

Calgary



Land Use Bylaw Amendments to address Missing Middle Housing

October 4, 2022

ISC: Unrestricted

Land Use Bylaw Amendments to address Missing Middle Housing





Recommendation

Infrastructure and Planning Committee recommend that Council:

Give three readings to the proposed Bylaw IP2022-0989 for amendments to Land Use Bylaw 1P2007 to add a new housing district (Housing – Grade-Oriented (H-GO) District), to amend the Residential – Grade-Oriented Infill (R-CG) district, as well as other minor consequential amendments to accommodate grade-oriented housing forms such as: semi-detached dwellings, rowhouses, townhouses, at-grade flats, and suites as outlined in Attachment 2.



What is the Problem?

Big Picture Issues

- Housing Affordability
- Population Change
- Housing Supply

Regulatory Issues

- Rigid Land Use Rules
 - Results in Direct Control districts
 - Prohibits mid-block R-CG development
- Approval Process
 - Land Use Redesignations vs. Development Permits





- More Direct Control applications for new forms of housing
 - **60% of Direct Controls** are for 5 units and 5 suites or more
 - **40% of Direct Controls** are to enable mid-block R-CG

- Concerns at Public Hearings and through Application Review
 - Small Suites
 - Parking
 - Waste & Recycling
 - Open Space





What are the Solutions?

1. Create a New District:

Housing – Grade-Oriented (H-GO)

What:

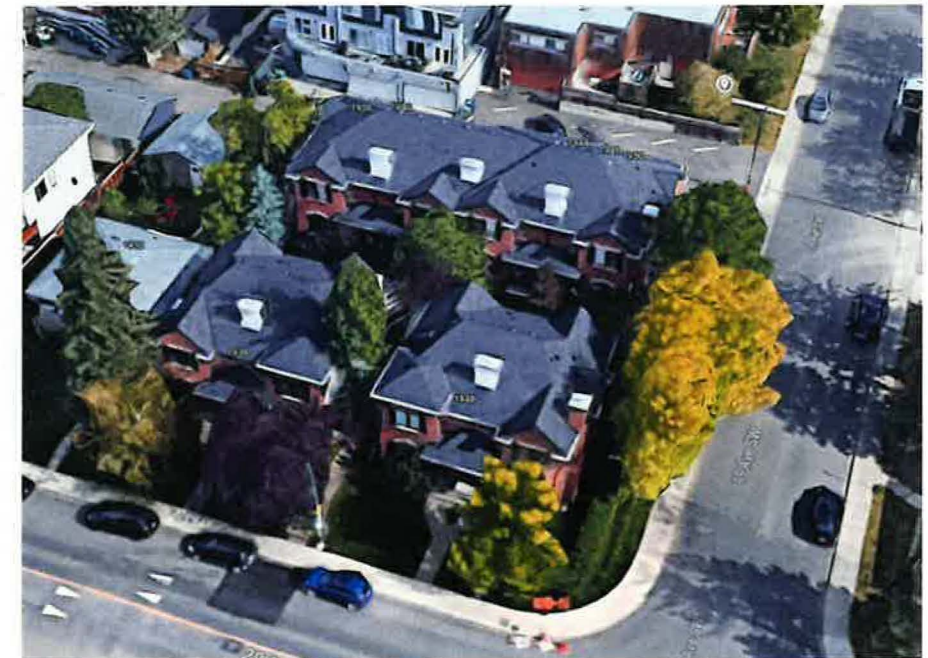
- Same height as M-CG (12 metres)
- Same parcel coverage as R-CG (60%)

Where:

- No LAP: Only by Main Streets & Transit
- LAP: Neighbourhood Connector and Neighbourhood Flex

How:

- Applicant-led applications
- Case-by-case Council decisions



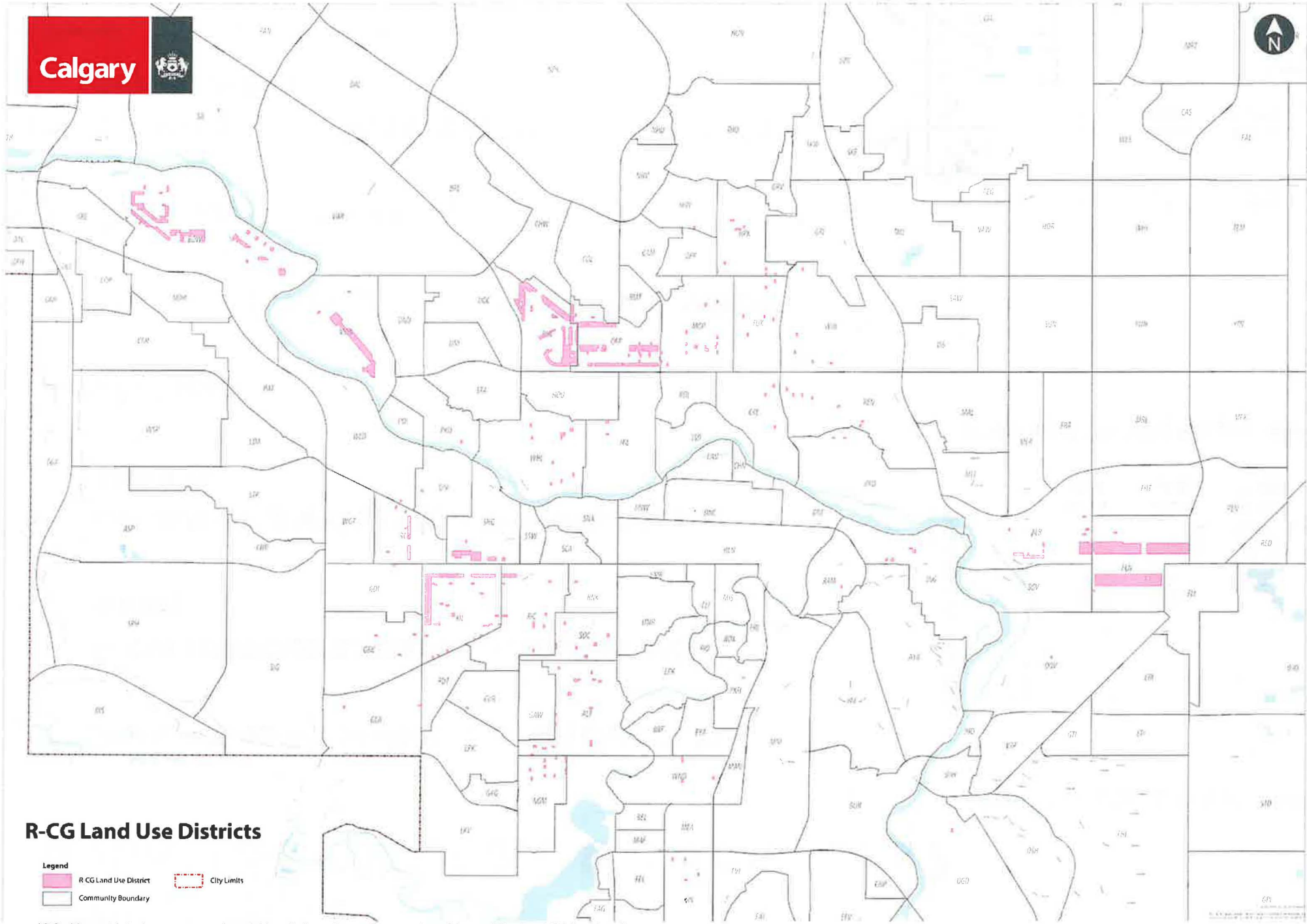


What are the Solutions?

2. Improve R-CG

- No changes to height (11 metres), density and parcel coverage
- Remove restriction that all homes must face the street
- Reduced height for rear buildings (8.6m)
- Reduce parking requirements by 1 stall





Existing R-CG

- Bowness Road
Main Street
- Banff Trail &
Capital Hill LRT
- 37 St. & 17th Ave
SW Main Streets
- 17th Ave NE
Main Street

R-CG Land Use Districts

Legend

- R-CG Land Use District
- City Limits
- Community Boundary

ISC: Unrestricted

Land Use Bylaw Amendments to address Missing Middle Housing

What are the Solutions?

