

Estimated Resource and Workplan Implications

Council directed Administration to provide an overview of the estimated budget, resources and workplan implications resulting from the additional recommendations to the Rezoning for Housing land use amendment. The cost estimates are preliminary. Further detailed estimates will be conducted as Administration continues to determine the scope and resources of each recommendation. The estimated budget for each item includes additional staffing, support work from different business units and capital funding to cover any necessary equipment or technology upgrades.

Table 1: Summary of Estimated Budget, Resource and Workplan Implications.

1. Give three readings to Proposed Bylaw 21P2024 for 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, Residential – Grade-Oriented Infill (R-CG) District, and Residential – Grade Oriented Infill (R-CGex) Districts to Housing – Grade Oriented (H-GO) District;

Main Rezoning for Housing Recommendation (including amendments to parking requirements)

Workplan Implications

Administration does not anticipate additional impacts beyond what was anticipated to achieve the 2024 August 6 effective date. System updates, including application intake and mapping, are underway. Internal training will ensure staff are well-equipped to provide accurate information and guidance to the public.

Resourcing:

Lead Department: Planning & Development Services

Supporting Business Units or Divisions: Mapping Services, Communications, Learning & Development, PDS Service Excellence, Creative Services

Estimated Budget: No additional budget requirement has been identified at this time

2a. Review and enhance The City of Calgary Applicant Outreach Toolkit in collaboration with interested community associations, residents and industry to improve transparency in community outreach and engagement for development permit applications in R-CG districts, using this process to either create an incentive or requirement for community engagement prior to a formal application submission, with an update to Council by end of 2024 Q3;

Applicant Outreach Toolkit

Workplan Implications

This recommendation is net new work, and given the immediacy of the due date, may require resources to be reassigned, potentially impacting application review and local area planning project timelines. Beyond the initial update, budget is required for staff and engagement costs to complete this work.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: Communications, Engage

Estimated Budget: \$112,000

2b. Create a Rowhouse How-to Guide with input from interested community associations, residents and industry that identifies contextually appropriate design strategies (including but not limited to building height, placement and treatment of windows, air conditioners, waste & recycling bins and landscaping), with an update to Council by end of 2024 Q4;

Rowhouse How-to Guide

Workplan Implications

This recommendation is net new work, and given the immediacy of the due date, may require resources to be reassigned, potentially impacting application review and local area planning project timelines. Beyond the initial update, budget is required for staff, engagement and material costs to complete this work.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: Land Use Bylaw, Urban Design, Growth Infrastructure Planning, Communications, Creative Services, Engage, Communications

Estimated Budget: \$694,000

2c. Explore incentives for an expedited application timeline for those applications that demonstrate strong collaboration with community and compliance with process (as per the Outreach Tool and Rowhouse How-to Guide), with an update to Council by end of 2024 Q4; and

Expedited Application timeline

Workplan Implications

Administration has identified that additional resources are needed to explore, create and sustain an expedited application timeline. The majority of this work should occur in 2a and 2b. Subject to those findings staff resources, systems and process changes may be required to implement an expedited process.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: PDS Service Excellence

Estimated Budget: To be determined

2d. Determine the necessary resources and any associated funding required to fully implement and sustain a Community Planning Planner Liaison program as previously discussed with some inner-city communities and report back to Council no later than the end of 2024 Q3 for any resource and budget requests;

Planning Liaison

Workplan Implications

This recommendation is net new work, and given the immediacy of the due date, may require resources to be reassigned, potentially impacting application review and local area planning project timelines. Beyond the initial update, budget is required for staff, engagement and material costs to complete this work. An initial assessment identifies that eight additional full-time staff may be needed to establish and maintain an effective program.

Resourcing:

Lead Business Unit: PDS Service Excellence

Supporting Business Units or Divisions: Community Planning

Estimated Budget: \$932,000

3. Direct Administration to utilize or leverage an existing community and industry working group to mutually seek efficiencies in the development permit process to expedite development permit timelines, while making townhouse and rowhouse development permits more consistent and standardized in RCG areas to create transparency and predictability for applicants and the public;

Enhancing Development Permit Processes and Timelines for Rowhouses and Townhouses

Workplan Implications

An initiative is currently in progress focusing on reducing development permit processing timelines for rowhouse and townhouse applications and improving customer experience. The work will leverage existing community and industry relationships better to understand their experiences and challenges in the processes.

