

### Land Use Amendment City Wide, LOC2024-0017- Calgary's Housing Strategy 2024-2030- Rezoning for Housing

2024 March 07

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAR 07 2024  
ITEM: #7.2.4 LOC2024-0017  
*Distrib-Presentation*  
CITY CLERK'S DEPARTMENT

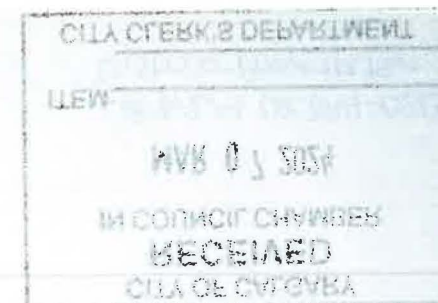
## Report Corrections:

The following text amendment has been made:

- Attachment 1, page 5 – “H-GO added as a new district to the Land Use Bylaw 1P2007 effective 2023 January 01”.

The following maps have been updated to reflect the decisions made at Public Hearing on 2024 March 5:

- Map 7C
- Map 10W
- Map 15E
- Map 28C





## RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2024-0213) to the 2024 April 22 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed amendments to the Land Use Bylaw 1P2007 (Attachment 3), including:

(a) Textual amendments (Section 1 and 3, Attachment 3);

(b) Redesignation (Section 2 and Schedule A, Attachment 3) of parcels *located at* various addresses from the:

- (i) Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, and Residential – Grade Oriented Infill (R-CGex) **to** Residential – Grade-Oriented Infill (R-CG) District.
- (ii) Residential One Dwelling (R-1(s)), Residential – Narrow Parcel One Dwelling (R-1N), and Residential – One/Two Dwelling (R-2) **to** Residential – Low Density Mixed Housing (R-G) District.
- (iii) Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, and Residential – Grade Oriented Infill (R-CGex) Districts **to** Housing – Grade Oriented (H-GO) District; and

(c) Procedural amendments to delete redundant districts from the Land Use Bylaw (Section 4, Attachment 3).

In September 2023, Council approved  
**Home is Here: The City of Calgary’s Housing Strategy 2024-2030.**



**Outcome 1**

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



**Outcome 2**

Support affordable housing providers to deliver services that make a positive impact.



**Outcome 3**

Enable The City’s housing subsidiaries to improve service delivery.



**Outcome 4**

Ensure diverse housing choice to meet the needs of equity-deserving populations.



**Outcome 5**

Address the affordable housing needs of Indigenous people living in Calgary.

