

Rezoning for Housing

Home is Here: The City of Calgary's Housing Strategy

Introduction

In September 2023, Council voted to pass Home is Here: The City of Calgary's Housing Strategy 2024-2030. **Over 84,600 households cannot afford where they currently live and that number is growing.** Calgary is projected to grow to 2 million people, and there isn't enough housing to accommodate this growth. New Calgarians continue to arrive in record numbers, attracted by economic opportunity and the city's high quality of life.



Nearly **one in five** households in Calgary cannot afford their housing.

One of the actions of the Housing Strategy is the **proposed rezoning to a base residential district, or zone**, to allow for a greater variety of housing in all communities across the city.

1. Increase the supply of housing to meet demand and increase affordability.

- a) Make more City-owned land available for affordable housing in all communities.
- b) Use The City's funding tools to leverage partnerships with government and get more housing built.
- c) Amend and streamline planning policy and process to allow for diverse housing.

Specific Action Items:

- 1. Rezone to new base residential district, R-CG.
- 2. Rezone to H-GO in approved Local Areas Plans (LAPs) where appropriate.
- 3. Allow both a secondary suite and a backyard suite on the same property.
- 4. Remove parking requirements for backyard suites.

Scan the QR code to view the full **Home is Here: The City of Calgary's Housing Strategy**





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What is rezoning?

Whether it's residential, mixed-use, industrial, or commercial, every property is zoned to indicate what kind of development is allowed to be built on the property.

Rezoning happens when a property owner wishes to develop something besides what is currently allowed under the existing zoning.

Council makes the final decision on whether to approve or refuse a rezoning application after a public hearing. Detailed plans of the proposed building can be submitted at this stage. If the rezoning is approved by Council, the applicant can submit a **development permit application**. City Planners then review the application and all aspects of the individual property.

Streamlined Planning Approvals Process



Rezoning will streamline the process that property owners must follow if they want to redevelop on their property, eliminating the need for individual and time-consuming rezoning. **Development and Building Permits may still be required depending on the location.** Building permits are always required for new homes. It is these two permits that ensure new buildings meet the rules for height, lot coverage, setbacks, and landscaping, and that the houses are built to meet health and safety requirements.



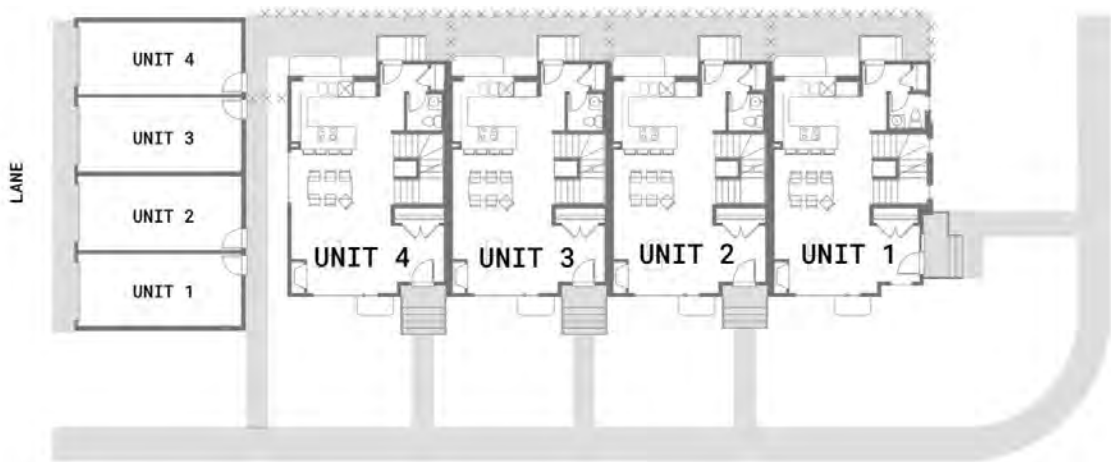


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What is the development permit process?

Once a property is properly zoned, a development permit application may be submitted. Detailed plans of the building and site are submitted and reviewed by City Planners for height, setbacks, parking, landscaping, utilities, and waste & recycling. All feedback received from community members is reviewed and considered during the permit process.



Learn more about the development permit process

A QR code located in a grey box, intended to be scanned by a mobile device to access more information about the development permit process.



