31N

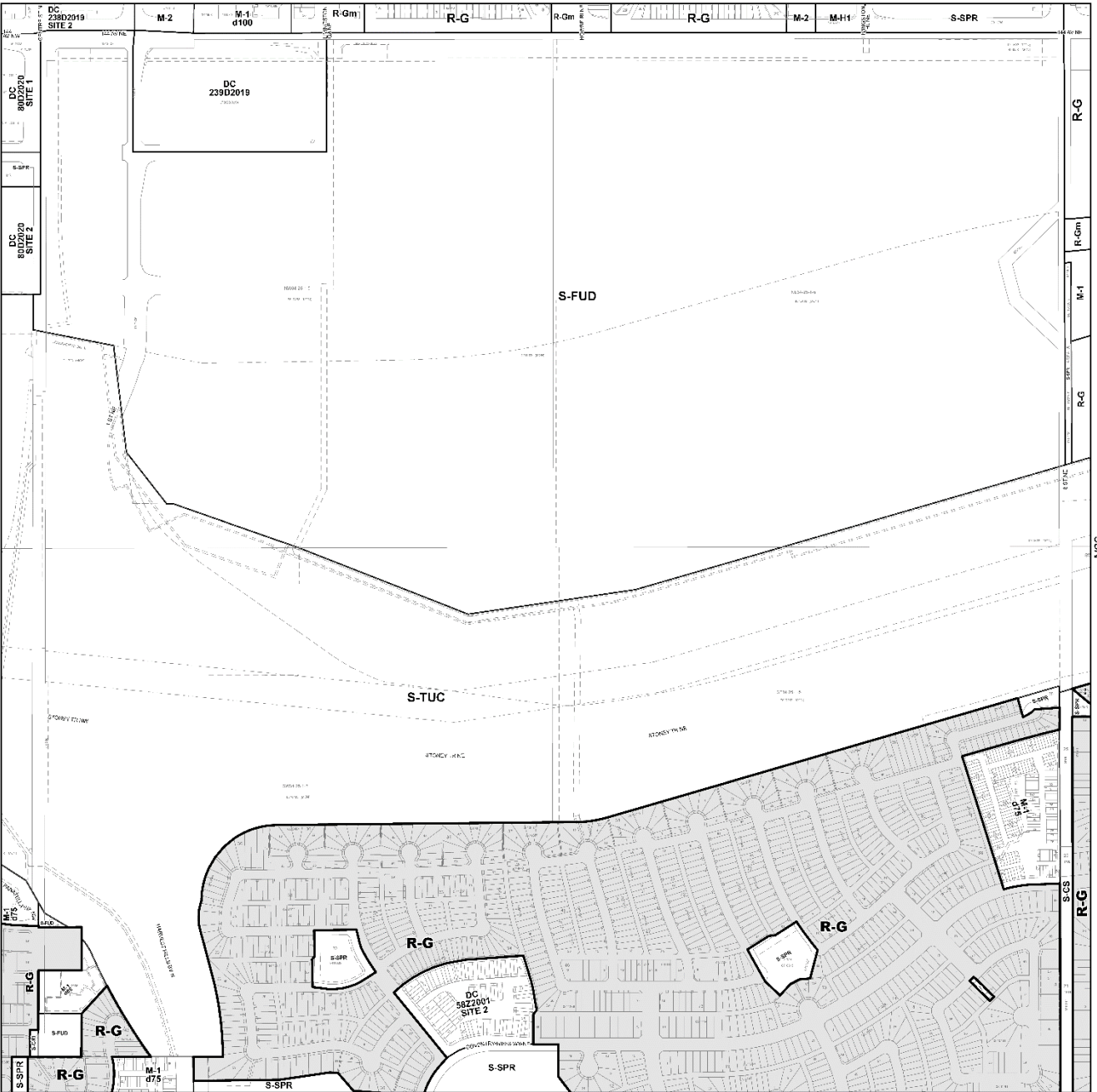




**BYLAW NUMBER 21P2024**[illegible][illegible]



Section Map 34N



Section Map 35N

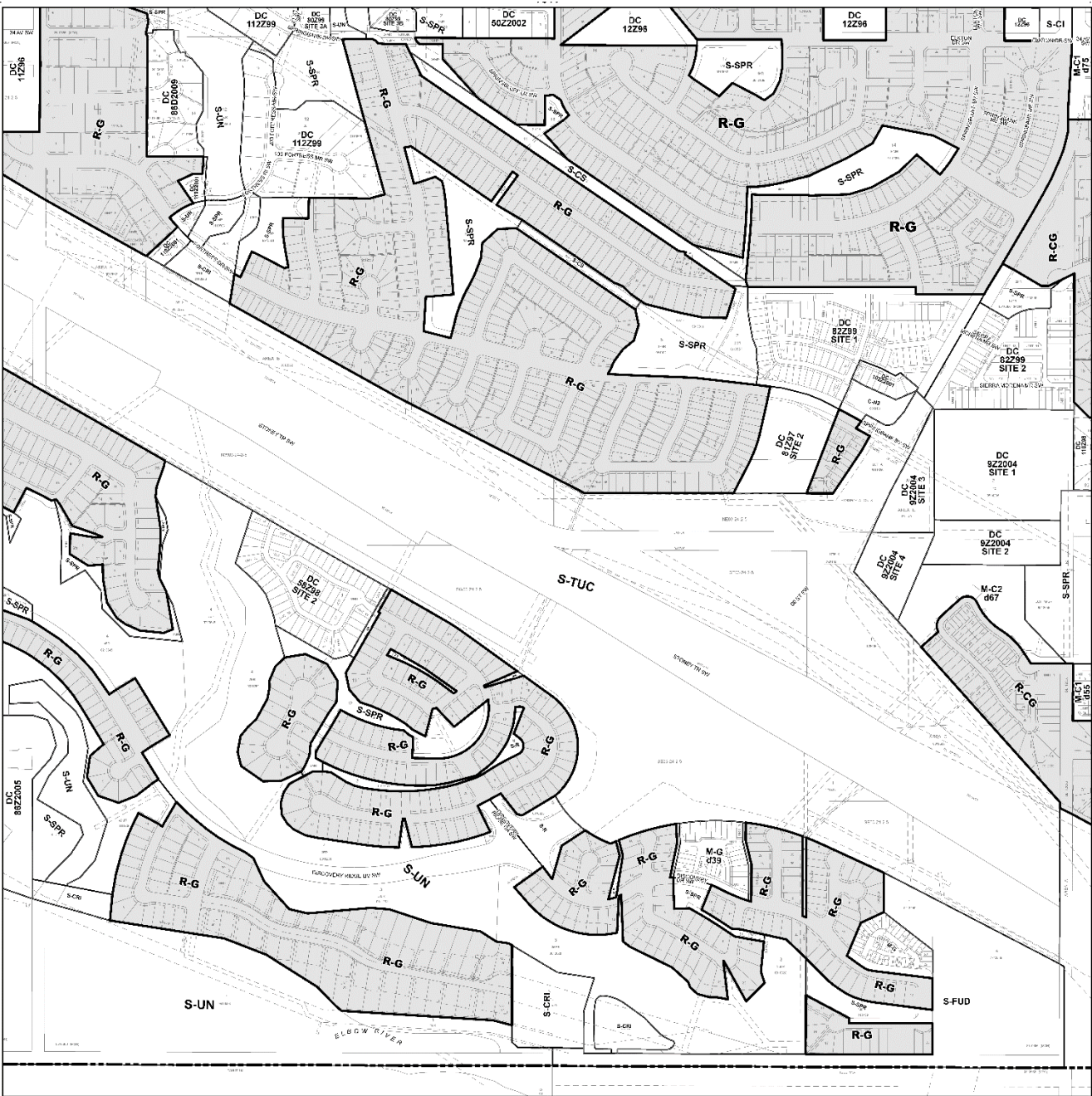




**BYLAW NUMBER 21P2024**



Section Map 3W



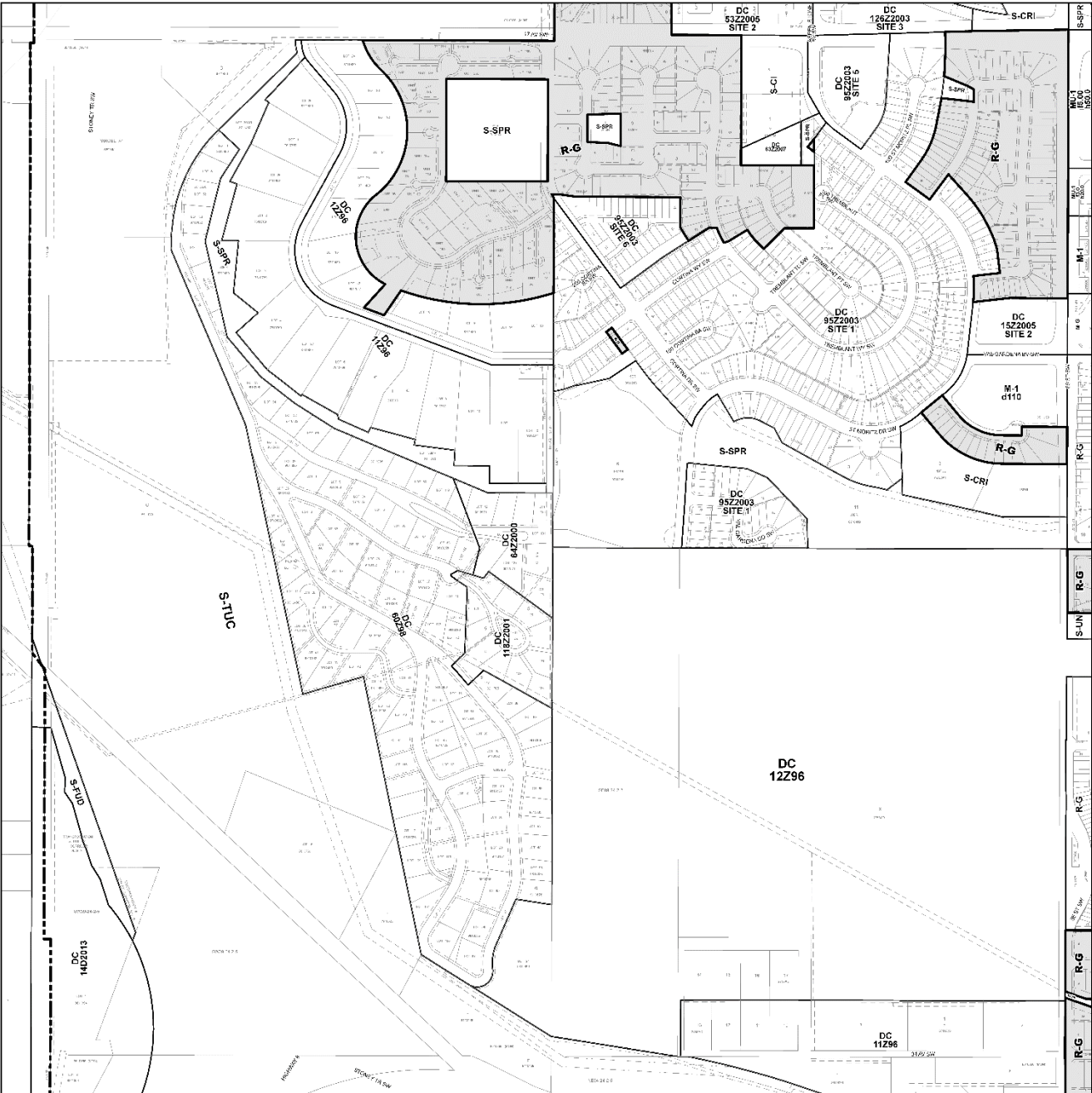
Section Map 4W



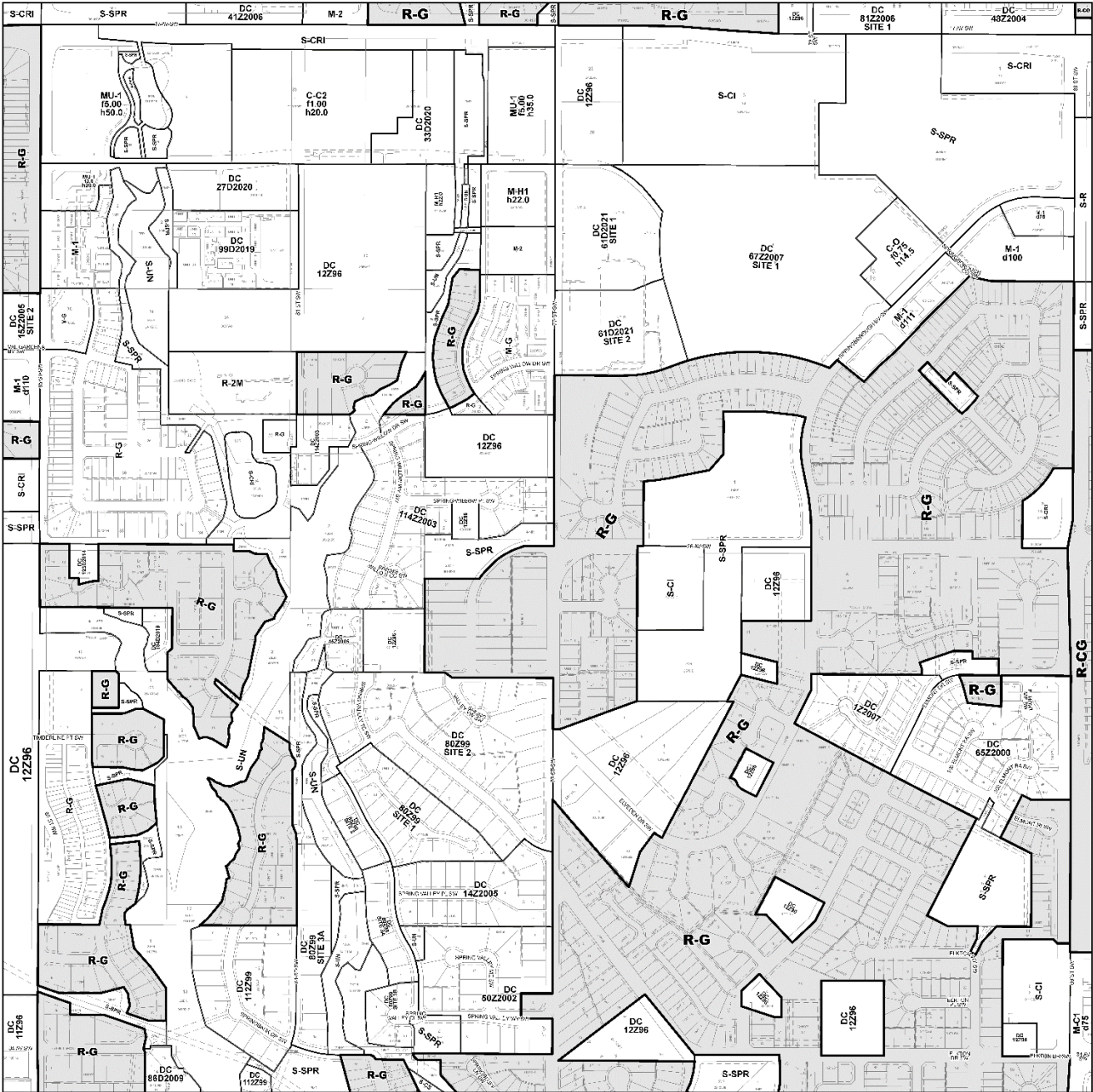


PROPOSED

Section Map 9W



Section Map 10W



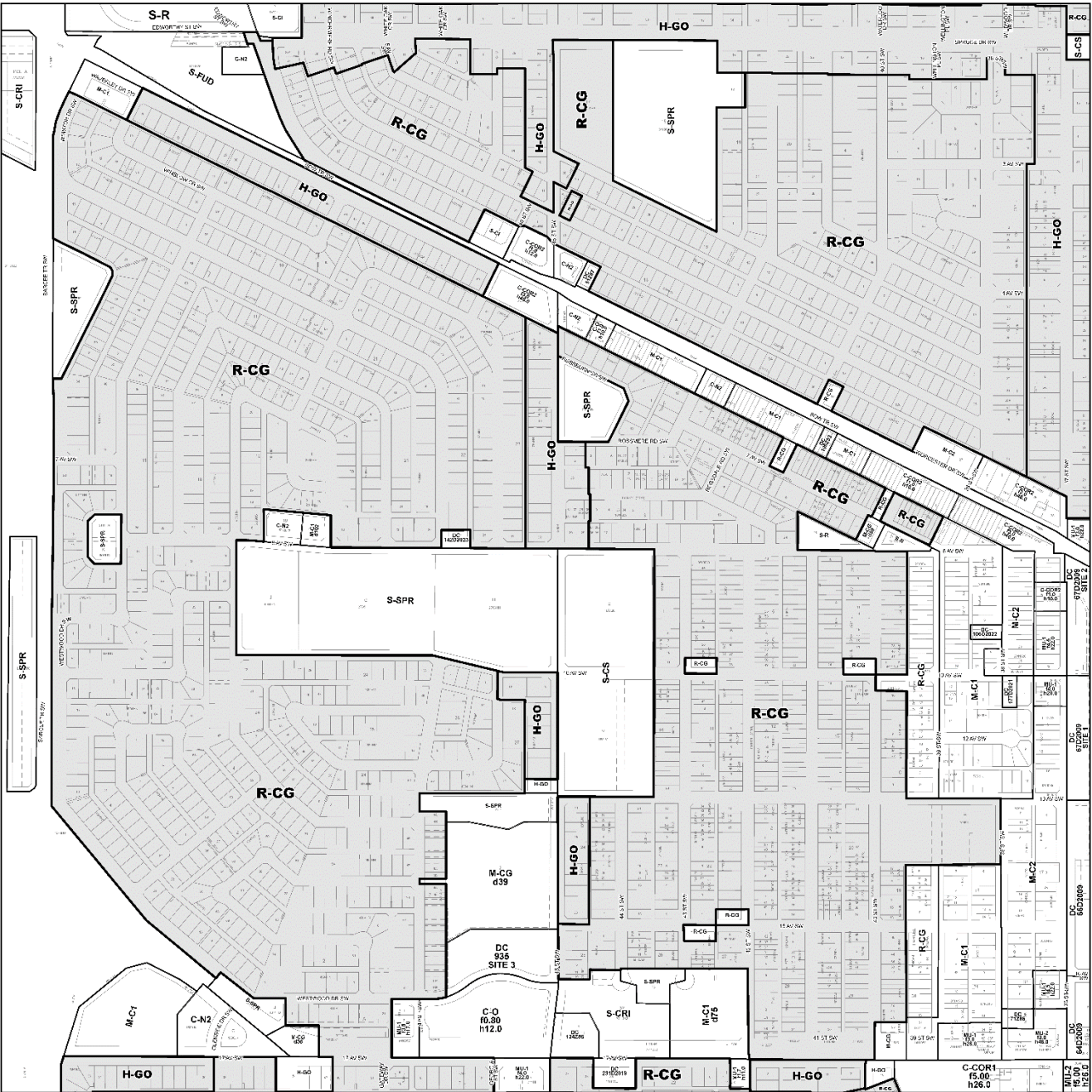


**BYLAW NUMBER 21P2024**[illegible]



PROPOSED

Section Map 13W



Section Map 14W





**BYLAW NUMBER 21P2024**



**BYLAW NUMBER 21P2024**



Section Map 23W



Section Map 24W