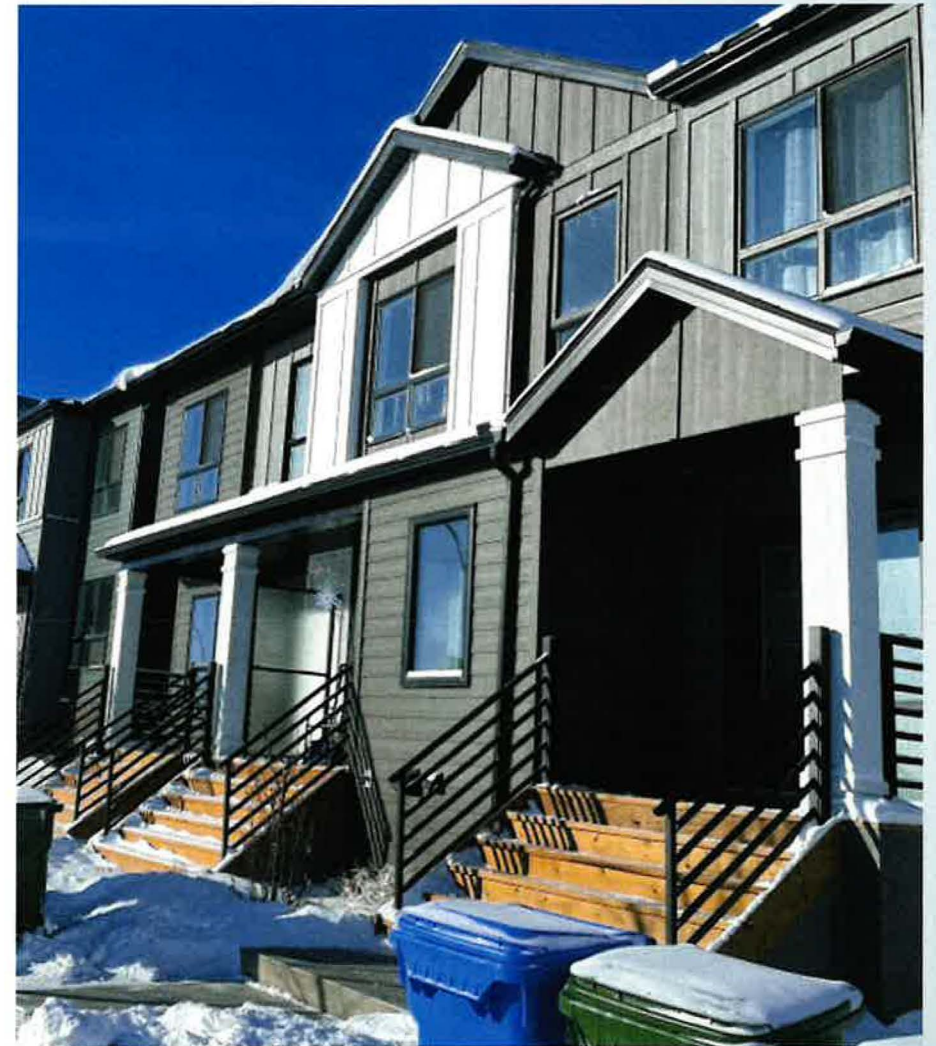




## Outcome 1

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

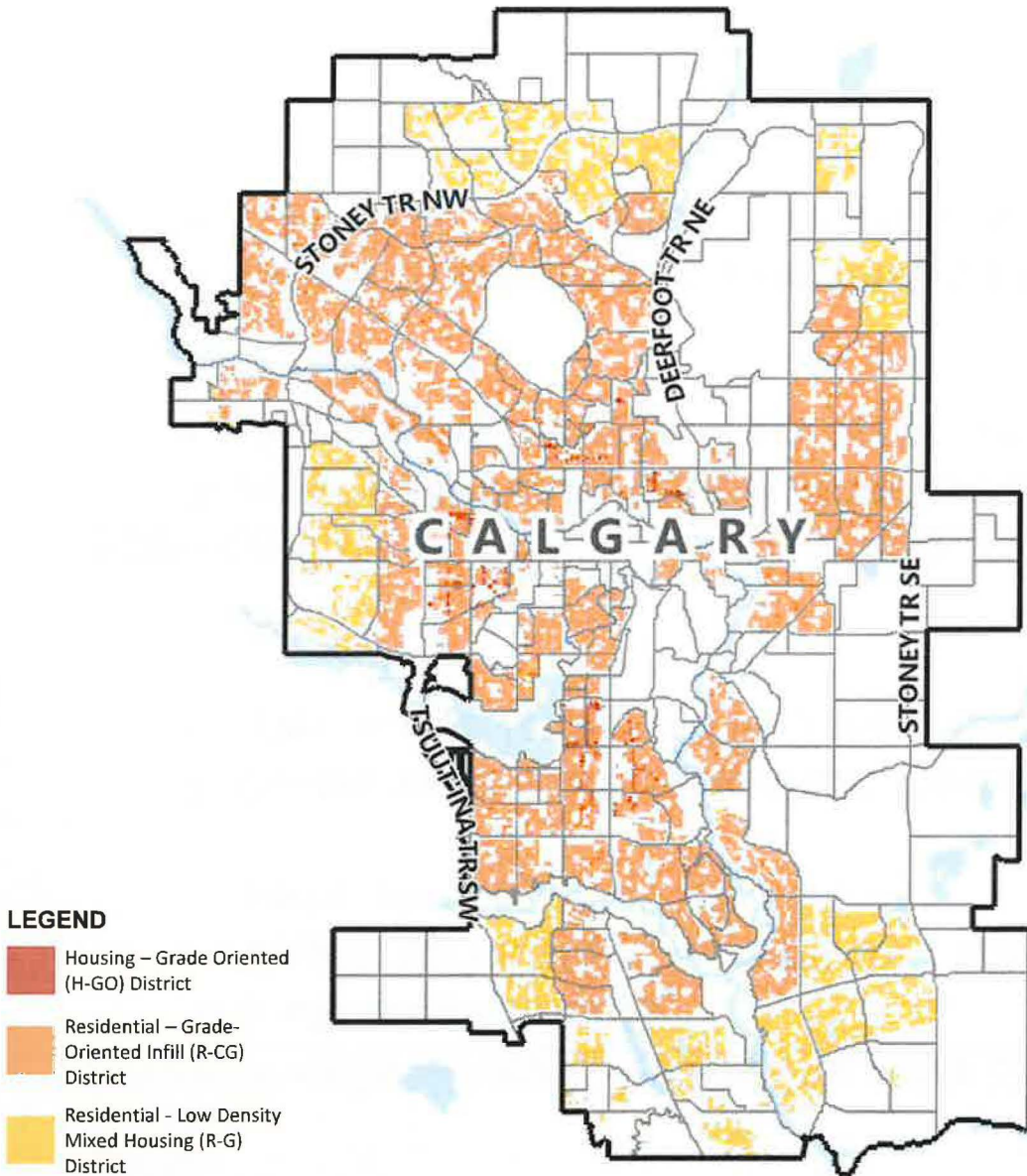
1. Citywide Rezoning by Q2 2024 to R-CG as the base district (Action item 1.C.6)
2. Rezoning to H-GO of parcels in Completed Local Area Plans (Action item 1.C.7)
3. Enable Secondary Suites and Backyard Suites on one Parcel of Land (Action item 1.C.4)
4. Remove Parking Requirements for Backyard Suites (Action item 1.C.4)
5. Immediately make the base district R-CG with guidance for single, semi-detached, row and townhouses into a single district. (Action item 1.C.4)











## Residential – Grade-Oriented Infill (R-CG)

Allows for single- and semi-detached homes, rowhouses, townhouses, and suites.

For parcels in the Developed Area.

## Residential – Low Density Mixed Housing (R-G)

Allows for single- and semi-detached homes, rowhouses, and suites.

For parcels in the Developing Area.

## Housing – Grade-Oriented (H-GO)

Allows for a range of ground-level access housing for parcels in the 3 approved Local Area Plans that meet the H-GO location criteria.

*If approved the implementation date would be August 6, 2024*

## Amendments directed by the Housing Strategy

### **1. Suite amendments**

- Delete parking requirements for backyard suites and allow for backyard and secondary suites on the same parcel (Action item 1.C.4)

### **2. Delete redundant residential districts**

- This makes R-CG and R-G the “base” residential districts (Action item 1.C.4)

## Additional Amendments Responding to Public Feedback

### **3. Add “Contextual Single Detached Dwelling” as a permitted use to R-CG**

- Maintain existing development opportunity for R-C1 property owners

### **4. Delete Rowhouse as a permitted use**

- All Rowhouse development will be a discretionary use and require a development permit



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### City – Led Outreach

- Six in-person events prior to March
- Three additional in-person sessions in March
- Two neighbourhood walking tours (March/April)
- Four webinars
- A searchable address map on the website
- A dedicated City Engage Portal page
- Radio, television, print and social media outreach
- Outdoor advertising
- A dedicated 5311 call centre
- Two Mailbox campaigns



1. Impacts to community
2. Citywide approach
3. Housing Crisis
4. Council
5. Need for more homes
6. Citywide equity
7. Economic benefit
8. Density near transit