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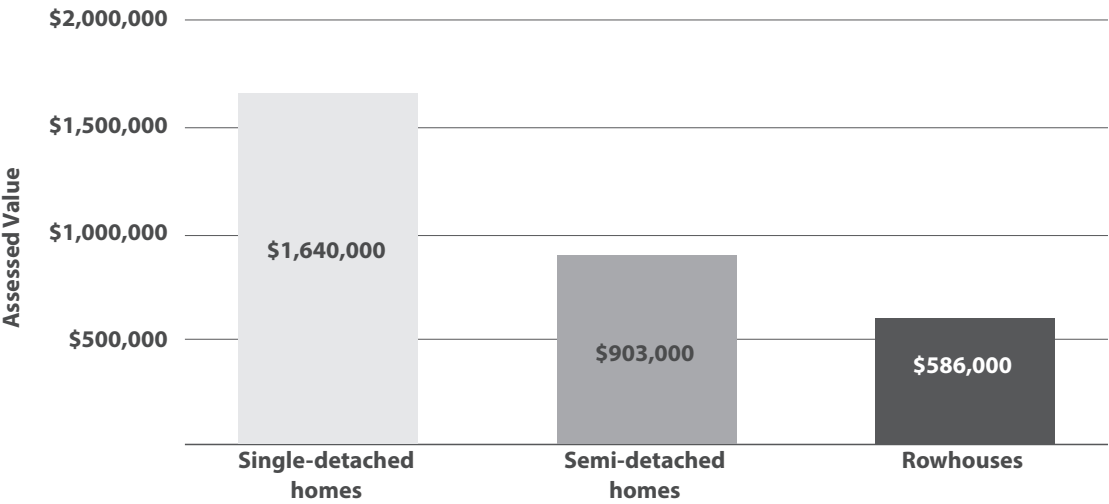
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How will this help with housing affordability?

Research shows that adding new homes improves housing affordability for Calgarians. Even when new housing is expensive, adding more homes means fewer people are competing against each other to find a home that fits their needs and budgets.

Allowing a variety of housing types saves Calgarians money because more options mean households only have to pay for what they need for their lifestyle. Adding new homes in an area can reduce rents because older homes need to be priced more competitively to attract households.

Median Value of New Builds per Zoning District in Calgary (2018-2023)





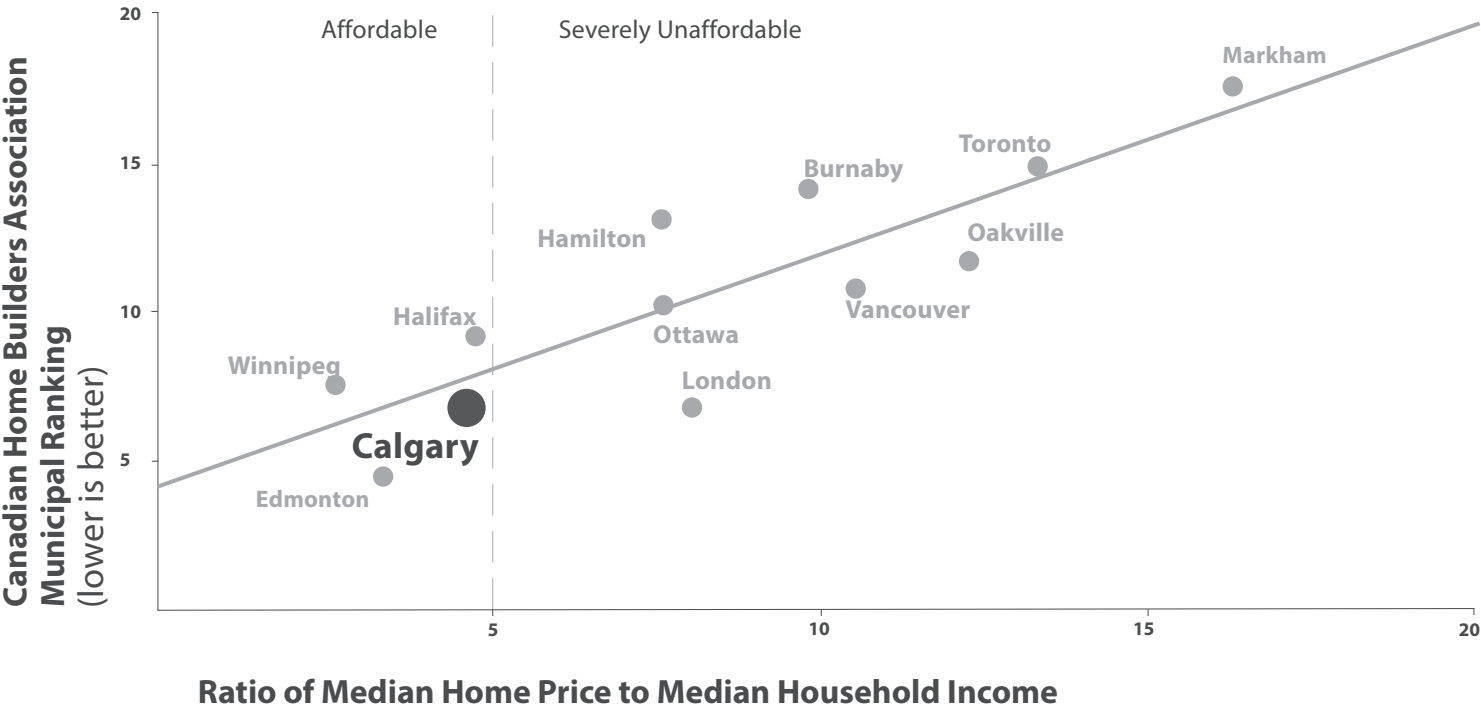
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Why now?

