

# Housing – Grade-Oriented (H-GO): Understanding the new land use bylaw district



On October 5, 2022, Council approved changes to the land use bylaw making it more possible to build housing such as grade-oriented rowhouses and townhomes in Calgary's inner city and established communities. These changes come into effect on January 2, 2023.

## What is H-GO?

H-GO is a new housing district for the Centre and Inner City that allows a range of grade-oriented housing. This district adds the option of higher intensity redevelopment than that of R-CG, but still maintains direct ground-level access for all homes (i.e. no apartment forms).

## Where can H-GO go?

Focus for this district is along busier streets with amenities close by. There are two ways to determine the appropriate location of H-GO – through an approved local area plan and using location criteria in areas without a local area plan.

## Communities with a local area plan

The H-GO district is limited to use in areas identified with the **Neighbourhood Connector** and **Neighbourhood Flex** urban form categories through a [local area plan process](#).

## Communities without a local area plan

- Must be within **Centre City or Inner City communities** (identified by the [Municipal Development Plan's Urban Structure Map](#));
- and be located close to transit, specifically within:
  - 200 m from a Main Street or Activity Centre,
  - 600 m from an LRT platform,
  - 400 m from a BRT station, or
  - 200 m Primary Transit Network.

Check out the [Land Use Decision Process](#) that illustrates how decisions regarding redesignation to H-GO will be made.

To dive deeper into questions around the H-GO location criteria, we created two videos:

- [Q&A: The City & The Federation of Calgary Communities discuss proposed changes to residential zoning](#),
- [Q&A with The Federation and The City of Calgary Part 2](#).

## What are the specific rules in H-GO?

- **Maximum height:** 12 metres or 3 storeys
- **Maximum FAR:** 1.5 floor area ratio
- **Maximum parcel coverage:** 60%
- **Minimum parking requirement:** 0.5 stalls per unit and suite
- **Permitted uses:** Dwelling Unit is a permitted use and can be built as long as the proposal meets the rules of the district.
- **A landscape plan is required.** [The Landscape Design Guide for Small Residential Sites](#) has been created to set expectations for amenity spaces and complement the landscaping regulations.
- If there is more than one residential building, there must be a **minimum of 6.5 metres between the buildings**, ensuring sufficient open space for activities and landscaping.
- **Storage units:** required for all dwelling units that do not have access to a garage or parking stall, can be used for things like bikes and scooters.
- **Waste and recycling storage:** a screened location must be identified on the site plan.

An unofficial copy of this district is available on our [website](#). On January 2, 2023 it will be added to the land use bylaw and available at [calgary.ca/lub](https://calgary.ca/lub)

## What does the new H-GO district not do?

Adding this new district to the land use bylaw does not:

- Pre-approve development
- Automatically redesignate any parcels to another district, or
- Reduce or change the opportunity to make comments on future land use redesignation applications through the [Development Map](#) or at a [Public Hearing](#).

## What is the process for homes being built on the ground and how can I get involved?

If a person wishes to use the H-GO district rules on their property, they require a land use redesignation and the application must go before Council for approval. All land use applications under review can be found on the Development Map. Comments from neighbours and citizens regarding the application can be submitted through the Development Map. The final decision is made by Council following a [Public Hearing](#).

Once the redesignation is approved by Council, the applicant needs to apply for a [Development Permit](#). All development permit applications under review can also be found on the Development Map. Comments from the public on the application can be submitted through the Development Map.

## Where can I get more information?

More background on why these changes were made and why enabling more housing choice in Calgary is important can be found on our website [calgary.ca/housingchoice](https://calgary.ca/housingchoice)

More information on community and citizen involvement in the planning and development process can be found [here](#).

If you have more questions, send them our way at [housingchoice@calgary.ca](mailto:housingchoice@calgary.ca)