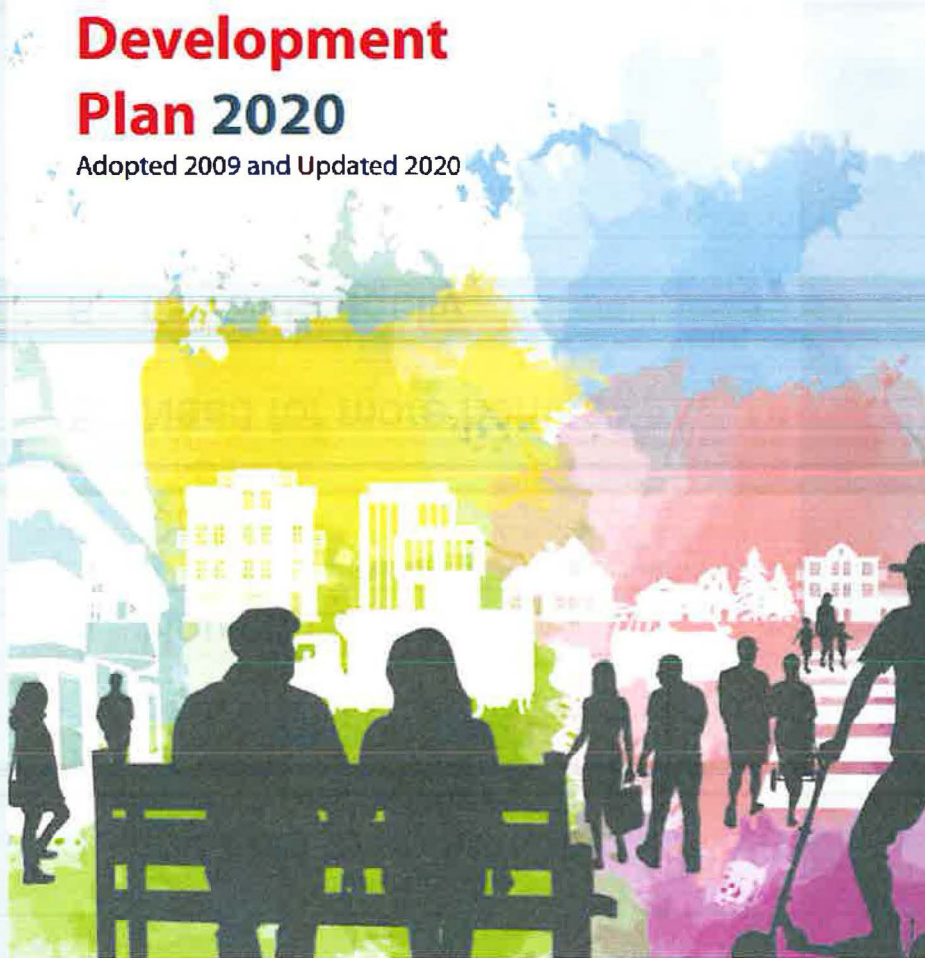


Calgary



## Municipal Development Plan 2020

Adopted 2009 and Updated 2020



### This proposal aligns with:

- South Saskatchewan Regional Plan (2014)
- Growth Plan (2022)
- Calgary Climate Strategy (2022)
- Home is Here: The City of Calgary's Housing Strategy 2024-2030 (2023)
- Municipal Development Plan (2009)