**BYLAW NUMBER 21P2024**



**BYLAW NUMBER 21P2024**

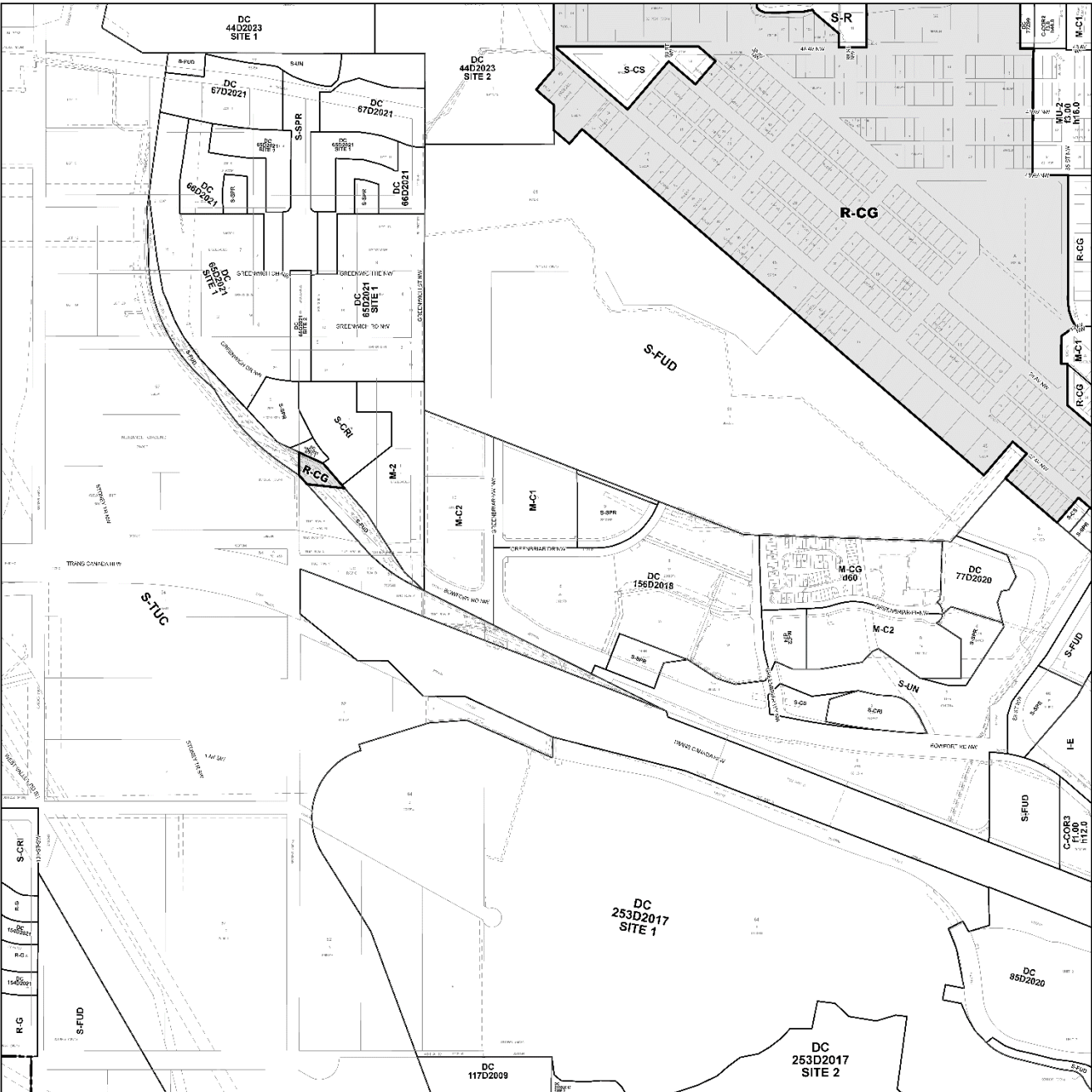
**BYLAW NUMBER 21P2024**



Section Map 32W



Section Map 33W





**BYLAW NUMBER 21P2024**



**BYLAW NUMBER 21P2024**

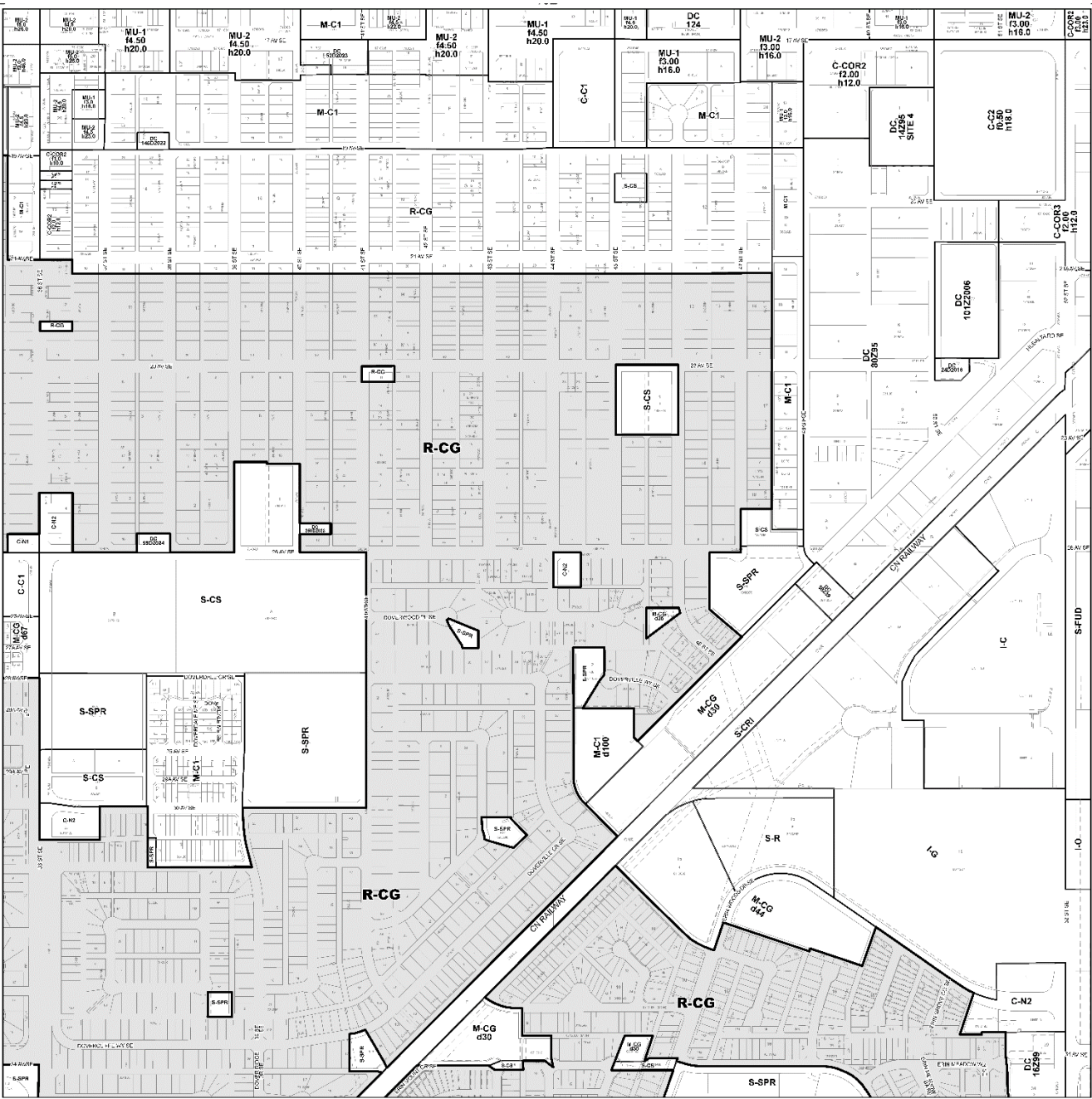
This is a detailed land use map of a residential area in Toronto, Ontario, Canada. The map shows various land use designations such as R-CG (Residential Community General), S-SPR (Single-Dwelling Single-Row), M-CG (Medium-Density Community General), and I-G (Industrial General). It also includes a network of streets, a CN Railway line, and several parks and green spaces. The map is oriented with North at the top.