Calgary has a unique opportunity. Our housing market is still relatively affordable compared to other cities across the country. It's one of the reasons we welcome more and more new Calgarians every year.

The time to take action is now. Calgary is on the brink of becoming unaffordable, and could experience similar housing affordability issues to those that are currently being experienced in cities like Toronto and Vancouver, if we don't make changes now.



Scan the QR code to read about the Auckland upzoning case study.



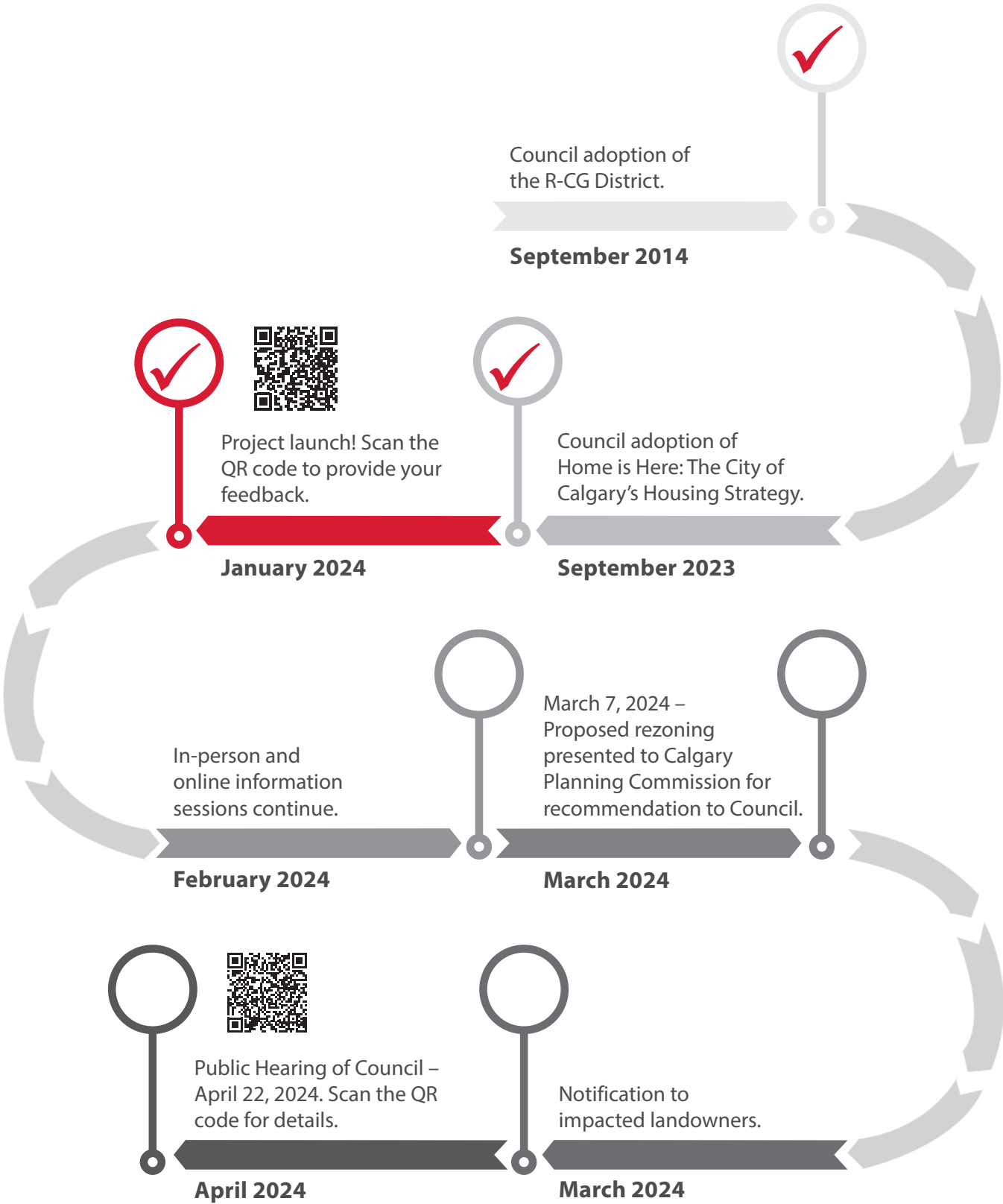
Scan the QR code to read about the Minneapolis Land Use Rezoning Study.