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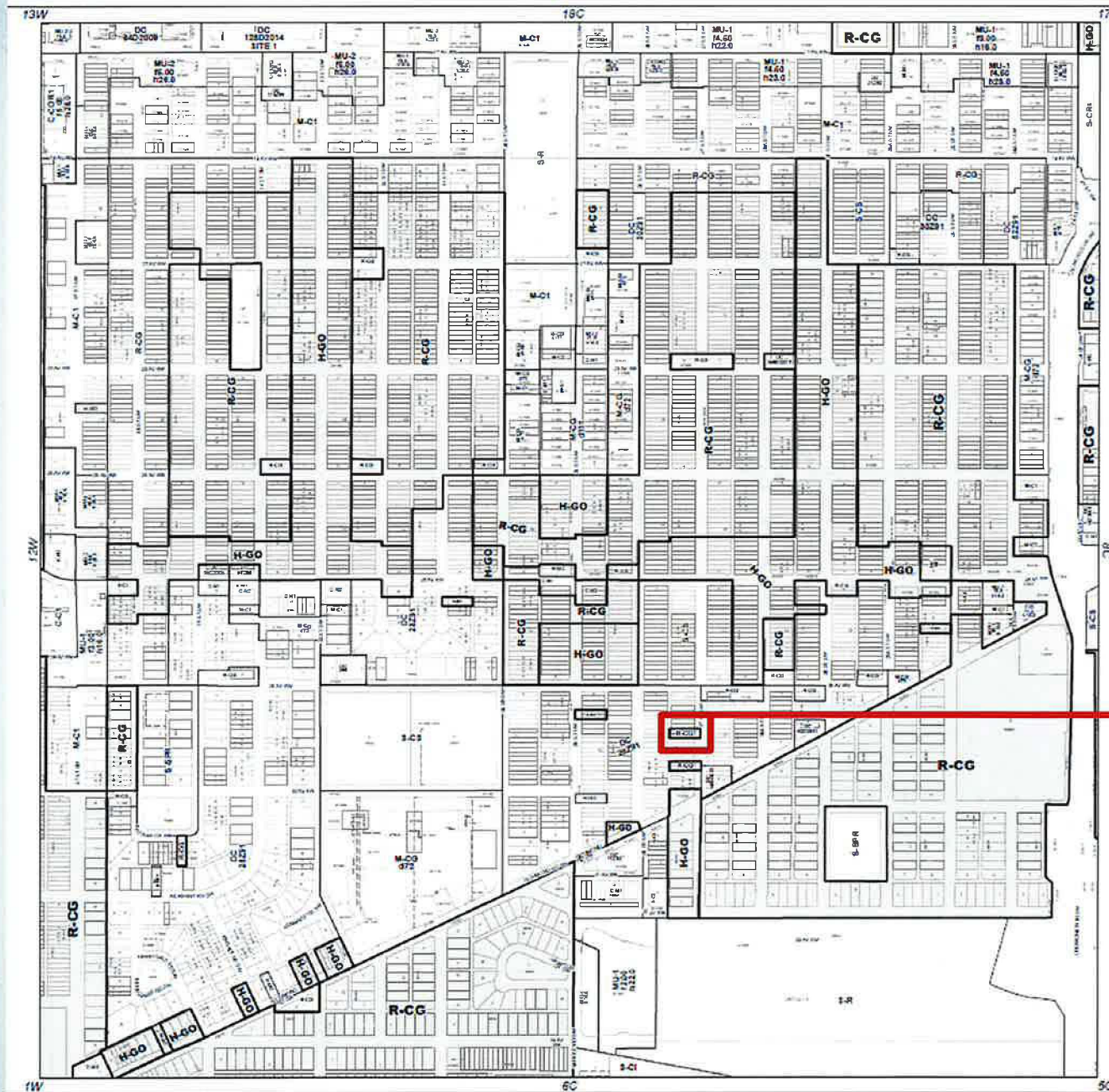