**BYLAW NUMBER 21P2024**



Section Map 10E



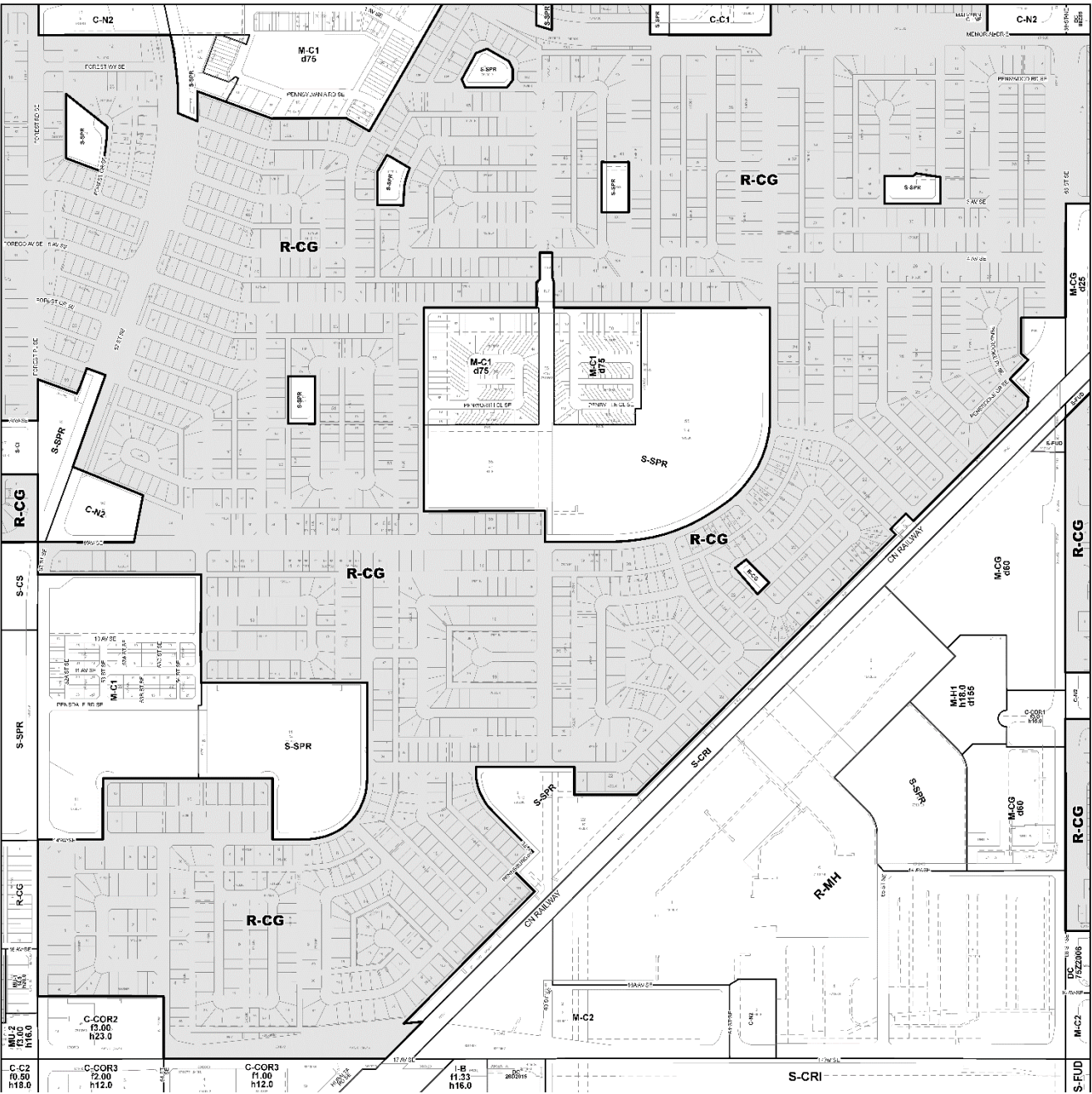
Section Map 13E



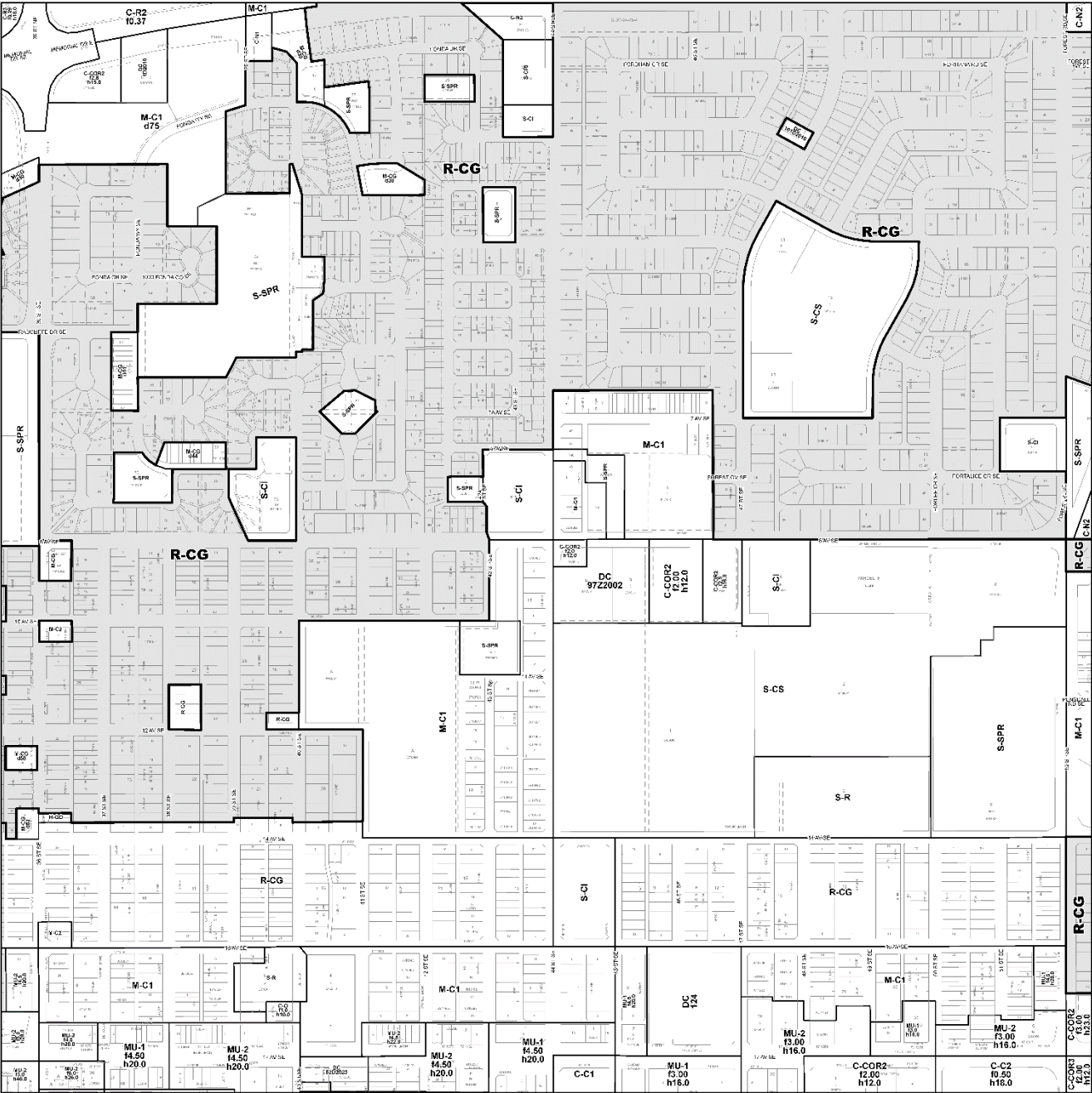


PROPOSED

Section Map 14E



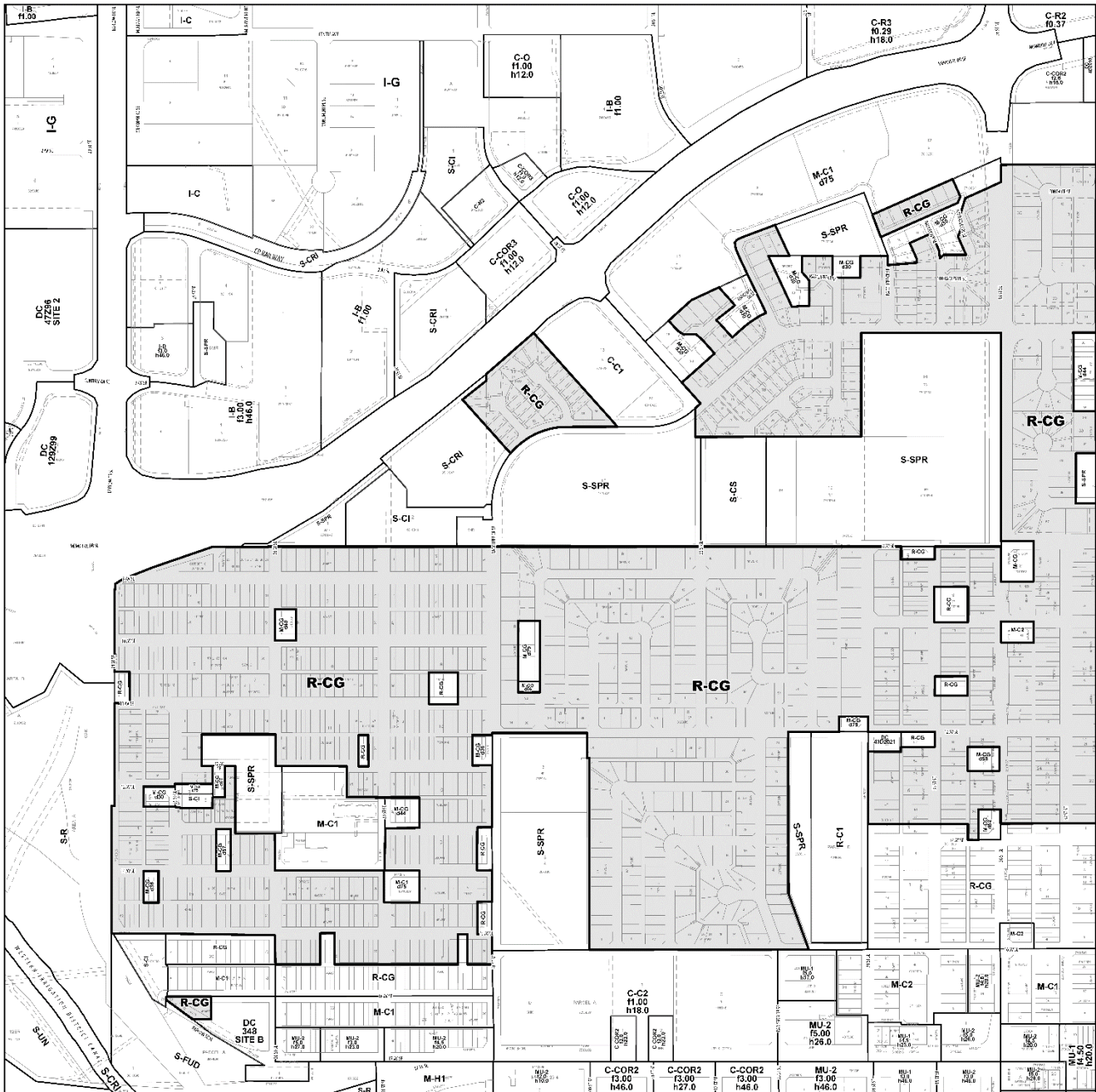
Section Map 15E





PROPOSED

Section Map 16E



Section Map 22E





**BYLAW NUMBER 21P2024**



**BYLAW NUMBER 21P2024**[illegible]

## This is a detailed land use map of a residential neighborhood in San Francisco. The map displays various zoning districts, each labeled with a code: R-CG (Residential Community General), M-C1 (Medium Density Residential), S-SPR (Single-Family Residential - Single Detached), S-FID (Single-Family Residential - Attached), S-R (Single-Family Residential - Two-Family), S-CI (Single-Family Residential - Caretaker's Quarters), S-CRI (Single-Family Residential - Caretaker's Quarters - Infill), S-TUC (Single-Family Residential - Townhouse Units), and S-GC (Single-Family Residential - Garden Court). The map also shows numerous streets, including Divisadero St, Franklin Ave, Irving St, and others. A large white arrow points towards the center-right of the map. A scale bar at the bottom indicates distances from 0 to 100 feet. The map is oriented with North at the top.



