



# Land use redesignations – How it works

- A land use redesignation is when the land use district (zone) assigned to a parcel of land is changed to a different land use district (zone).
- To change the land use district (zone), the landowner must apply for a land use redesignation.
- Land Use Redesignation Applications are often pursued by landowners who are hoping to build something that is not currently allowed on the site. Often, a change to the land use district (zone) is proposed to enable increased height and density of a building (compared to the current rules on the site) and/or to change the uses, or activities, that would be allowed to occur on the site as part of future developments.
- Applications to rezone or redevelop that align with the vision of applicable local area plans, the Municipal Development Plan and other city policies are more likely to be approved.

## Example of application to redesignate (rezone) a parcel of land



Existing	Proposed
<b>Residential – Contextural One Dwelling (R-C1) District</b>	<b>R-CG Residential – Grade-Oriented Infill District</b>
R-C1 is a residential designation in developed areas that is primarily for single detached homes.	R-CG is a low density residential designation that is primarily for rowhouses that face a street with a front door. Does also allow single detached and side by side and duplex homes. Only slightly larger buildings then allowed by the R-C2 district.
<b>Maximum Density:</b> 1 unit per parcel.	<b>Maximum Density:</b> 75 units per hectar.
<b>Maximum Height:</b> Maximum of 10.0 m.	<b>Maximum Height:</b> Maximum of 11.0 m, (7.0 metres at the shared side property line).
<b>Required parking:</b> 1 stall per unit.	<b>Required parking:</b> 1 stall per unit.



Land use application submitted and reviewed by The City.



The City collects public input. Feedback and technical input is shared with the applicant.



Applicant submits amended application, if required.



Application is presented to Calgary Planning Commission.



The application goes to City Council and a public hearing is held. Council makes the final decision on whether the application is approved.



The applicant may seek public input to inform a development permit application prior to or following the Public Hearing of Council and a decision on the land use application.



Development permit submitted to The City and may be presented to Calgary Planning Commission as part of the decision-making process. For development permit applications requesting a discretionary use, the public is invited to submit feedback directly to The City as part of the review process.