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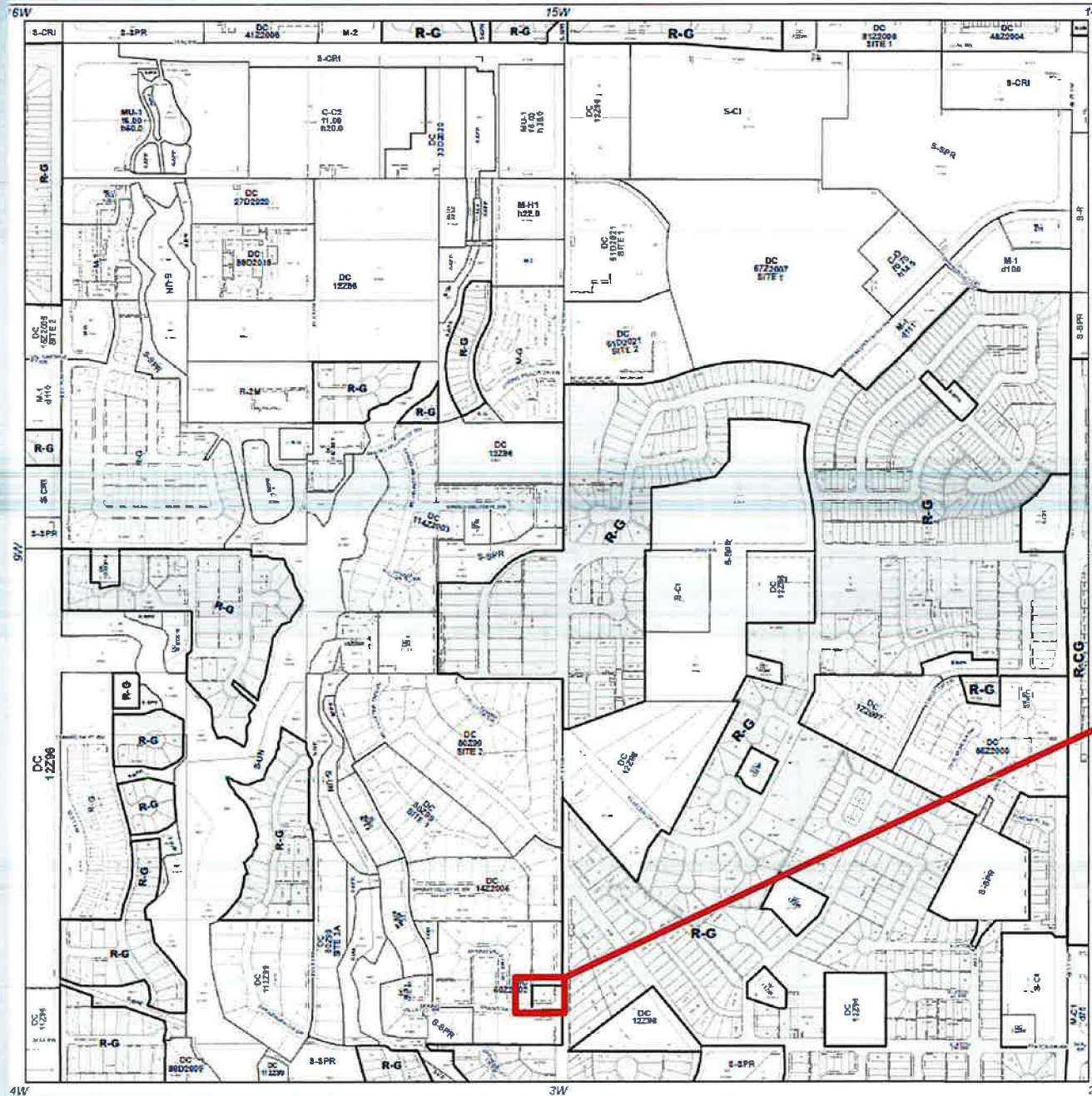
## Supplementary Slides





