

Why is The City proposing rezoning?

Calgary is facing a housing crisis. With the approval of **Home is Here: The City of Calgary's Housing Strategy** in September 2023, Council directed City Administration to take actions to address the crisis. One of these actions is the proposed citywide rezoning to a base residential zone. This change will increase the supply of housing to meet demand.

What does the proposed rezoning mean for you?

The City uses a Land Use Bylaw to set rules for what kind of building can be built on a property. For the past 50 years, zoning only allowed single-detached homes, or semi-detached homes to be built on most residential properties. This means the zoning on your property today may only allow you to build a single-detached home or a semi-detached home. The proposed rezoning would allow you to build different types of homes, for example rowhouses. The proposed change does not allow for apartment buildings, and it still allows single-detached homes.

If your property is rezoned, but you don't want to change anything, you don't have to. But, if you want to build a different home on your property, for example a rowhouse, you will no longer need to apply for a change to your zoning. This will make the process faster and less expensive for you.

The City may also be proposing to change your neighbour's zoning. They would then also be able to build different types of homes on their property.

Even if the zoning changes, The City's existing review and approval processes will still apply to ensure all the rules are followed.

Proposed changes to secondary suite rules

In addition, minor changes are also being proposed for secondary suites. Today's zoning only allows one suite – either a basement suite or a backyard suite, on a property. The zoning change would allow a property to have both a basement suite and a backyard suite. The changes would also remove the need to provide a parking space on the property for the backyard suite.

City Council wants to hear from you!

The Public Hearing of Council is on April 22, 2024. You have a voice when it comes to housing in this city. You can submit letters to City Council or speak in person at the public hearing.

For information please visit calgary.ca/publichearing

Need more information?

To use our interactive map to see what is being proposed for your specific property, please visit calgary.ca/rezoningforhousing

For more information on the R-C1, R-C2, R-CG, R-G and H-GO zones, please visit calgary.ca/landusebylaw

For information on bylaw changes related to parking and backyard suites, please visit calgary.ca/rezoningforhousing

For information on Home is Here: The City of Calgary's Housing Strategy, please visit calgary.ca/communities/housing-in-calgary/housing-strategy

To see if your property is in one of the three local area plans, go to calgary.ca/lap

Or call 403-268-5311.



The City of Calgary is considering a change to the zoning of your property.

You are receiving the enclosed letter to let you know that City Council will hold a **public hearing on April 22, 2024**, and that you can share your thoughts with City Council in advance by letter or at the meeting either in person or by remote participation.

This brochure explains the key details to help you understand rezoning and the opportunities for you to learn more and provide your feedback. The remaining pages serve to formally notify you of the proposed changes.



Details about the proposed rezoning

These are the three most common scenarios across the city and the zoning that will be proposed. Most properties will be in one of these scenarios. Please use the interactive map tool at calgary.ca/rezoningforhousing to find out what The City is proposing for your property.

Scenario 1:

Your property is in a neighbourhood built before 1985

Properties in this area that are currently zoned as R-C1(s), R-C1L(s), R-C1N, R-C2, R-CGex will be proposed to change to R-CG.

R-CG is the Residential – Grade-Oriented Infill District.

It is used in the older communities. It allows for a variety of housing forms such as single-detached, semi-detached, secondary suites, and rowhouse-style housing. This district has rules to ensure new buildings fit in with the existing homes. An R-CG property could have a maximum of four units on a typical 50 ft lot, with the potential for each unit to have a secondary suite and a backyard suite. R-CG can be located on corner lots or mid-block lots.

Scenario 2:

Your property is in a neighbourhood built after 1985

Properties in this area that are currently zoned as R-1(s), R-1N and R-2 will be proposed to change to R-G.

R-G is the Residential – Low Density Mixed Housing District. It is already widely used in new communities. Like R-CG it allows for a variety of housing forms such as single-detached, semi-detached, secondary suites, and rowhouse-style housing.

Scenario 3:

Your property is in a neighbourhood flex or connector area in one of the three approved Local Area Plans

Local Area Plans have been completed in North Hill Communities, Westbrook Communities, and Heritage Communities. These plans identify areas where buildings are a good fit based on the H-GO district. If your property is in one of these areas, The City is proposing rezoning it to the H-GO, or Housing – Grade Oriented District.

H-GO is the Housing – Grade Oriented District.

It allows for more units than R-CG, but still requires all homes to have ground access, meaning it doesn't allow for apartment buildings with a common lobby. H-GO allows a variety of homes, including single detached dwellings, semi-detached dwelling, rowhomes, townhomes and suites.

What do homes with the proposed zoning look like?

Examples of R-CG:



Examples of R-G:



Examples of H-GO:

