

March 23, 2022, Item 7.3.1

Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments Implementing Citywide Residential Rezoning), LOC2026-0010, C2026-0153

[Meeting Link](#)

Approved Recommendations:

1. Reinstate the low-density residential zones into Land Use Bylaw 1P2007

Bring back the low-density residential districts into the Land Use Bylaw 1P2007 (R-C1, R-C1L, R-C1N, R-C2, R-1, R-1N, R-2, R-CGex).

2. Change the zoning of parcels back to their state prior to 2024 August 6

Any properties that were rezoned in 2024 and have not applied or been approved for an R-CG/R-G/H-GO development will revert back to the previous land use district.

3. Exempt Parcels that Meet Specific Criteria from this Redesignation

Properties that meet the criteria below will be exempted from a zoning change:

- Received approval for a permit or subdivision application under R-CG, R-G, or H-GO zoning before the proposed bylaw takes effect; or
- Submitted a permit or subdivision application before the first reading of the proposed bylaw; or
- Rezoned through an approved rezoning application applied for by the property owner after August 6, 2024.

4. Reverse Rezoning for Housing Rule Changes

Any rule changes that were approved as part of Rezoning for Housing have been reversed:

- A property can no longer build both a secondary suite and a backyard suite. May only have either a secondary suite or a backyard suite.
- Backyard suites can no longer be built on properties with semi-detached homes.
- Backyard suites will have a parking requirement again.

5. Amend the R-CG Zone

Approved changes to the R-CG zone that will apply to future developments after August 4, 2026:

- Maximum height is lowered from 11m to 10m.
- Maximum lot coverage is lowered from 60% to 55%.
- Zero lot line developments are no longer allowed.
- Rowhouses that meet all rules can be a permitted use in R-CG again, same as prior to the citywide rezoning in 2024.

Motions Arising:

6. R-CG Zone Testing and Modelling

Direct Administration to undertake technical modelling to:

- Evaluate a reduction in R-CG maximum density from 75 to 60 units per hectare and if appropriate bring any required Land Use Bylaw rule changes back to the July 26, 2026 Public Hearing; and
- R-CG rule changes including contextual front setbacks, number of buildings on a property, and restricting rowhouses and townhouses mid-block, as part of the new Zoning Bylaw.

7. Change Secondary and Backyard Suites to Permitted Uses

Direct Administration to bring back amendments to the land use bylaw to allow for secondary suites and backyard suites to be permitted uses in all low-density residential districts. These changes will be brought forward at the July 21, 2026, public hearing for further consideration for approval by Council.

8. Support Strategic Council Discussion on Growth Opportunities

Direct Administration to prepare for the July 16, 2026, Strategic Meeting of Council information, analysis and discussion with respect to where and how more housing can occur in Calgary in alignment with the draft growth split target, with a focus on nodes and corridors, transit-oriented development, and brownfield sites.

9. Rezone Properties with Subdivision and Development Appeal Board Refusals

Directed Administration to bring a report to a public hearing in Q4 that reverts the zoning of properties that had an application refused by the Subdivision and Development Appeal Board.

Repeal of Blanket Rezoning Council Decision Summary

Motion/Amendment	Timeline
Reinstate the low-density residential zones into Land Use Bylaw 1P2007	Effective August 4, 2026
Change the zoning of parcels back to their state prior to 2024 August 6	Effective August 4, 2026
Exempt Parcels that Meet Specific Criteria from this Redesignation <ul style="list-style-type: none"> • Public hearing for proposed exempt properties with applications received after Jan 1, 2026 	July 21, 2026 Public Hearing meeting of Council
Reverse Rezoning for Housing Rule Changes	Effective August 4, 2026
Changes to the R-CG Zone	Effective August 4, 2026
R-CG Zone Testing and Engagement	
Change Secondary and Backyard Suites to Permitted Uses	Will be brought forward at the July 21, 2026 Public Hearing meeting of Council
Support Strategic Council Discussion on Growth Opportunities	Will be discussed at the June 16, 2026 Strategic Meeting of Council
Rezoning Properties with Subdivision and Development Appeal Board Refusals	Q4 2026