The ongoing work primarily focuses on analysis and identifying potential opportunities. If the analysis reveals the need for system changes, additional resources may be necessary for implementation.

Resourcing:

Lead Business Unit: PDS Service Excellence

Supporting Business Units or Divisions: Engage

Estimated Budget: No additional budget requirement has been identified at this time.

4. Direct Administration to sequence the completion of Local Area Plans in the developed areas of the city by:
a. Identifying the areas with the most demand based on the number of applications; and
b. Prioritizing these areas in the sequencing of future Local Area Plans;

Updating Local Area Plan Sequencing

Workplan Implications

Local area plans are sequenced with recommendations from the Established Areas Growth and Change Strategy, with particular considerations for equity in planning and major infrastructure projects, such as new LRT lines. Adding areas with demand based on applications specifically will not result in the need for additional resources.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: City & Regional Planning

Estimated Budget: No additional budget required at this time

5. Direct Administration to consider changes to the Land Use Bylaw, including provisions related to the current R-G, R-CG and H-GO districts, to address issues related to privacy for adjacent neighbours identified through this report as part of its reporting to Council on the City Building Program;

Addressing Issues Related to Privacy

Workplan Implications

This work will be included in the scope of the Zoning Bylaw as part of the City Building Program.

Resourcing:

Lead Business Unit: City & Regional Planning

Supporting Business Units or Divisions: Community Planning, Engage

Estimated Budget: No additional budget required at this time

6. Direct Administration to review all plans already completed as part of the current Local Area Planning program, and engage with affected communities, to determine whether any amendments to the Local Area Plans are warranted as a result of the proposed rezoning, and report back to Infrastructure and Planning Committee with an interim update no later than 2025 Q1;

Re-engaging on Updates to Approved Local Area Plans

Workplan Implications

The re-engagement of approved local area plans will be completed with existing resources, which may lead to a delay in launching new local area plans as the re-engagement will be prioritized. Administration's re-engagement approach will focus on collecting feedback to determine whether amendments are warranted based on Council's direction, including updates to local investments and improvements captured within Chapter 3 of the Local Area Plans. The estimated timeline for the re-engagement will be up to 12 months for all three approved local area plans.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: Growth Infrastructure Planning, City Planning Policy, Engage, Communications

Estimated Budget: \$60,000

7. Direct Administration to prepare a quarterly briefing on the implementation of the Rezoning for Housing initiative to Infrastructure and Planning Committee beginning 2025 Q1 including:

- a. The effect of Rezoning for Housing on housing supply, including the number of permits issued for new low-density residential units in R-G/R-CG and H-GO districts;
- b. Timelines for permit approvals; and
- c. A summary of public letters received on development permits enabled by Rezoning for Housing including the overall number in support or opposition and recurring themes of concerns raised;

Infrastructure and Planning Committee Quarterly Briefing

Workplan Implications

The scope of this recommendation will require additional resources to collect, summarize and report quarterly.

Resourcing:

Lead Business Unit: Community Planning

Supporting Business Units or Divisions: Partnerships, Growth Infrastructure Planning

Estimated Budget: \$117,000

8. Direct Administration to report back annually to Community Development Committee starting no later than 2026 Q2 with a report on the Rezoning for Housing Initiative that includes:
- a. Impacts of the Rezoning for Housing program at increasing housing supply;
 - b. Impacts of the Rezoning for Housing program at speeding up permit approval timelines;
 - c. Community and industry feedback that Administration has received related to Rezoning for Housing; and
 - d. Recommendations to address issues in the Land Use Bylaw, Local Area Planning program, and permit approvals that have arisen from Rezoning for Housing;

Community Development Committee Annual Report

Workplan Implications

Administration does not anticipate impacts on the existing workplan for carrying out the associated work.