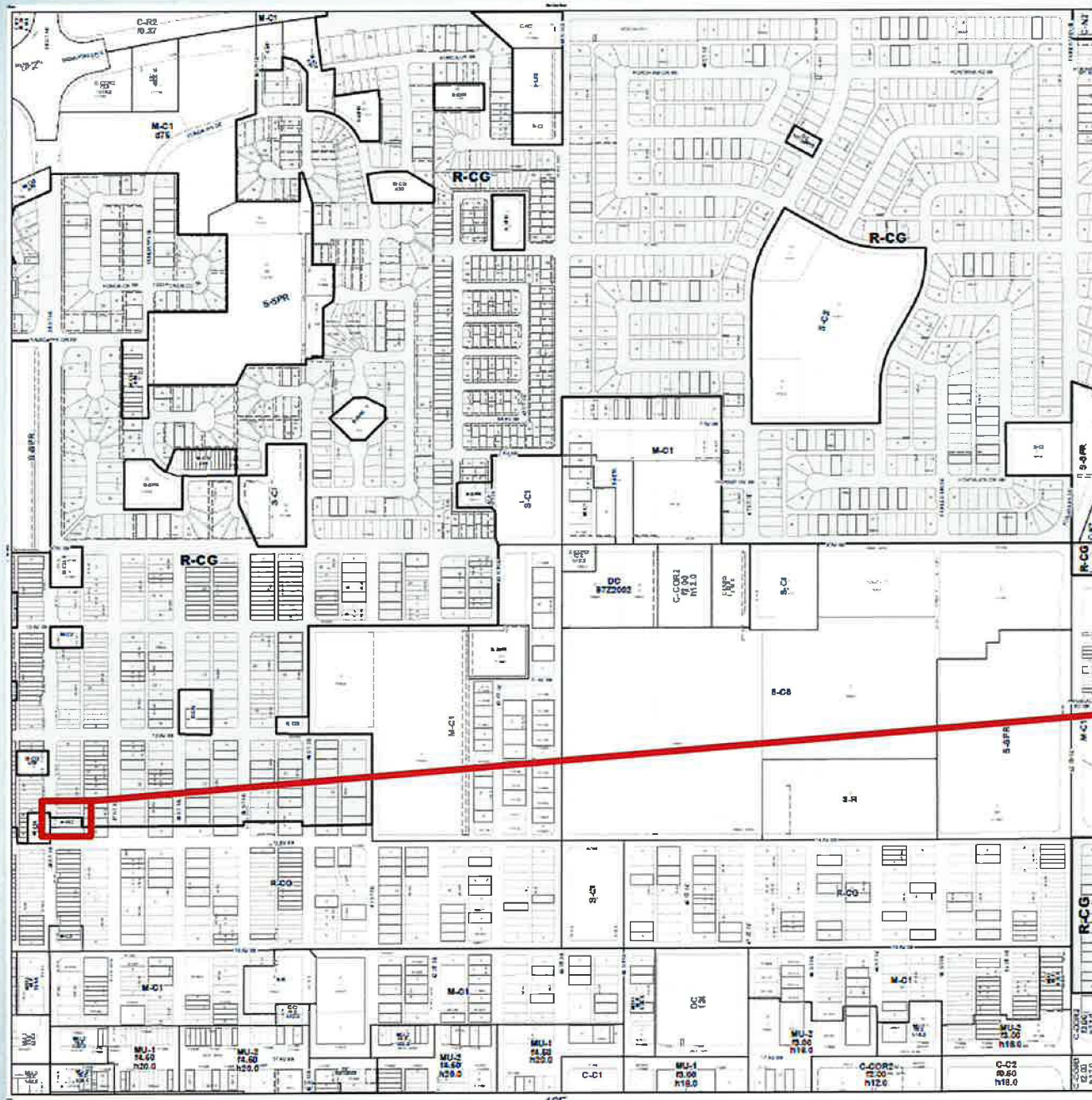
- DC to R-C2
- Approved by Council on March 5, 2024
- Has been added to the scope of the project