Section Map 27E

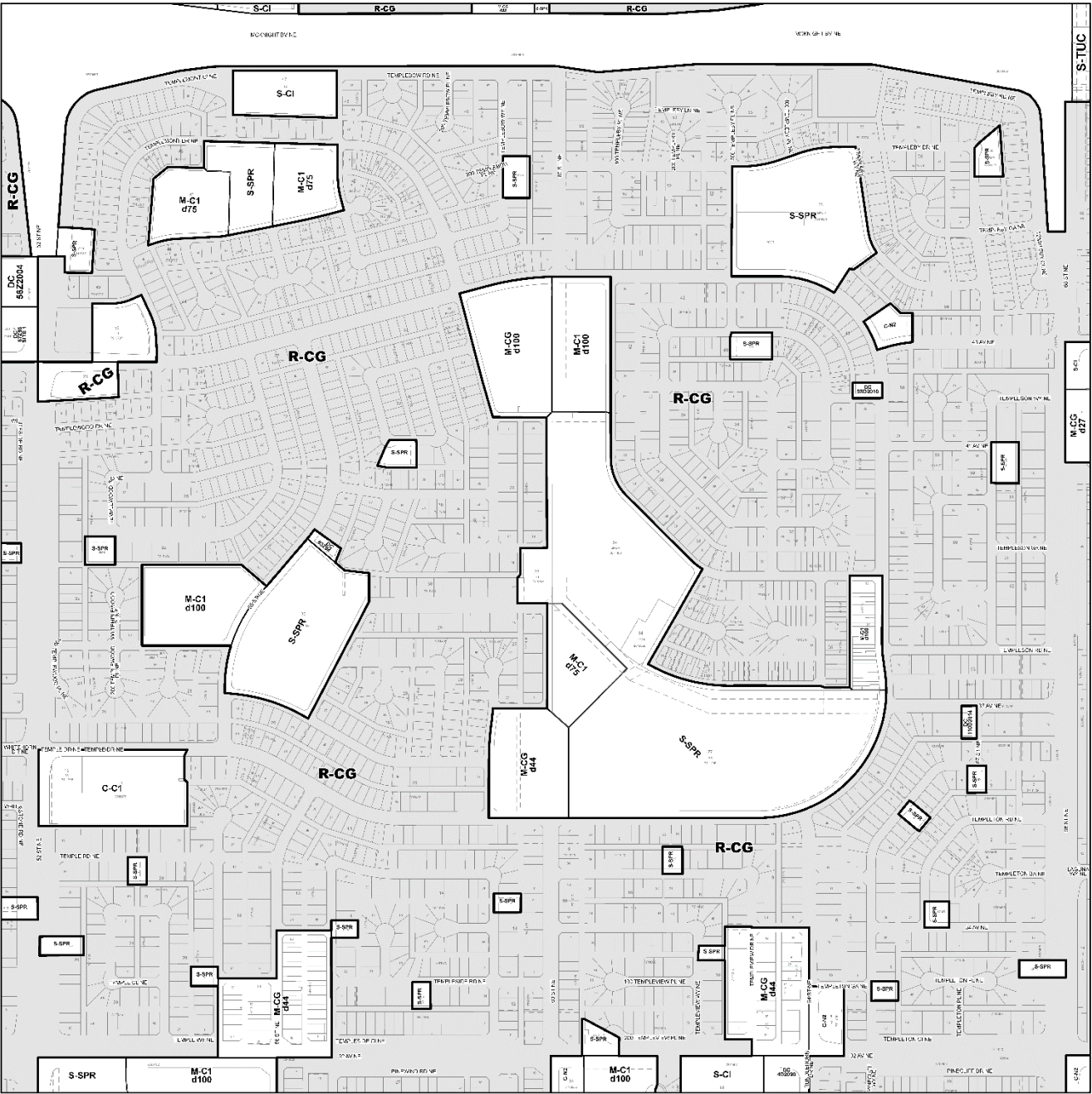


Section Map 34E

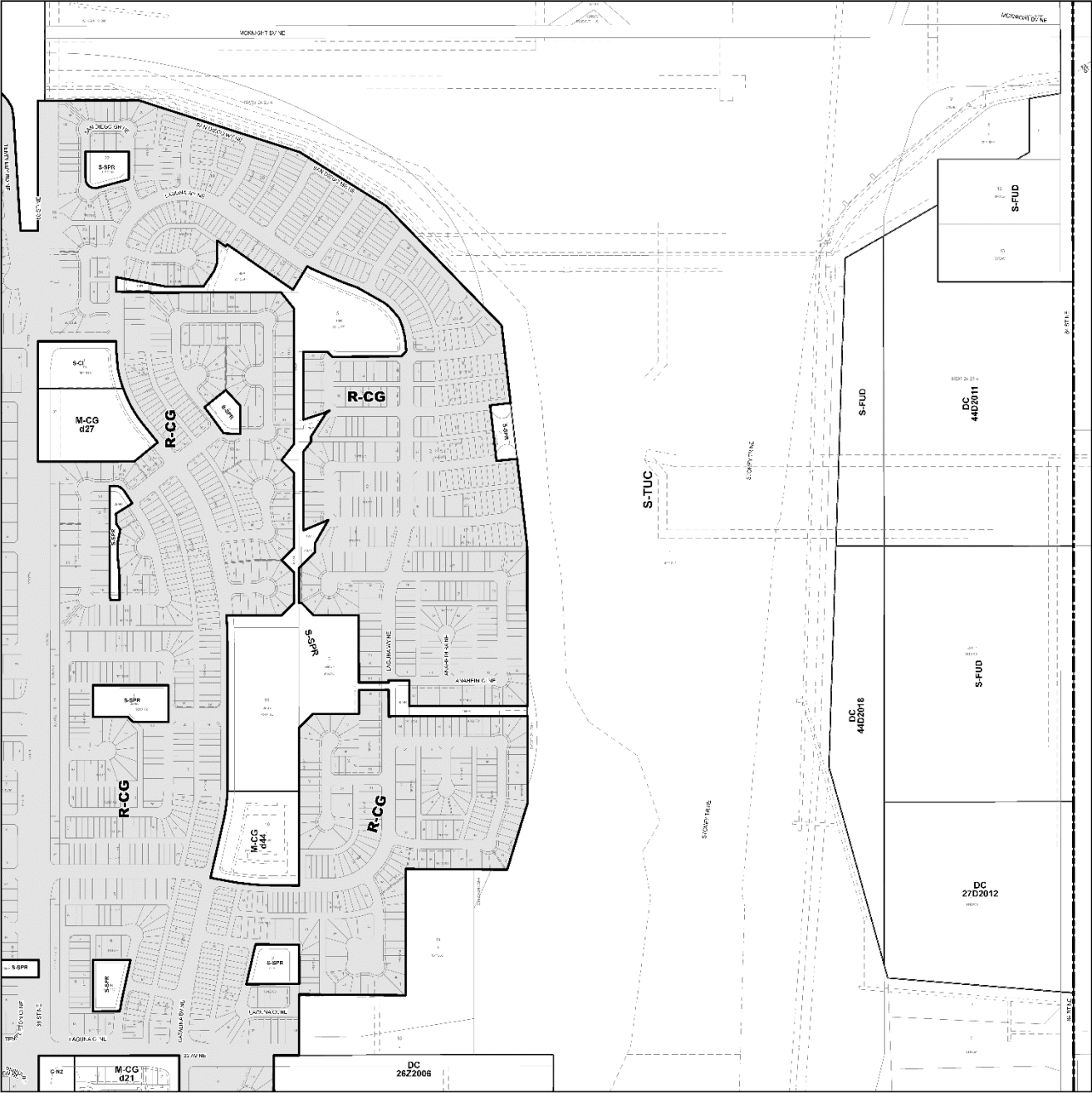




Section Map 35E

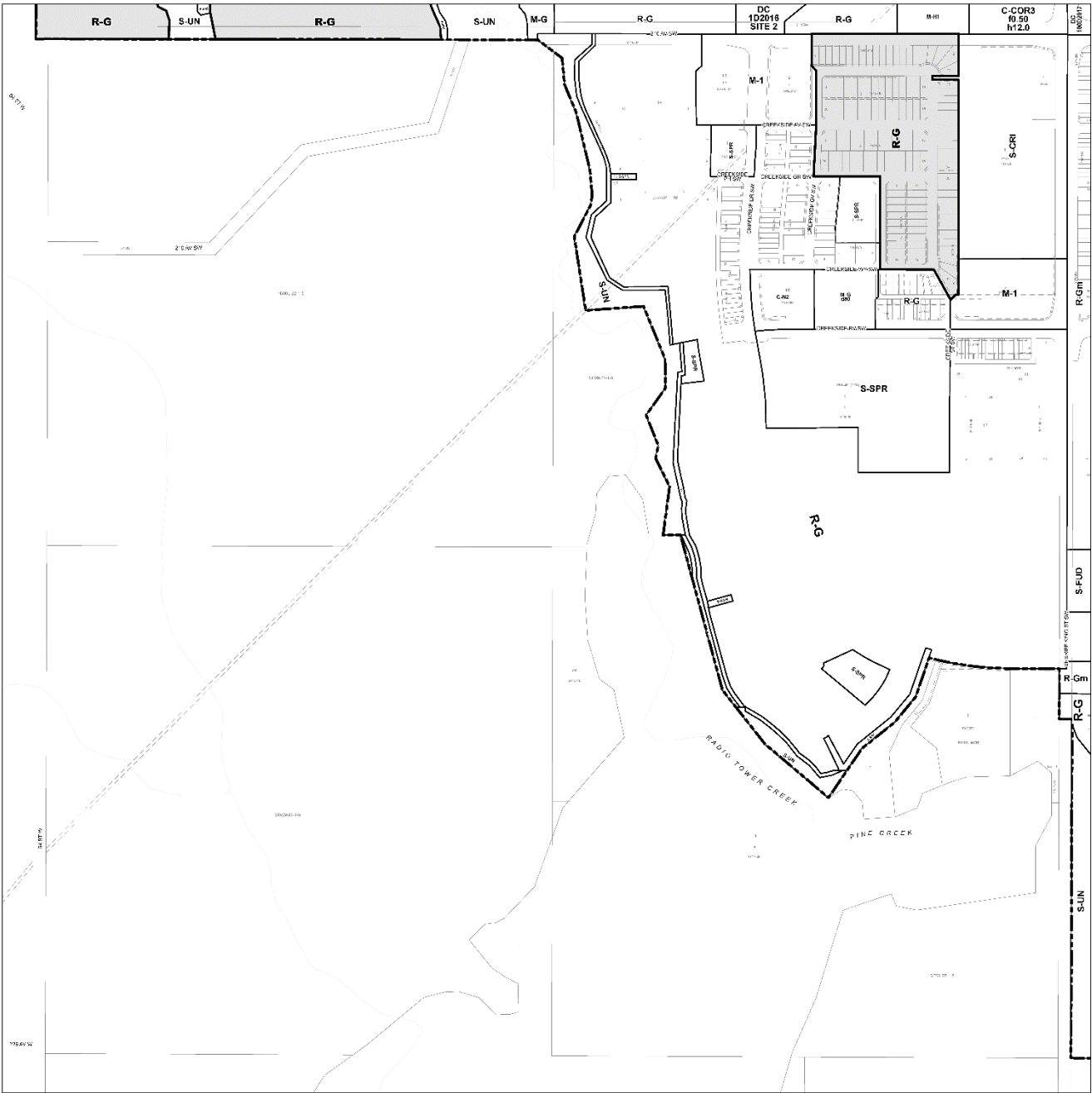


Section Map 36E

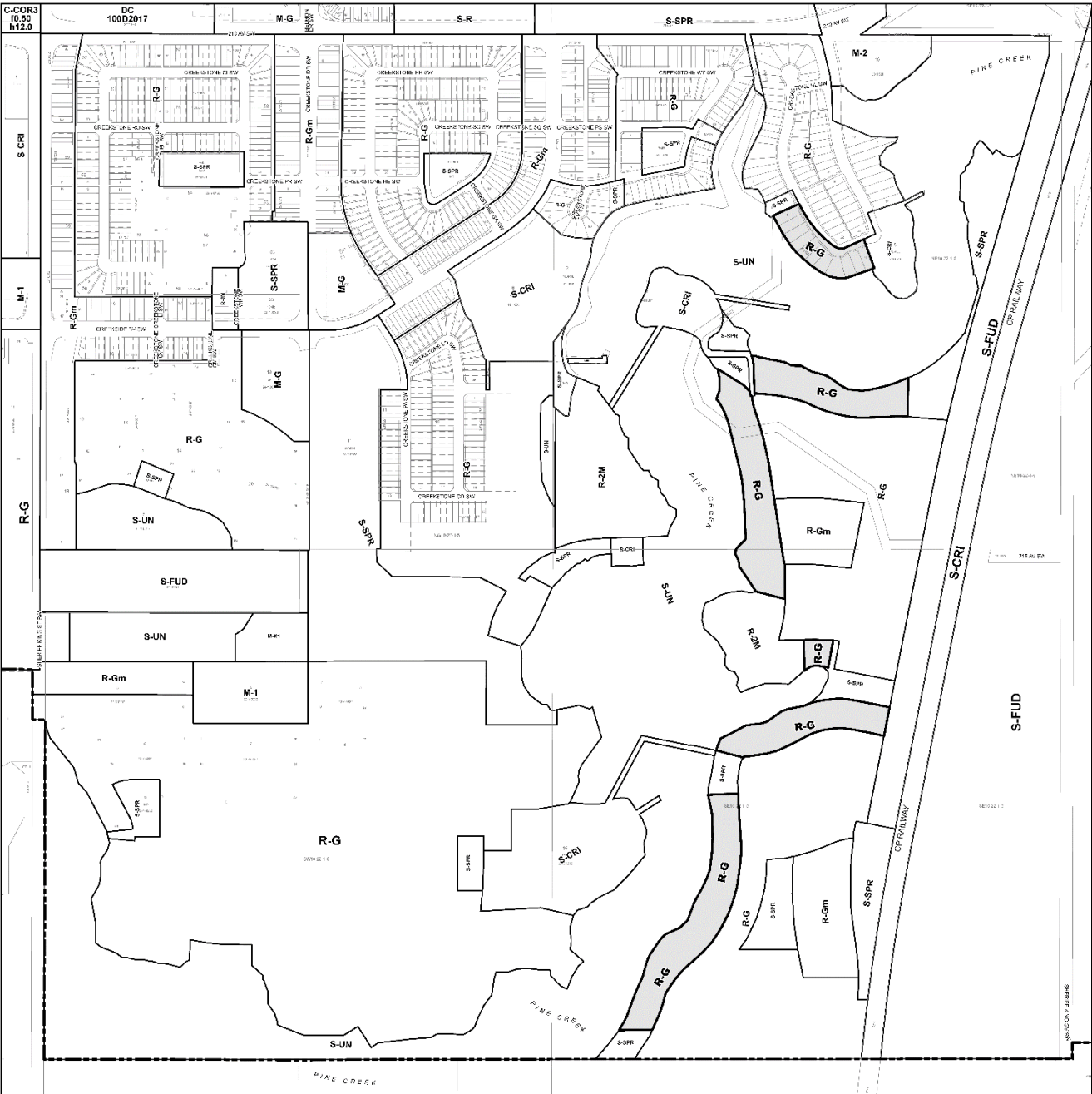




Section Map 9SS

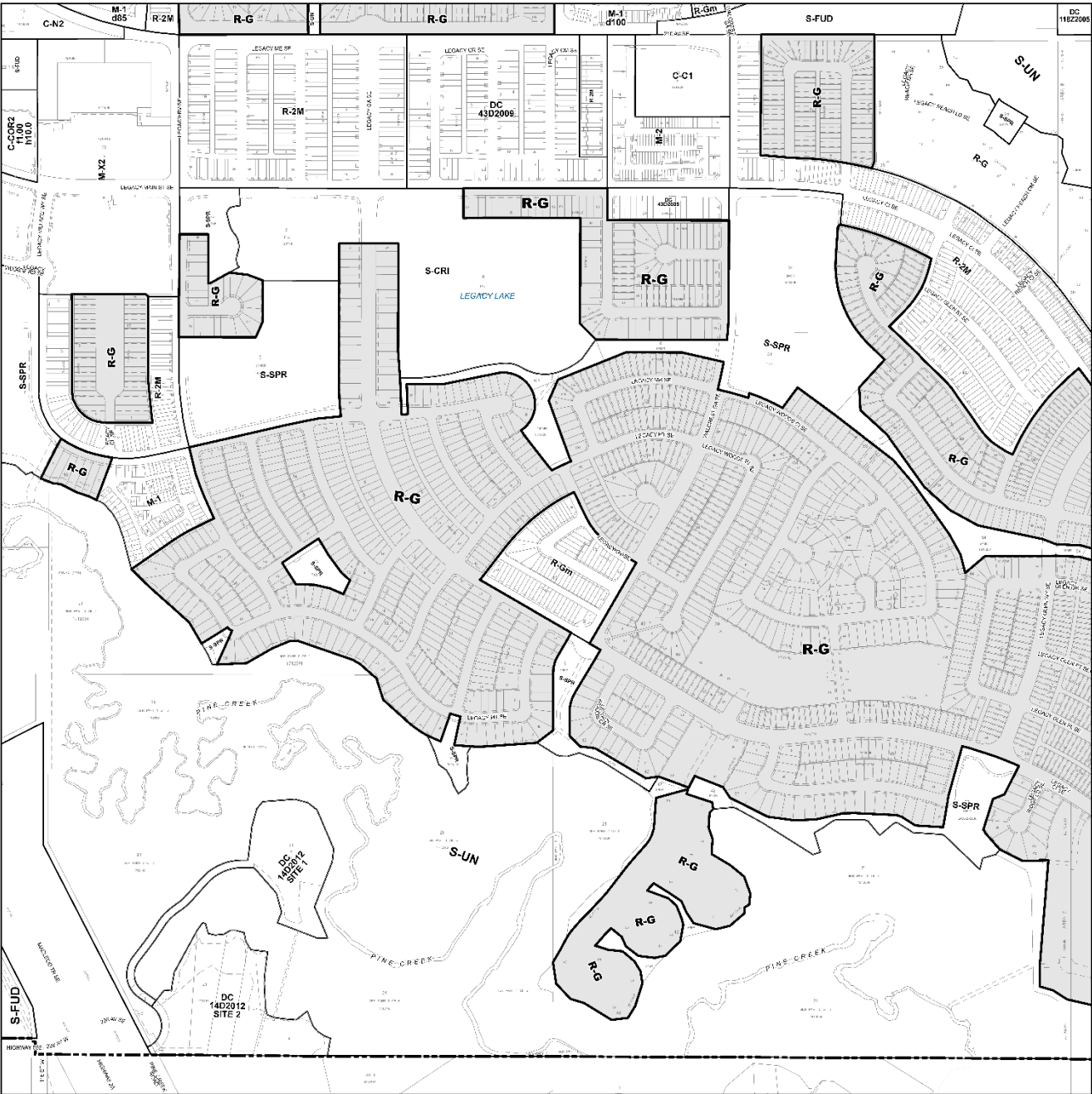


Section Map 10SS

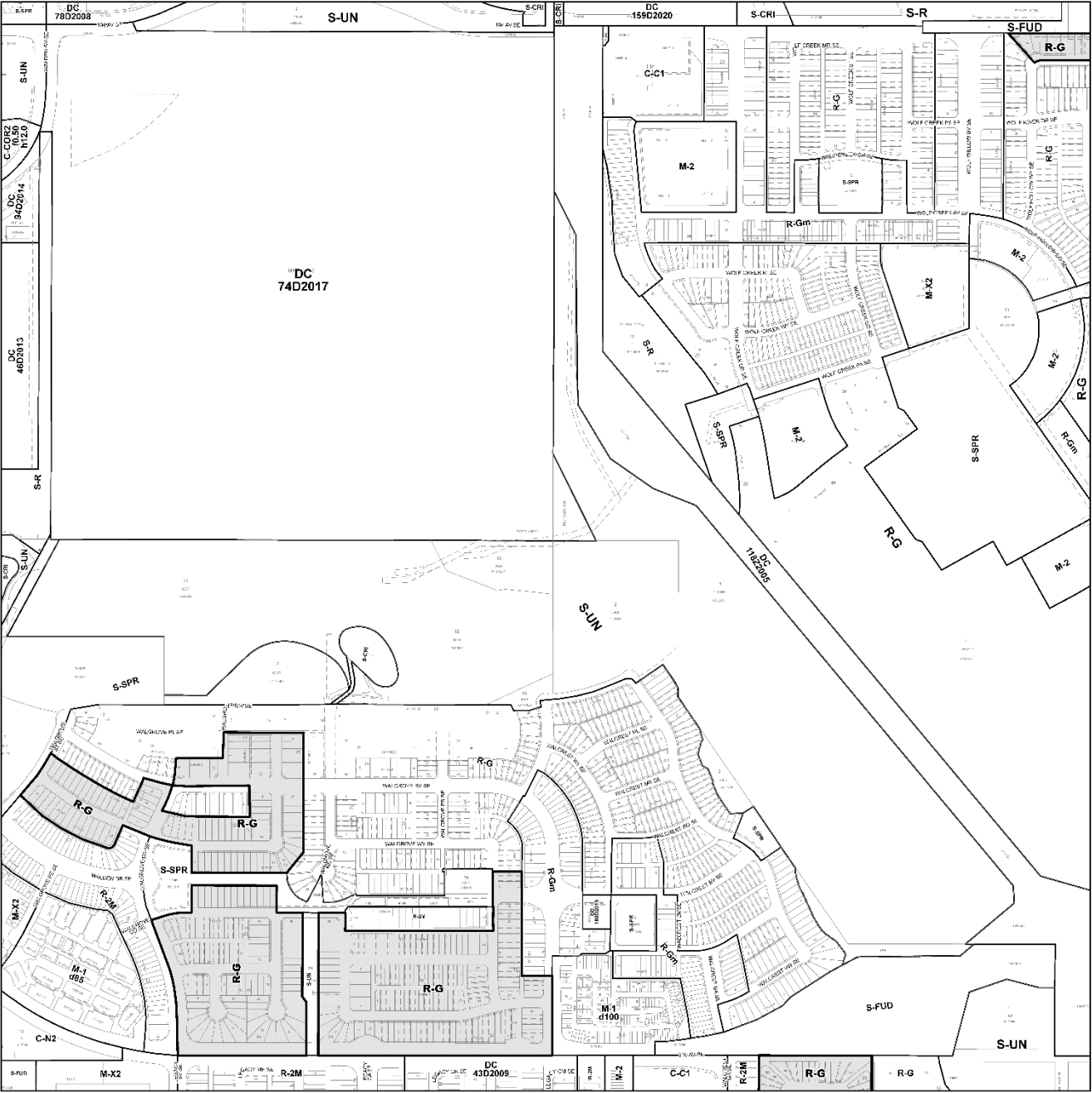




Section Map 12SS



Section Map 13SS



**BYLAW NUMBER 21P2024**[illegible]



**BYLAW NUMBER 21P2024**

## This is a detailed land use map of a residential area in San Francisco. The map shows various zoning districts, including S-TUC, R-G, R-6m, S-SPR, M-1, S-FUD, and C-C2. It also displays several specific sites, such as DC 4722005 SITE 1, DC 4722005 SITE 2, DC 4722005 SITE 3, DC 4722005 SITE 4, DC 4722005 SITE 5, DC 6302013 SITE 1, and DC 2302019 SITE 1. The map includes street names like Radio Tower Creek, Encinitas Blvd, and various other local streets. The map is oriented with North at the top.