Resourcing:

Lead Business Unit: Partnerships

Supporting Business Units or Divisions: Community Planning, City & Regional Planning

Estimated Budget: No additional budget requirement has been identified at this time

9. 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 free hold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.

Exempting Rowhouses and Townhouses from Development Permits in Greenfield Communities

Workplan Implications

This recommendation is net new work and not achievable within the timeframe noted. To undertake this work, additional time and resources are needed, including both operational and capital budget.

Should the due date remain as is, this work will impact application review timelines and existing continuous improvement projects.

Resourcing:

Lead Business Unit: City & Regional Planning

Supporting Business Units or Divisions: Growth Infrastructure Planning, PDS Service Excellence, Building Safety

Estimated Budget: \$1,413,000

10. Direct Administration to review all City-owned parks and evaluate the appropriate district and include a recommendation to rezone with the implementation of the new Zoning Bylaw;

Evaluating Appropriate Zoning for All City-owned Parks

Workplan Implications.

The identification and rezoning of City-owned parks could be completed within the scope of, and during the implementation phase of the new Zoning Bylaw. The estimated budget is for mapping resources.

Resourcing:

Lead Business Unit: City & Regional Planning

Supporting Business Units or Divisions: Growth Infrastructure Planning, Parks

Estimated Budget: \$102,000

11. Direct Administration to research and return to Council before the 2025 Mid-Cycle Budget program with recommendations (including budget and organizational accountability) to resurrect the municipal census program with the intention of conducting a Calgary biennial census in 2027 and thereafter;

Reinstating the Civic Census Program

Workplan Implications

This recommendation is net new work. A scoping report is required to determine the appropriate methodology and resources to reinstate the Civic Census. Different methods and funding sources will be researched so implementation can be as efficient and flexible as possible. While the advantages to bringing back this function are wide ranging and go far beyond Rezoning for Housing, significant capital and operating costs will be required, likely starting in 2025 and 2026.

Resourcing:

Lead Business Unit: City & Regional Planning

Supporting Business Units or Divisions: Corporate Analytics and Innovation

Estimated Budget: \$1 million for scoping the methodology and one time capital and operating costs once a methodology is determined, with an estimated range between \$3 - \$7 million for the first collection.

12. Direct Administration to investigate and report back on options to improve the public notification systems and information provided to users through the City's planning and development information systems (i.e., DMAP, Calgary.ca, etc.), and report back by 2025 Q4;

Enhancing Development Permit Public Notification Systems

Workplan Implications

The analysis work is in progress and funded under the existing continuous improvement workplan. Additional capital funding needs for enhancement and implementation will be identified once the analysis work is completed.

The scope of the project includes prioritizing opportunities to improve information sharing and awareness across digital and physical spaces. It also involves researching, prototyping, testing and implementing with interested parties.

Resourcing:

Lead Business Unit: PDS Service Excellence

Supporting Business Unit/s or Division/s: Engage

Estimated Budget: No additional budget requirement has been identified at this time.

13.

- a. Include Secondary Suites and Backyard Suites in density calculations in the new Zoning Bylaw, and that minimum density requirements be updated in zones where suites are allowed to reflect this change; and

- b.** Report back to Council in Q1, 2025 with a scoping report that includes:
 - i.** the overall unit count/density calculation for each community that includes secondary suites and backyard suites as units;
 - ii.** a list of all departments that have calculations based off unit count and the implications of unit counting for all other City departments (fee for service, fee calculations).

Including Secondary Suites and Backyard Suites in Density Calculations

Workplan Implications

13a. The scope of the recommendation is included in the new Zoning Bylaw project. Work includes updating terminology to include suites in density calculations, recalculating minimum and maximum density requirements in each zone, and reviewing potential impacts to policy.

13b. This is net new work. Resources are likely required for impacted business units. To date, four business units have identified that their work uses unit calculations and resources may be required to carry out the scoping report work.

Resourcing:

Lead Business Unit: City & Regional Planning

Supporting Business Units or Divisions: Community Planning, Forecasting and Analytics

Estimated Budget: \$291,000