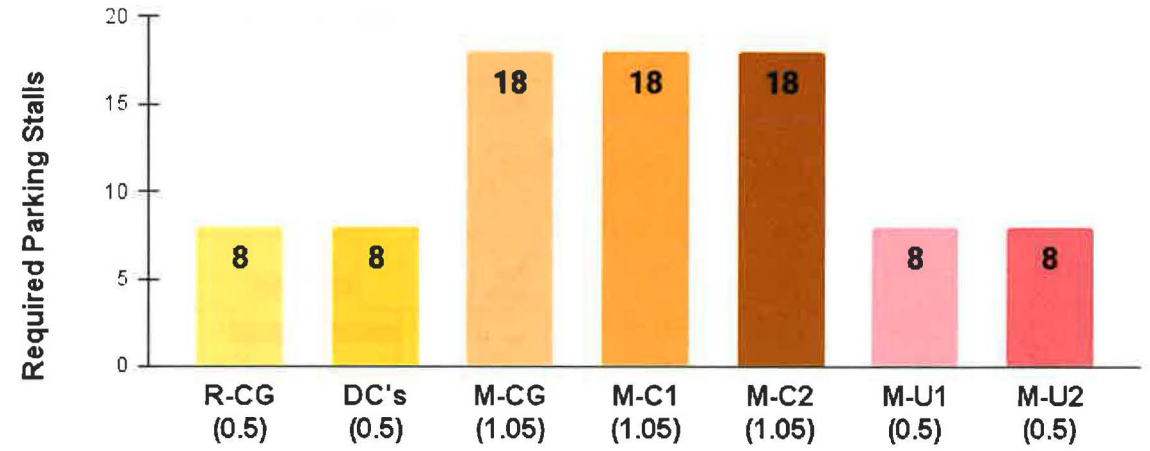
3. Changes to Multi-Residential Districts

- Allow rowhouses and townhouses with suites
- Consistent parking requirements across districts

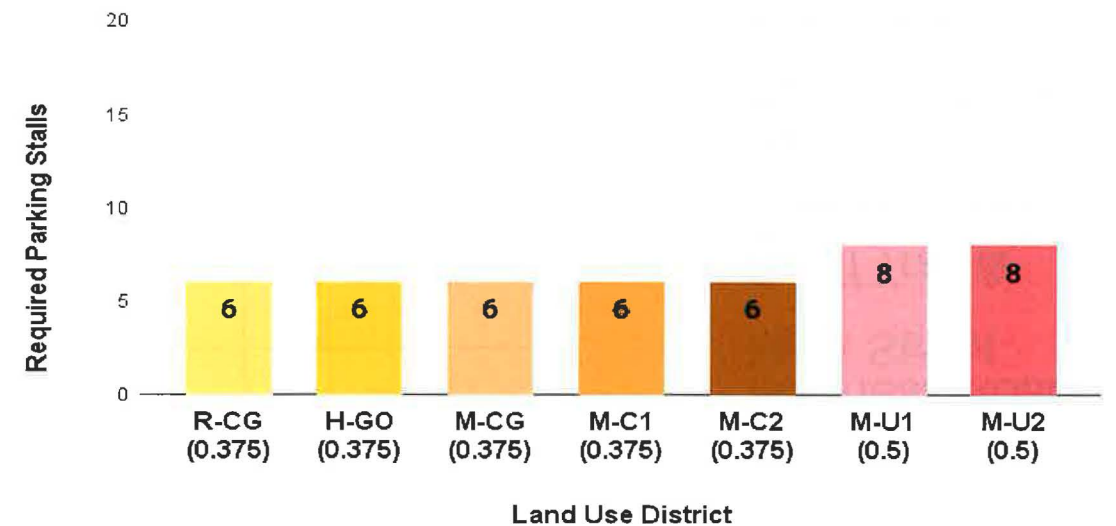
Advantages

- Prevents down-zonings and Direct Controls
- Regulatory consistency
- More homes in Municipal Development Plan growth areas

Current Parking Requirements (8 Unit Suite Development)



Proposed Parking Requirements (8 Unit Suite Development)





Inform Campaign

Between IPC (Sept 9) & Council (Oct 4)

- Project Website
 - FAQs & R-CG Map and Address Search
- Federation of Calgary Communities Q&A Videos
 - Q&A with Urban Planning Committee
- Calgary Reddit Q&A
- @YYCPlan and @CityofCalgary Twitter
- City of Calgary Newsroom Article
- Mail-outs to ~6000 R-CG & Adjacent Owners
- Newspaper Ads
- Bold Signs
- 311 and Planning Services Counter Session





Recommendation

Infrastructure and Planning Committee recommend that Council:

Give three readings to the proposed Bylaw IP2022-0989 for amendments to Land Use Bylaw 1P2007 to add a new housing district (Housing – Grade-Oriented (H-GO) District), to amend the Residential – Grade-Oriented Infill (R-CG) district, as well as other minor consequential amendments to accommodate grade-oriented housing forms such as: semi-detached dwellings, rowhouses, townhouses, at-grade flats, and suites as outlined in Attachment 2.