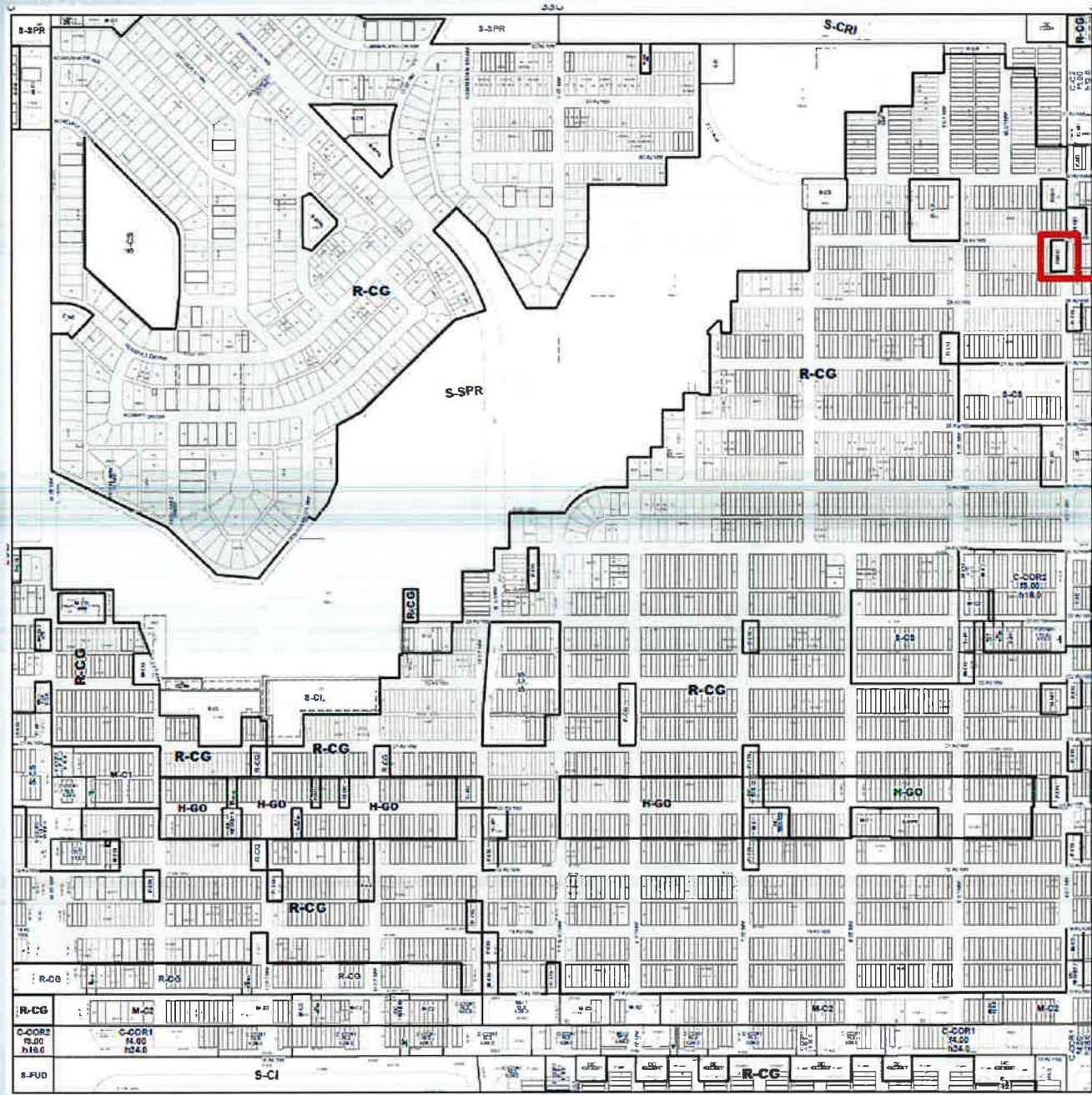
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# Case Study: Seattle, WA

If an existing single-family detached home is converted to:

- A 1-unit structure, the new home will cost around **197%** of the unit it replaced.
- A 4-unit structure, each of the 4 new units will sell at **about the same price** as unit they replaced. And the conversion adds 3 units.
- A 5 to 8-unit structure, each of the new units will sell about **25% below** the value of the previous unit they replaced. And the conversion adds many additional units.

\*For conversion properties in Seattle. A conversion is defined as the act of tearing down an existing single-family detached structure and replacing it with a new structure of varying unit totals. Data pertain to over 3,000 conversions identified in Seattle, which resulted in about 12,000 new units from the mid-1990s onward.

Source: AEI Housing Center, [www.AEI.org/housing](http://www.AEI.org/housing).

### Median Price Change between the Unit Replaced and the Median of the New Units Built: by Total # of Units After Conversion\*