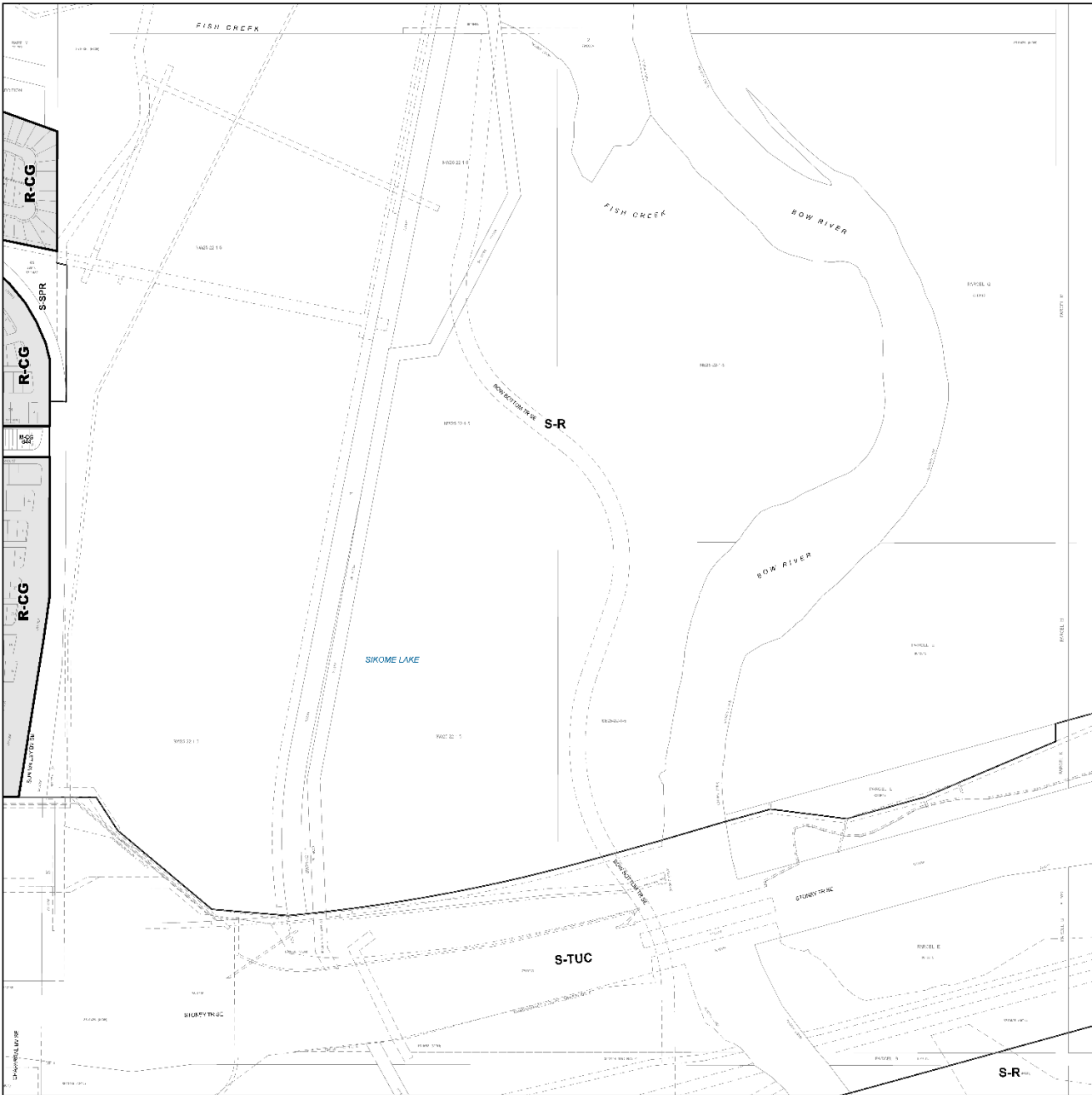
**BYLAW NUMBER 21P2024**



Section Map 24SS



Section Map 25SS



**BYLAW NUMBER 21P2024**[illegible]



Section Map 28SS



Section Map 29SS

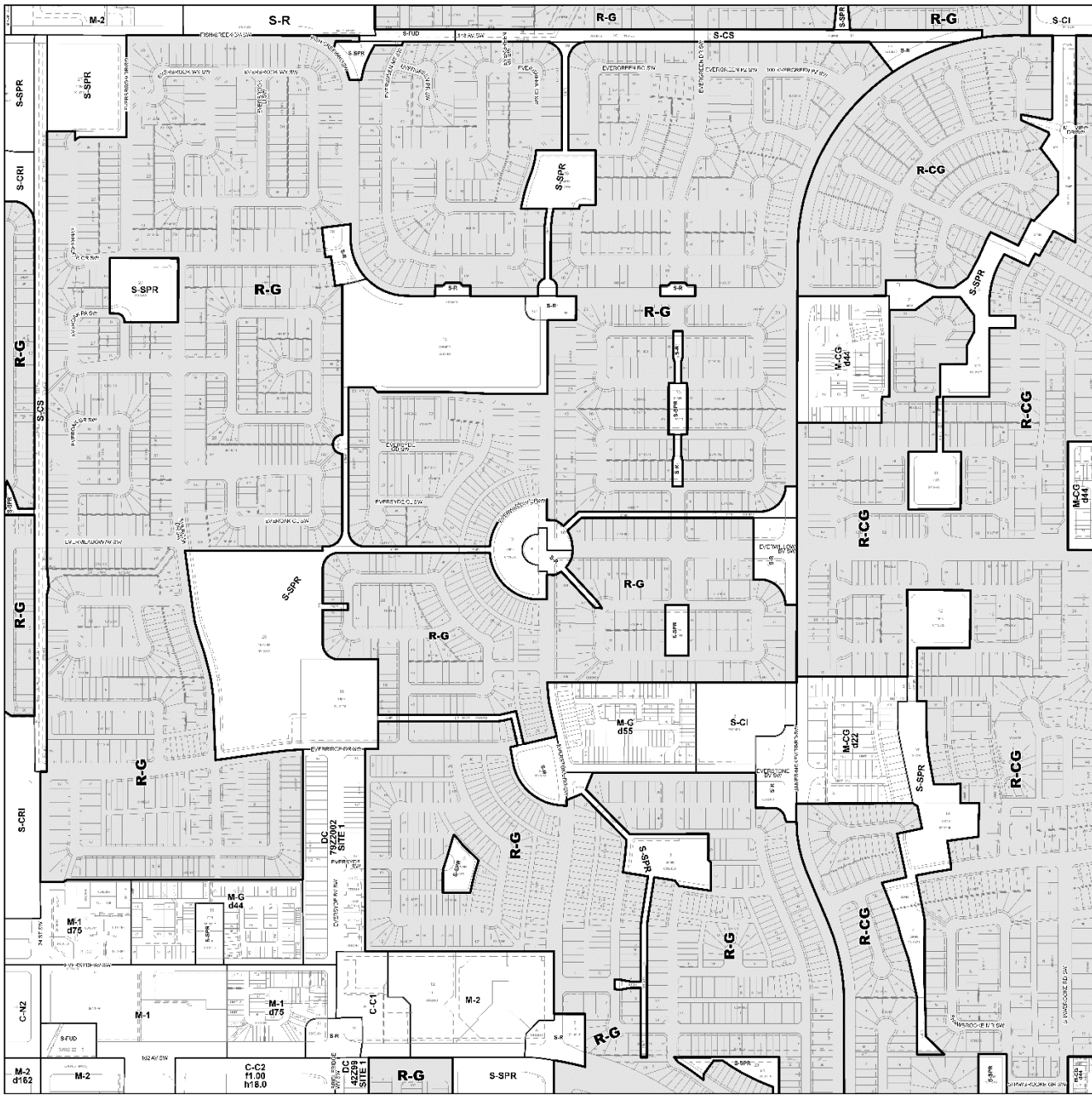




**BYLAW NUMBER 21P2024**



Section Map 32SS



Section Map 33SS





**BYLAW NUMBER 21P2024**[illegible][illegible]



Section Map 36SS



Section Map 26SW



Section Map 1SE

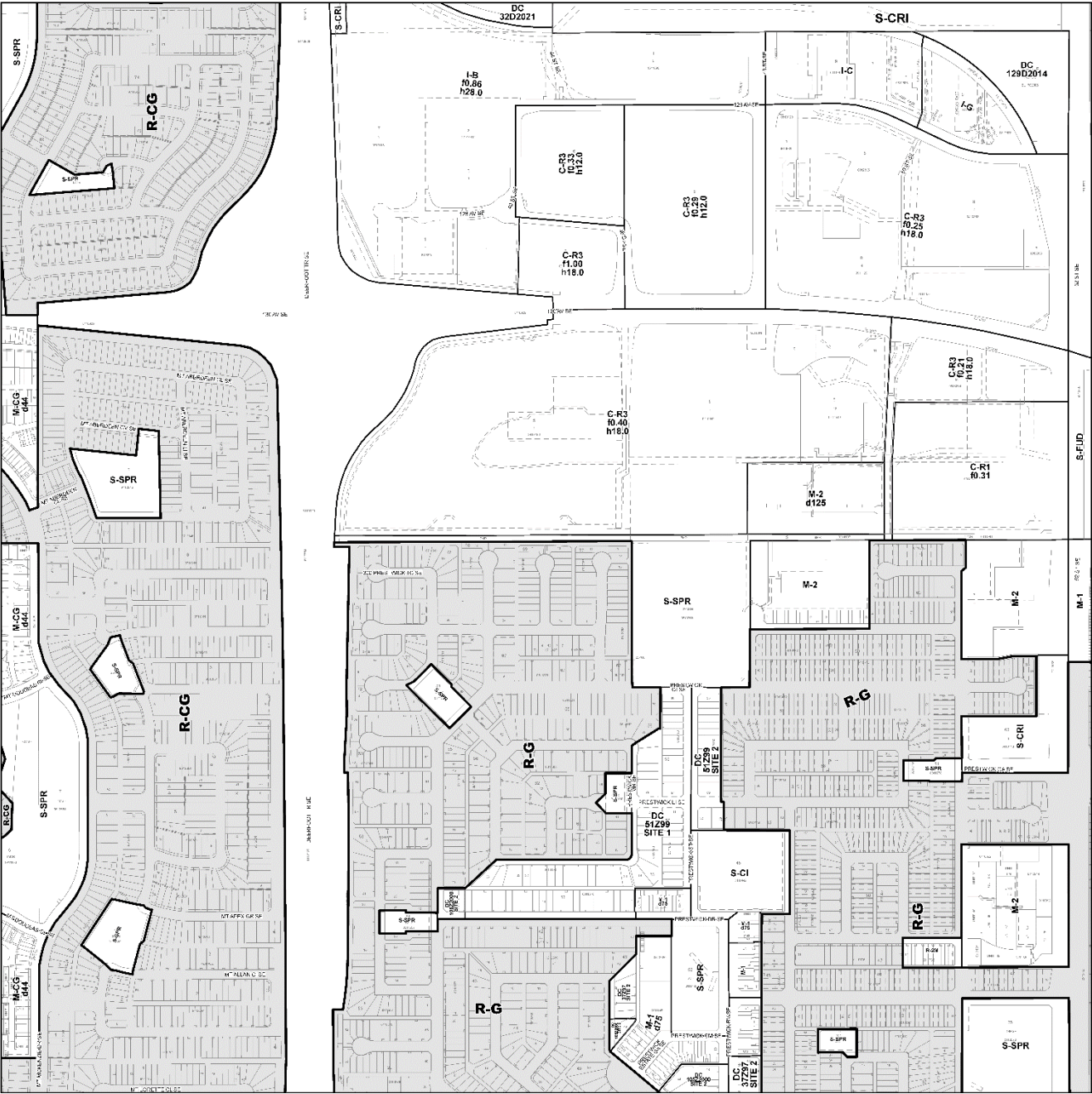


Section Map 2SE





Section Map 3SE



Section Map 4SE





Section Map 9SE



Section Map 10SE





**BYLAW NUMBER 21P2024**

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**BYLAW NUMBER 21P2024**



Section Map 20SSE



Section Map 21SSE



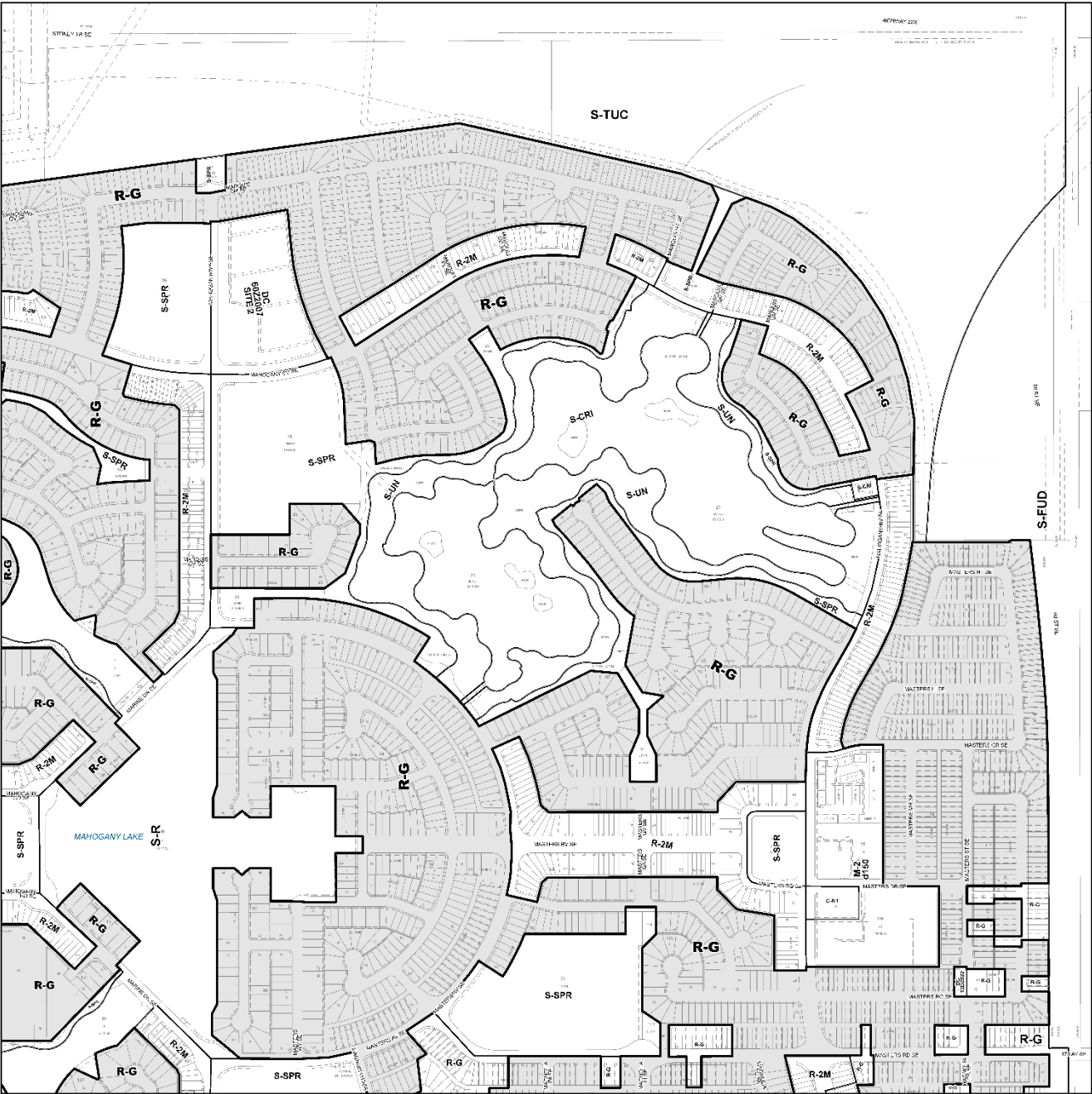


**BYLAW NUMBER 21P2024**

The map displays a complex network of streets and property lots. Zoning districts are labeled throughout, including R-G (Residential General), S-SPR (Single-Family Single-Row), M-2 (Medium-Density Residential), C-1 (Community Center), S-CRI (Single-Family Single-Row, Conditional), and S-SPR (Single-Family