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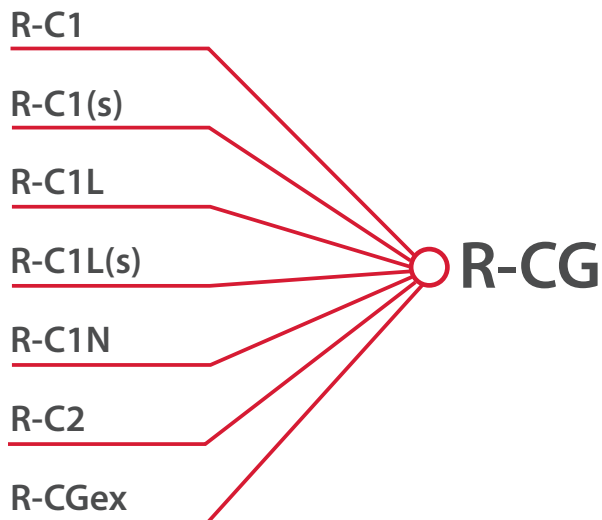
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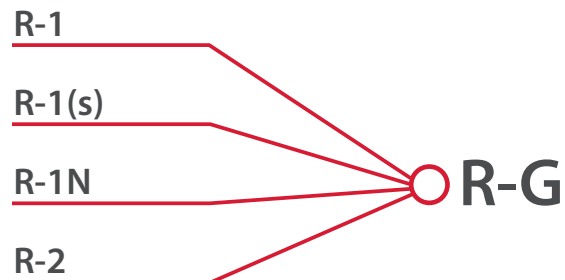
What would my new district be?

Property owners will receive a notification letter if their property is included in the proposed rezoning. An online map is available on our website at calgary.ca/rezoningforhousing so Calgarians can see how their individual property will be affected.

If your property is in a developed community:



If your property is in a developing community:



Your property may be rezoned to Housing – Grade-Oriented (H-GO) if it has been identified by an approved Local Area Plan (North Hill, Heritage, and Westbrook LAPS) as an appropriate location for H-GO.




Scan the QR code and type in an address to see how your property may be affected.



