

Planning & Development Services Report to
Executive Committee
2024 June 11

ISC: UNRESTRICTED
EC2024-0692

Response to Motion Arising from Rezoning for Housing - Resources and Workplan Implications

PURPOSE

The purpose of this report is to provide a high-level summary of the overall budget, resources and workplan implications of the final Council amendments made to the original recommendations of CPC2024-0213, as well as of the preliminary costs associated with the Rezoning for Housing initiative.

PREVIOUS COUNCIL DIRECTION

On 2024 May 14, Council approved citywide rezoning, with amendments, through the Public Hearing Meeting of Council for CPC2024-0213. A further Motion Arising directed Administration to bring a summary of the cumulative budget, resource and workplan implications resulting from the final Council amendments made to the original recommendations on CPC2024-0213 to the 2024 June 11 Executive Committee.

RECOMMENDATIONS:

That the Executive Committee recommend that Council:

1. Reconsider its decision respecting Recommendation 9 in report CPC2024-0213 from the 2024 May 14 Special Meeting of Council "That Council direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.";
2. Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit, with an update to Council by end of 2024 Q3; and
3. Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations for consideration in the upcoming mid-cycle adjustments process.

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RECOMMENDATIONS OF THE EXECUTIVE COMMITTEE, 2024 JUNE 11:

That Council:

1. Reconsider its decision respecting Recommendation 9 in report CPC2024-0213 from the 2024 May 14 Special Meeting of Council “That Council direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.”;
2. Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit, with an update to Council by end of 2024 Q3; and
3. **Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations first through the Housing Accelerator Fund for funding consideration, with any remaining gaps in funding to be brought forward for consideration in the upcoming mid-cycle adjustments process.**

Excerpt from the Minutes of the Regular Meeting of the Executive Committee, 2024 June 11:

“**Moved by** Councillor Walcott

That with respect to Report EC2024-0692, the following amendment be approved:

That Recommendation 3 be deleted in its entirety and replaced with a new Recommendation 3, as follows:

3. Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations first through the Housing Accelerator Fund for funding consideration, with any remaining gaps in funding to be brought forward for consideration in the upcoming mid-cycle adjustments process.

For: (8): Councillor Penner, Councillor Carra, Councillor Mian, Councillor Spencer, Councillor Walcott, Councillor Chabot, Councillor McLean, and Councillor Pootmans

MOTION CARRIED

Moved by Councillor Carra

That with respect to Report EC2024-0692, the following be approved, **as amended**:

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That the Executive Committee recommend that Council:

1. Reconsider its decision respecting Recommendation 9 in report CPC2024-0213 from the 2024 May 14 Special Meeting of Council “That Council direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.”;
2. Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit, with an update to Council by end of 2024 Q3; and
3. **Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations first through the Housing Accelerator Fund for funding consideration, with any remaining gaps in funding to be brought forward for consideration in the upcoming mid-cycle adjustments process.**

For: (8): Councillor Penner, Councillor Carra, Councillor Mian, Councillor Spencer, Councillor Walcott, Councillor Chabot, Councillor McLean, and Councillor Pootmans

MOTION CARRIED”

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton concurs with this report.

HIGHLIGHTS

- Council approved Rezoning for Housing (CPC2024-0213) with twelve additional recommendations and three Motions Arising. One of the Motions Arising directed Administration to provide a summary of the budget, resource and workplan implications of those additional recommendations to Executive Committee.
- The preliminary assessment of costs associated with these resource and workplan implications has been estimated at \$4.7 million. Further information on the assessment is provided in Attachment 2. Detailed estimates will be conducted as Administration continues to determine and refine the implications, resulting in a comprehensive budget request as part of the upcoming mid-cycle budget adjustments process.
- Recommendation 9 added to report CPC2024-0213 is not achievable within the directed timeframe. Administration recommends Council reconsider Recommendation 9 only, and direct Administration to provide an update on this work by the end of 2024 Q3.
- A preliminary cost estimate for Rezoning for Housing is \$1.275 million (Attachment 3).

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DISCUSSION

Recommendation and Amendments

Following the 2024 April 22 Public Hearing, Council approved the recommendations in CPC2024-0213, while adding 12 additional recommendations. Council also approved amendments to Bylaw 21P2024 regarding parking. The additional recommendations were:

- Enhancing R-CG public engagement and education
- Enhancing development permit processes and timelines for rowhouses and townhouses
- Updating Local Area Plan sequencing
- Addressing issues related to privacy
- Re-engaging on updates to approved Local Area Plans
- Infrastructure and Planning Committee quarterly briefing
- Community Development Committee annual report
- Exempting rowhouses and townhouses from development permits in greenfield communities
- Evaluating appropriate zoning for all City-owned parks
- Reinstating the Civic Census Program
- Enhancing development permit public notification systems
- Including Secondary suites and backyard suites in density calculations

Some recommendations impact the City Building Program, and the Zoning Bylaw in particular, such as those on including suites in density calculations and evaluating park zoning. While some of this work is underway, additional time will be required. It will not be possible to deliver the new Zoning Bylaw in its entirety by the end of 2024. An extension of the timeline will provide the opportunity for further engagement and education, both internally and externally, on these additional recommendations and on feedback received to date on existing document drafts.

Recommendation 9, which would exempt rowhouses and townhouses from development permits in greenfield communities, is not achievable within the approved timeframe. Administration is committed to bringing a status update to Council by the end of 2024 Q3, when more information on the implications of this work will be available.

Preliminary Rezoning for Housing Costs

In addition to the Motion Arising, Administration was asked about Rezoning for Housing costs up to and including the Public Hearing. The costs are incremental above regular salary and wage costs. They include overtime, other non-salary and wage costs.

Details on the preliminary costs are outlined in Attachment 3.

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| | |
|---|--------------------|
| Costs to Prepare the Public Hearing | \$945,000 |
| Costs of the Public Hearing (April 22 – May 14) | \$330,000 |
| Total Preliminary Rezoning for Housing Costs | \$1,275,000 |

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input checked="" type="checkbox"/> Public communication or engagement was not required |

Public engagement was not required to complete this report.

IMPLICATIONS

Social

Not Applicable

Environmental

Not Applicable

Economic

Not Applicable

Service and Financial Implications

Other: New operating and capital

There are no financial implications directly as a result of this report. Administration's initial assessment has highlighted the need for new operating and capital budget to implement several of the additional recommendations, which would be brought forward for consideration during the upcoming mid-cycle adjustments process. Three of the largest budget asks would be implementing and sustaining the Planner Liaison program, reinstating the Civic Census program and exempting rowhouse and townhouse development from development permits in greenfield communities.

RISK

It is imperative that the additional recommendations approved by Council are adequately resourced and budgeted. Insufficient resources may put pressure on existing workplans, resulting in a lower quality of projects underway and hindering the implementation of new

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processes. This could also impact the effectiveness of the amendments and reduce their benefits for Calgarians.

ATTACHMENTS

1. Background and Previous Council Direction
2. Estimated Resource and Workplan Implications
3. Preliminary Rezoning for Housing Costs
4. Presentation

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|-----------------------------------|------------------------|
| Debra Hamilton | Planning and Development Services | Approve |
| Katie Black | Community Services | Consult |
| Stuart Dalglish | Chief Operating Office | Consult |

Author: Calvin Chan, Community Planning, Planning and Development Services

City Clerks: J. Palaschuk / C. Doi