Single-Row). Specific areas are identified by their DC (Development Code) numbers and site numbers, such as DC 3802013 SITE 1, DC 3802013 SITE 2, DC 273D2018, and DC 273D2018. The map also shows the Mahogany Lake area in the top left and the DC 273D2018 area in the bottom right. The map is oriented with North at the top.



Section Map 26SSE



Section Map 27SSE





Section Map 28SSE



Section Map 29SSE





Section Map 30SSE



Section Map 31SSE





**BYLAW NUMBER 21P2024**[illegible]



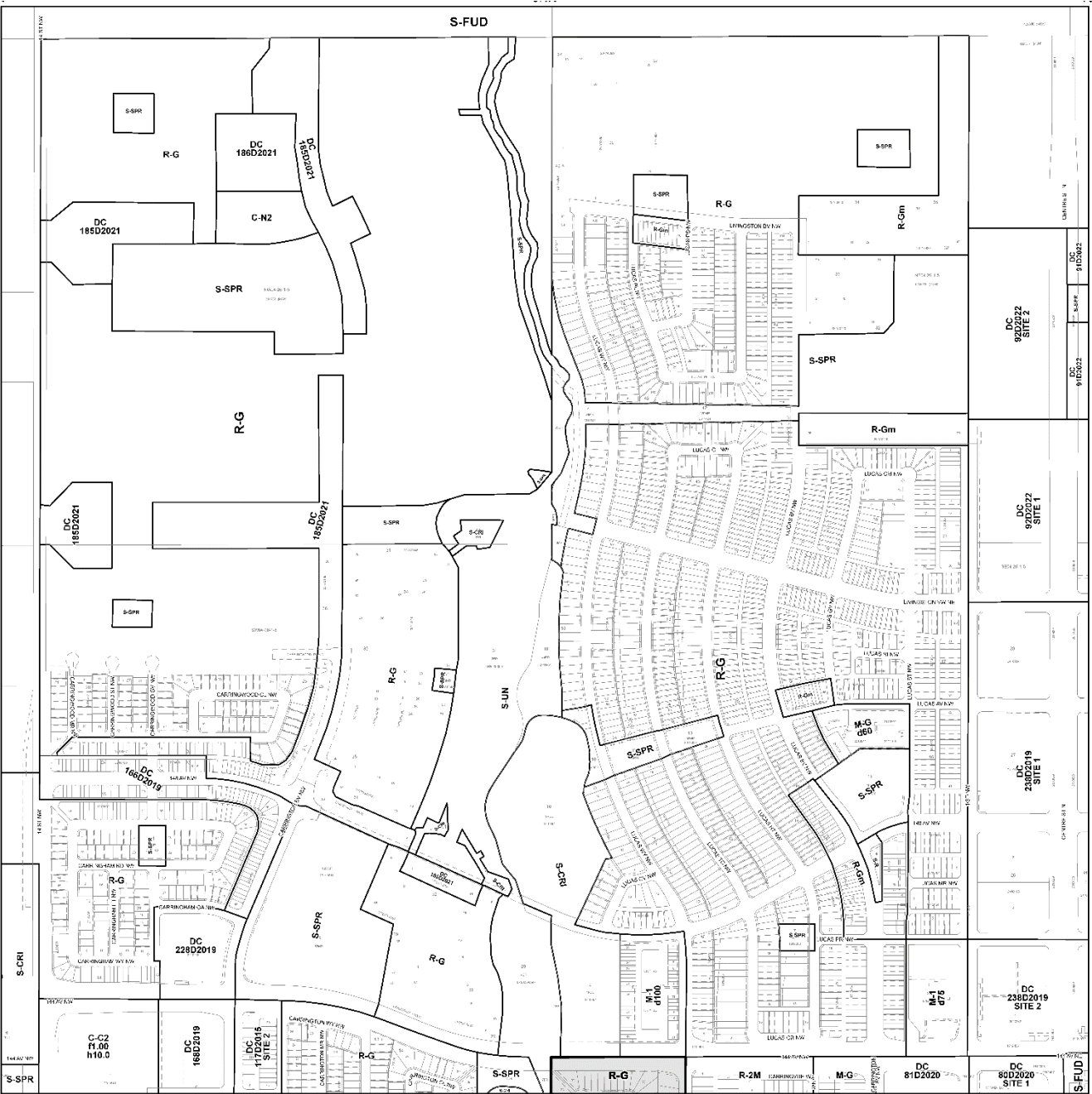
Section Map 34SSE



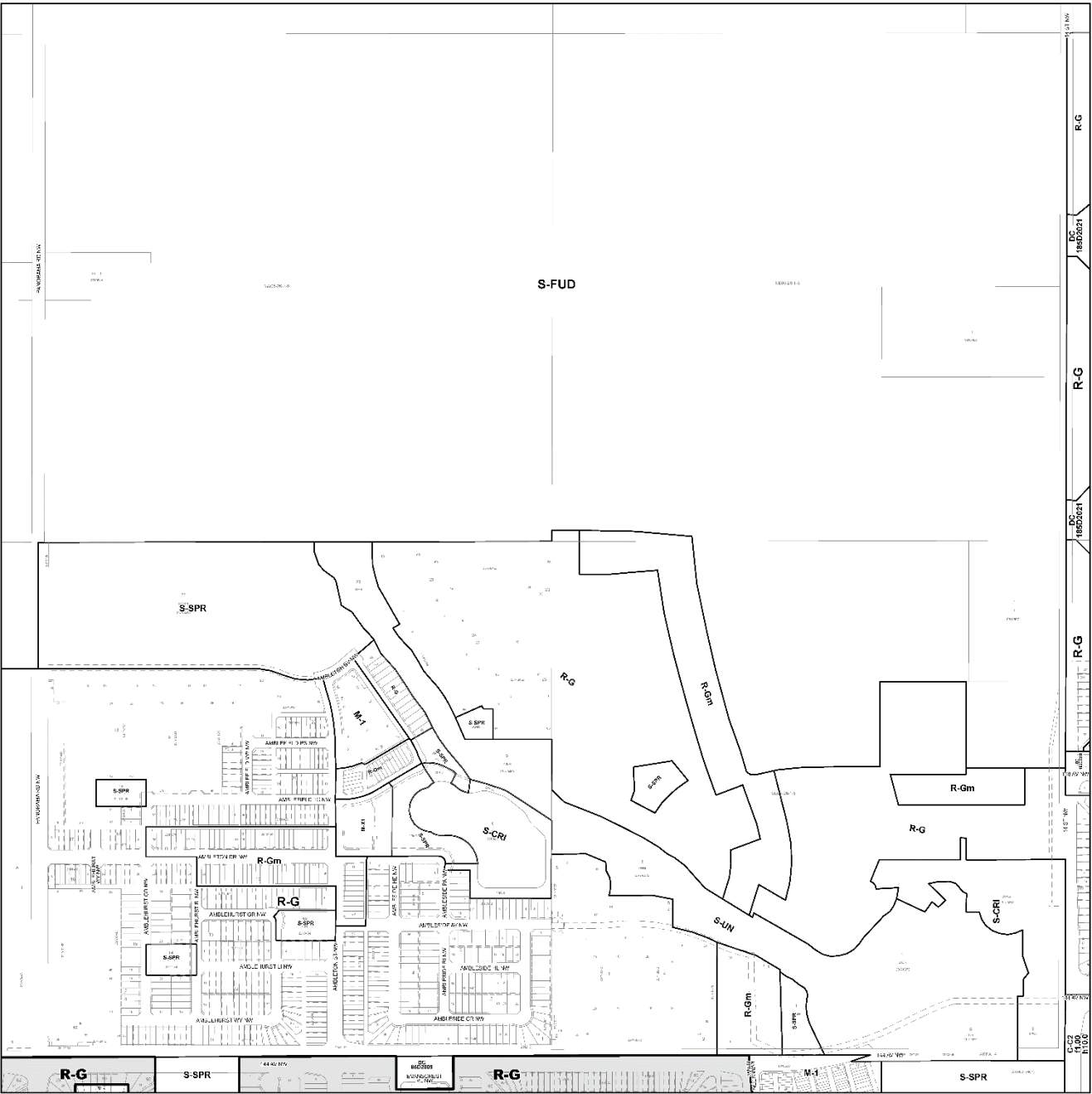
Section Map 35SSE



Section Map 4NN



Section Map 5NN





**BYLAW NUMBER 21P2024**

This is a detailed land use map of a portion of the City of San Jose, California. The map shows various land use designations such as S-FUD, S-UN, S-SPR, R-G, M-1, M-2, S-CRI, and S-UN. It also features geographical features like West Horse Creek and San Jose Creek, and infrastructure like Highway 101 and Highway 88. The map includes a north arrow, a scale bar, and a legend.