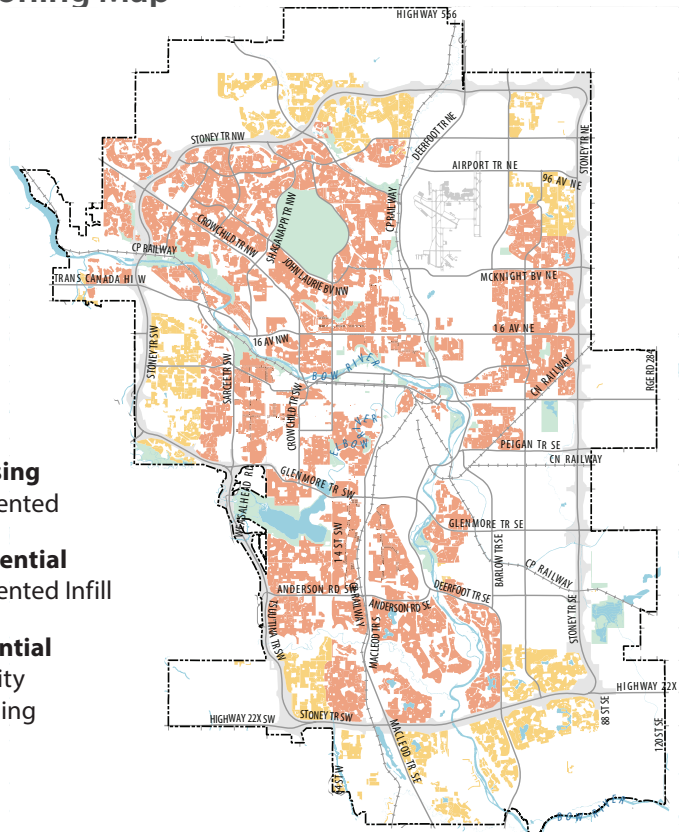
There are a variety of reasons some areas may not be included in the proposed rezoning, including but not limited to:

- A property having already been previously rezoned through a land use designation change;
- The property being a multi-residential, commercial, or industrial site; or
- The property is subject to a direct control land use district.

Legend (rezoning to):

-  **H-GO Housing**
– Grade Oriented
-  **R-CG Residential**
– Grade Oriented Infill
-  **R-G Residential**
– Low Density Mixed Housing
- City Limits

Rezoning Map



Learn more about citywide rezoning at calgary.ca/rezoningforhousing



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How would this change how my community looks?

Community concerns around rezoning often deal with whether the proposed redevelopment is compatible with the existing community.

The proposed citywide rezoning will allow for a range of low-density housing, all of which are compatible with other forms of low-density housing. **It still allows for single-detached homes, but** does not allow for apartment-style or high-density development.

Development Examples



R-CG



R-G



H-GO



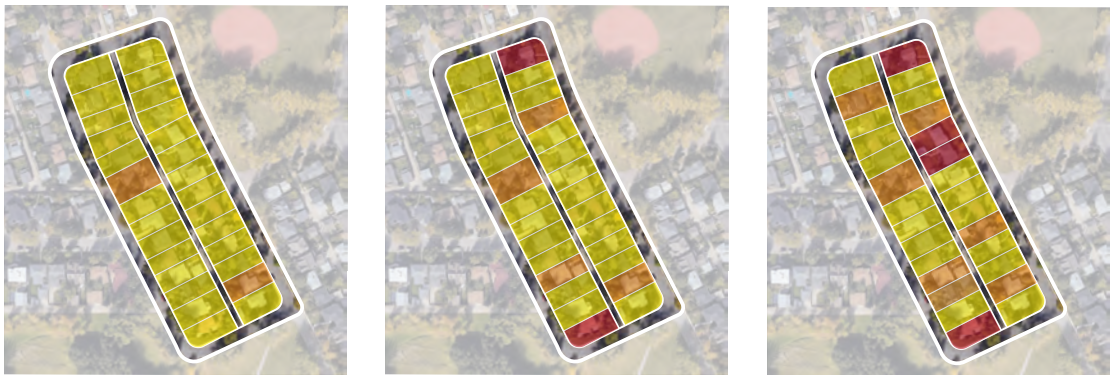
How would this change how my community looks?

The difference will be small at first, noticeable within a decade, and provide a huge benefit for the next generation.

Established area communities example: Residential block in Charleswood



Today



2030

Population: 79

Dwellings: 30

2040

Population: 98

Dwellings: 30

2070

Population: 144

Dwellings: 61



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Comparison between existing and proposed 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 ² | 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 ² | 2–3 trees | 1 tree and 3 shrubs per 110 m ² |
| 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 on the same parcel.