[illegible]



Section Map 2NW



Section Map 3NW





Section Map 4NW



Section Map 5NW





**BYLAW NUMBER 21P2024**[illegible][illegible]



**BYLAW NUMBER 21P2024**



**BYLAW NUMBER 21P2024**[illegible]



Section Map 13NW



Section Map 14NW





**BYLAW NUMBER 21P2024**

[illegible][illegible]



**BYLAW NUMBER 21P2024**[illegible]



**BYLAW NUMBER 21P2024**[illegible]



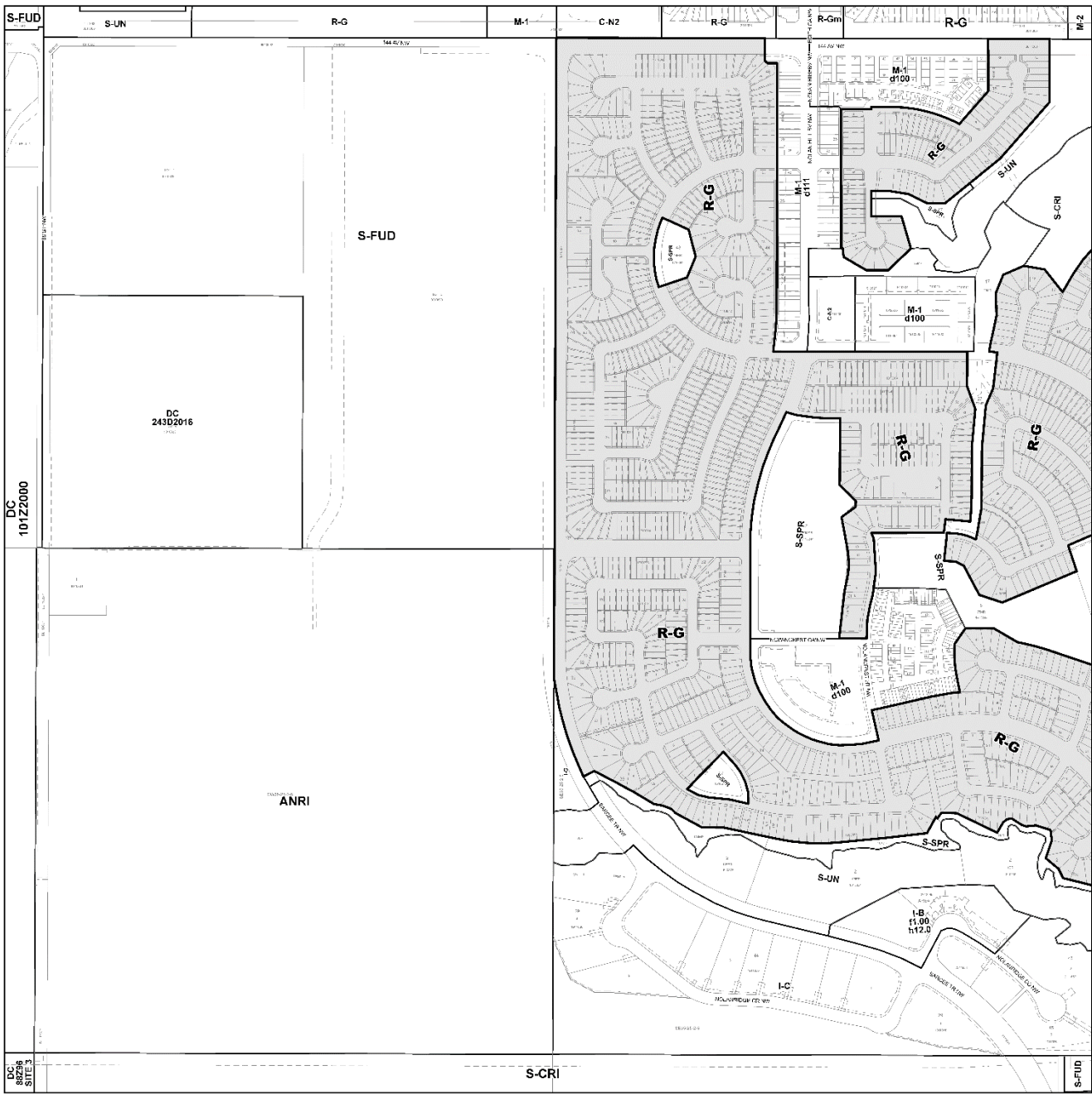
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Section Map 35NW



Section Map 36NW



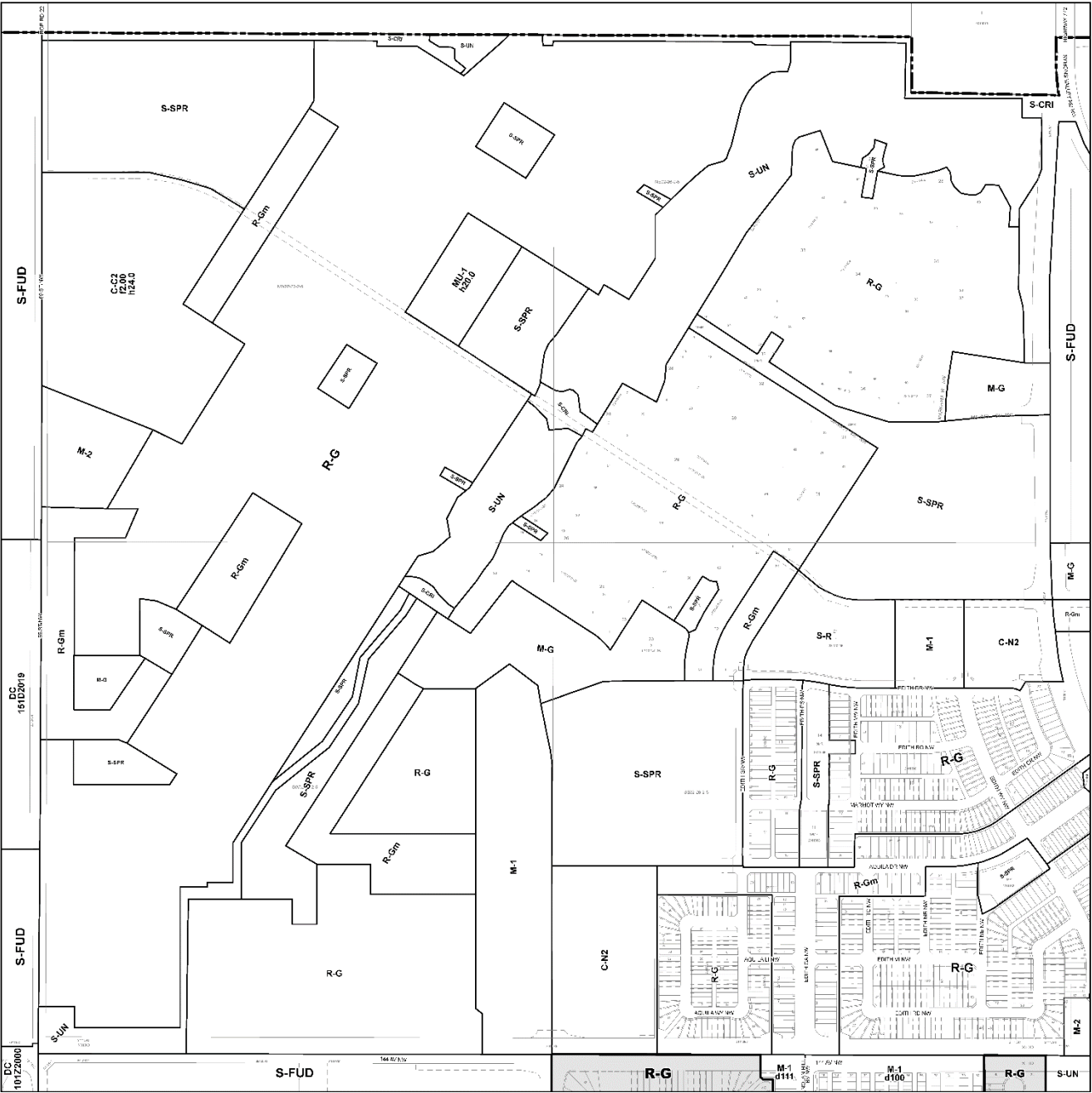


PROPOSED

Section Map 1NNW



Section Map 2NNW





**BYLAW NUMBER 21P2024**[illegible]



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**BYLAW NUMBER 21P2024**



**BYLAW NUMBER 21P2024**

This is a comprehensive land use map of a suburban area. The map features several distinct zoning districts, each labeled with a code: S-UN (Single-Detached Residential), R-G (Residential General), S-CRI (Single-Family Residential - Single-Family Detached), S-SPR (Single-Family Residential - Single-Family Attached), M-1 (Medium Density Residential), C-C1 (Community Center), S-TUC (Single-Family Residential - Single-Family Attached - Urban Center), S-FUD (Single-Family Residential - Single-Family Detached - Urban District), and DC 173D2018 (District Center). The map includes numerous streets, including Country Hills Blvd, 123rd Ave NE, 124th Ave NE, and 125th Ave NE. It also shows lot numbers, acreage, and specific building footprints. The map is oriented with North at the top.

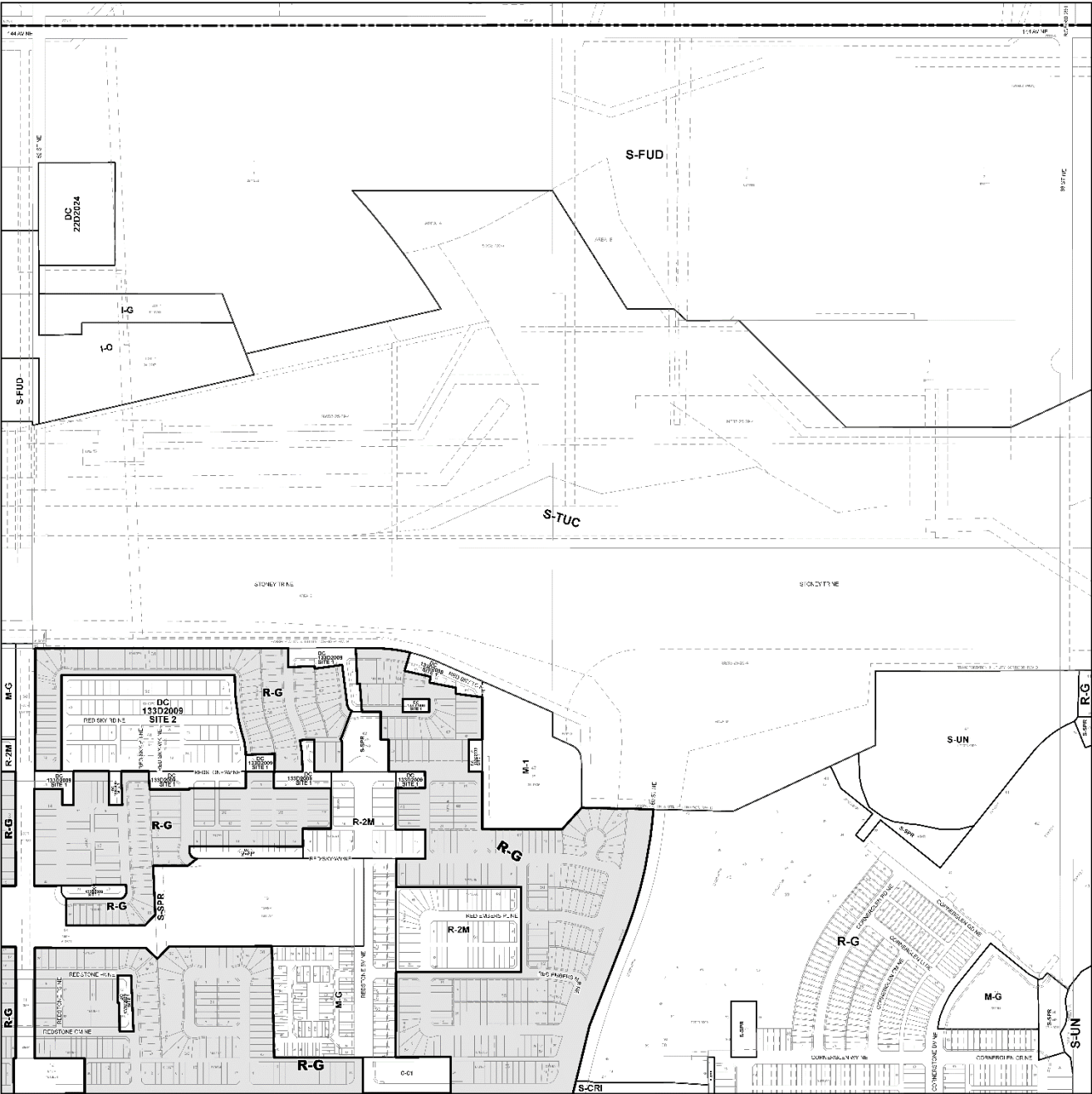
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**BYLAW NUMBER 21P2024**[illegible][illegible]



Section Map 35NE



Section Map 18EE





# Summary of Proposed Land Use Bylaw Amendments

Amendment	Information
1. Delete permitted use Rowhouse Building in the R-CG district.	Based on feedback received from the public, propose changing Rowhouse Building in the R-CG district from permitted use to discretionary use.
2. Add Contextual Single Detached Dwelling as a permitted use to the R-CG district.	Contextual Single Detached Dwelling is not a use currently allowed in the R-CG district. This amendment ensures R-C1 properties will maintain the same development potential in the R-CG district if the proposed rezoning is approved.
3. Remove mobility storage lockers and bicycle parking stall requirements for Single Detached Dwelling and Semi-detached Dwellings.	This amendment ensures properties currently zoned R-C1 and R-C2 will continue to have the same development standards in the R-CG district if the proposed rezoning is approved.
4. Add the Child Care Service, Library, Museum, School Authority Purpose – Major, School Private, Community Recreational Facility, Place of Worship uses to the R-CG district.	This amendment ensures R-C2 properties continue with the same development potential in the R-CG district if the proposed rezoning is approved.
5. Add a new Direct Control District clause.	This amendment maintains functionality for Direct Control districts that have a base district proposed for deletion if the proposed rezoning is approved. Additionally, it allows for the incorporation of the proposed secondary and backyard suite amendments within Direct Controls, unless the Direct Control states otherwise.
6. Allowing both a Backyard Suite and a Secondary Suite on a parcel.	This is a Housing Strategy Action (Action 1.C.4) that was directed by Council for implementation.
7. Removing Backyard Suite Parking Requirements.	This is a Housing Strategy Action (Action 1.C.4) that was directed by Council for implementation.
8. Deleting land use districts.	If the proposed rezoning is approved, existing residential districts become redundant and are proposed for deletion. This amendment supports the R-CG district and the R-G district as the new base residential districts city-wide which is a Housing Strategy Action (Action 1.C.6 and Action 1.C.7).



# Communications and Outreach Summary

## Introduction

With Council's approval of *Home is Here: The City of Calgary's Housing Strategy 2024-2030*, City Council directed Administration to prepare the necessary bylaws to immediately make the base residential district [Rowhouse-Ground Oriented] (R-CG). Council's direction also included proposing changes to allow for both a secondary suite and a backyard suite on one parcel and to remove the parking requirements for backyard suites. Administration was directed to return by 2024 Q2.

Based on this direction, Administration undertook a broad public information campaign with two goals: to provide information and to collect feedback for Administration and Council's consideration. Administration provided Calgarians with easy-to-find, plain language information on:

- Why rezoning was being proposed.
- What rezoning means and how it may affect a property.
- What was not being proposed.
- How Calgarians could participate in the public hearing of Council and how they could share their thoughts with Council.

We focused on listening to Calgarians and providing them with information to enable them to inform their feedback to City Council. All feedback received by Administration to date is contained in the "What We Heard Report" section of this attachment.

### Accessibility and Inclusivity Considerations

Given the broad reach of this policy, we wanted to ensure that Calgarians could access the information they needed, regardless of ability, technological constraints, language or availability. Efforts to this end included:

- Plain language descriptions of our proposal on all websites and at all events.
- Print copies of our website content available through our dedicated call center for Calgarians without access to technology, included translated materials for major language groups.
- A translation tool for the City Engage Portal page, which provided translations in Calgary's top ten language groups.
- A mix of in-person and online events, including daytime, evening and weekend options; and
- Interpreters available at key events where translation services have been required for past City sessions.

## The Public Information Campaign

The public information campaign focused on these key actions:

1. The mailbox campaign.
2. In-person information events and webinars
3. Interactive website and social media information opportunities
4. A dedicated call centre.
5. Community-led information events
6. Legal Letters of Notification with Plain Language Inserts
7. Advertising and physical signs

### The Mailbox Campaign

Not all Calgarians were aware of Council's approval of *Home is Here* in September 2023. To create awareness amongst Calgarians of the Housing Strategy and Council's direction, Administration sent a



postcard to every residential address in Calgary in mid-January 2024. Over 500,000 postcards were sent to residential parcels in Calgary. They were sent to both property owners and renters because all Calgarians are affected by the housing crisis. The postcards were designed to create awareness of the public hearing of Council on April 22, 2024, and to let the recipients know that more details were available on the project's website.

In early April 2024, Administration will send out a second postcard to all 500,000 households in Calgary (regardless of current zoning) to remind all Calgarians that they have a voice in this initiative and that the date of the Public Hearing is approaching.

### **In-Person Public Information Events**

In January and early February 2024, Administration hosted six in-person public information events. The locations were spread geographically around the city to make them convenient to reach for all Calgarians. The events were designed to give Calgarians an opportunity to speak directly with City planners so they could better understand the proposals and share their feedback with Administration and Council.

Based on feedback received three additional in-person events have been scheduled in mid-March to further expand access to our public information campaign.

### **Online Webinars**

To assist those that would prefer the convenience of remote participation, four 90-minute webinars were hosted. Two of the events focused on information for the general public, and two events focused on providing information to the development industry. All events were open to anyone who was interested.

### **Interactive Websites and Social Media**

Administration created a dedicated project website that included:

- an interactive address map that allowed Calgarians to see what was being proposed for their property.
- background information on the proposed districts.
- photos of built examples.
- A Frequently Asked Questions section.

The website was regularly updated to provide more information and to reflect new questions or concerns that Administration was hearing.

In addition, Administration created a [City Engage Portal Website](#) that included:

- a feedback submission tool; and
- date, time and location for the information sessions and webinars.

Information and awareness advertisements were also placed on YouTube, Spotify, X/Twitter and C-Train/Transit digital displays.

### **Dedicated Telephone Call Centre**

For Calgarians with limited or no internet access, or for those who preferred to speak to The City, Administration set up a dedicated call centre for the project. The call centre was staffed with employees who could provide information, as well as print-out copies of the website information and comment form to mail to anyone who asked in various languages as required. Administration also had paper copies of all information and comment forms at all information sessions.

### **Information Events led by Others**

Administration offered to attend various Councillor and community led townhalls and open houses to lend support in answering questions.



In addition, Administration attended sessions organized or hosted by the Federation of Calgary Communities (2024 February 27), BILD Calgary (2024 February 21) and Social Policy Collaborative (2024 February 20). These were opportunities to meet with interested parties upon request and share information answering questions on the proposed changes. Administration is working to schedule meetings with the University of Calgary, Calgary Real Estate Board (CREB), and Calgary Inner City Builders Association (CICBA). Administration will continue to support any additional requests ahead of the Public Hearing of Council.

### **Walking Tours**

Administration will be hosting in partnership with the Federation of Calgary Communities two walking tours in March and April ahead of the Public Hearing of Council.

### **Legal Letters of Notification with Explanations in Plain Language**

In March 2024, Administration will send out legal letters with a plain language insert to all property owners who will be affected by the proposed rezoning. The letter will be addressed to the property owner. This letter will come with a special insert that is focused on a plain language explanation of why they are receiving these letters. It describes what is happening including the proposed textual amendments to the Land Use Bylaw and rezoning. The plain language insert also includes an explanation as to why these changes are proposed. Further, it provides a description of the three proposed rezoning scenarios to help explain what that might mean for each owner including images illustrating the possible built forms. Lastly it includes how to continue to provide comments or participate in the Public Hearing of Council.

### **Physical Signs in Communities**

Large format road signs were placed through communities and in high-traffic intersections.

## **Performance Data for the Communication Campaign**

Communication activities began prior to the 2023 September 16 Special Meeting of Council when the Housing Strategy was approved by Council. This campaign was highly successful with 600 individual Calgarians, groups and organizations sharing their views at the 2023 September 14 Community Development Committee. Some further measurements and indicators of this success include: \*

- 24,030 visits to the housing strategy webpage and 26,776 page views
- The Housing Strategy document was downloaded 1,440 times.
- 647,208 impressions (views) from various social media ads
- 7,607 clicks on the ad to read more or go to a link.
- Close to 600 people shared the link to the ad with a friend.
- 850 comments submitted via the engage portal that will be summarized in our What We Heard report.

\* Note: this data is for the time between January 15 and February 5, 2024.

### **Overview of Communications Activities Post September 16, 2023**

#### **Communication Tactics**

The following is an overview of all tactics used to ensure Calgarians had the information needed to help make an informed response to Council including metrics.

#### **Digital and Paper Advertisements**

- Citywide postcard mailout: 557000 mailed.
- Social media campaign: 1,647,465 impressions
  - Facebook: 895,343 impressions
  - Twitter 429,591 impressions



- Instagram 322,531 impressions
  - Nextdoor 6 posts
- Digital advertisements on high-traffic websites and YouTube: 459,932 Impressions
  - Digital banner ads: 158,301 impressions
  - YouTube: 195,635 impressions
  - Multilanguage ads: 106,266
- Radio Ads on Spotify and multilanguage radio stations
  - Spotify: 79,614 impressions
  - Multilanguage radio stations: 11 spots
- Communication out through newsletters
  - Dispatch: 3847 impressions
  - Community newsletters: 3 articles in 84 community newsletters citywide
  - Council newsletter: 1 article (\*launched in January 2024)
- Digital transit screens: 3,526,709 impressions
- Large format road signs (Bold) placed through communities and in high-traffic intersections: 55 signs.
- Email update to subscribers: 2702 impressions

### Personal Interactions

This number represents Calgarians that actively or passively got involved. This includes people who visited the website, attended a virtual session, subscribed for email updates, attended a working group session, received and engagement booklet in the mail, etc.

- Website: 41,868 visits
- Interactive map: 47,706 visits
- 2015 feedback forms received (paper and online)
- 465 registered for a virtual/online session
- 660 attended the in-person session(s)
- 1,367 social media interactions (comments, reactions, shares, etc.)
- 170 calls answered by dedicated call-centre providing opportunities to assist with questions and inquiries.
- 290,074 legal notifications mailed to landowners.
- 1,809 online engagement contributors
- 557,137 postcards (2024 January)
- 557,137 postcards (2024 April)
- Two walking tours scheduled (pending)

## What We Heard (as of February 2024)

The information campaign is ongoing and will continue up until the Public Hearing on April 22, 2024. A comprehensive What We Heard will be provided to Council ahead of that date. Of the comments analyzed to date, approximately one-third are supportive of the proposed rezoning and two-thirds are opposed. Below is a summary of themes heard to date.

Key concerns include:

- **Impacts to Community**
  - Parking: respondents were concerned that the proposed rezoning would create new parking issues in neighborhoods and would exacerbate these issues where parking is already limited.



- Community character: some respondents indicated that they had purchased their home because of the single-family nature of their community, and that additional density would not be appropriate in that context.
- Built form: some respondents have expressed concerns about uncertainty around what will be built next door and having limited ability to provide feedback.
- Infrastructure and traffic: some respondents were concerned that existing City infrastructure, such as water and sanitary lines, electrical supply, and roads, are not adequate to accommodate the strain caused by additional density. Some respondents were concerned that the proposed rezoning would create new issues with traffic congestion in their communities or exacerbate those issues in communities where traffic and congestion is already a concern.
- Property values: Some respondents were concerned that the proposed rezoning would lead to decreased property values, especially once R-CG developments were constructed in their communities. In addition, some respondents indicated that they paid higher property taxes given the value of their home and expected that this would lead to greater protection for the types of housing that exist there currently.
- Loss of trees and landscaping: some respondents were concerned that R-CG developments would reduce the amount of green space and number of trees in their community, which would negatively impact the character of their community and lead to environmental issues such as increased runoff.
- Zoning of Parks: concerns were voiced that the proposed rezoning map shows parks spaces being proposed for rezoning. There are concerns that this means parks will be redeveloped for housing.
- **Citywide Approach**
  - Timing: some respondents are concerned about the timing and feel as though The City is moving too fast.
  - Location considerations: some respondents would like to see more housing in new communities or would prefer a community-by-community approach. Some respondents believed that additional density would be better located closer to transit corridors, and in communities where redevelopment is already taking place.
- **Housing Crisis**
  - Immigration: some respondents have expressed concerns over immigration policies being the underlying cause of the housing crisis.
  - Affordability: some respondents express doubt that adding housing supply would result in greater affordability. There is a desire for more data to justify these recommendations.
  - Accountability: some respondents feel as though individual property owners are responsible for solving the housing crisis themselves.
- **Council**
  - Forgone conclusion: some respondents feel as though this decision has already been made. Some respondents expressed frustration and a lack of trust in Administration and in Calgary City Council.
  - Plebiscite: Some respondents are asking for a plebiscite or referendum on this matter.
  - Federal Funding: some respondents feel as though this change is only needed to secure federal funding.

Key benefits included:



- **More homes needed:** some respondents believed that more units were needed across the city to create greater housing affordability and availability, provide greater housing choice for Calgarians at all income levels, reduce the infrastructure required for new communities and support the long-term maintenance of municipal infrastructure, and support more amenities at a community level.
- **Location considerations:** some respondents have said that if rezoning is important citywide then it should be citywide with no exclusions. There were some communities specifically pointed out as needing to be included from an equity perspective.
- **Economic benefits:** some respondents felt that the proposed rezoning would have a variety of economic benefits, including enabling businesses to attract new talent to Calgary, and general benefits to the local economy, including for small business.
- **Density near transit:** some respondents who were in favour of the proposed rezoning also supported higher density housing near transit stations and corridors.



# Calgary Planning Commission Initial Comments

On 2023 December 21, a closed session was held with Calgary Planning Commission for members to provide feedback to the project team on the proposed and alternative approaches to the rezoning and related land use bylaw amendments. Feedback was considered and incorporated, where possible, in Administration's approach to the rezoning, city-led outreach tactics and recommendations. Comments and feedback received through the closed session have been summarized and themed as follows:

## Themes

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### Approach to Rezoning

1. Alternative approaches to the citywide rezoning, and the pros and cons of each, were discussed.
2. Discussion around risks of doing the citywide rezoning versus not doing it.
3. Concerns about Direct Control Districts not being included in the current scope of work.
4. Received comments about H-GO being implemented appropriately since the individual parcels were analyzed according to the criteria in the Local Area Plans.
5. Previous implementation of Secondary Suites citywide was a success.

### Communications & Engagement Strategy

6. The proposed rezoning can bring change to neighbourhoods that Calgarians may not be ready for.
7. Spoke about being proactive with Administration's communications strategy.
8. Bring the citywide rezoning back to the goals of the broader Housing Strategy and how it can help housing affordability in our growing city.
9. Inform Calgarians of the land use districts and give visuals of how developments may look under the new rules.

### Considerations of Other Policies & Bylaws

10. How does this play alongside other planning considerations and exercises such as, Local Area Plans currently under review, the impact to heritage areas, how development is handled in flood/AVPA areas, etc.?

### Development Permit Considerations

11. Parking, Waste and Recycling, shadowing, and privacy will be major concerns for Calgarians. Look to proactively address these concerns.

12. Mitigating bad implementation of rowhouses where they are not appropriate or the perception that there is a right to develop one. Rowhouses are likely to be developed where it is the easiest and most appropriate to build.