

**Planning and Development Services Briefing to
Regular Meeting of Council
2024 September 17**

**ISC: UNRESTRICTED
C2024-0940**

Update on Rezoning for Housing Recommendations

PURPOSE OF BRIEFING

The purpose of this briefing is to update Council on the progress made on three of the 12 additional recommendations that were adopted as part of the Rezoning for Housing ([CPC2024-0213](#)) report, as well as, on funding through the Housing Accelerator Fund in support of the 12 recommendations.

SUPPORTING INFORMATION

Previous Council Direction

Council approved Rezoning for Housing with 12 additional recommendations and three Motions Arising. Council directed Administration to report back by 2024 Q3 on three of the initiatives: 1) Applicant Outreach Toolkit, 2) Planning Liaison Program and 3) Exempting Townhouse and Rowhouse from Development Permits in Greenfield Communities.

Administration provided an update on 2024 June 18 outlining the preliminary resourcing, budget and workplan implications from the additional recommendations. As part of this report, Council directed Administration to forward any budget implications first through the Housing Accelerator Fund, with any remaining funding requests to be brought forward for consideration in the upcoming mid-cycle adjustments process.

Funding Update

Administration has secured the required initial budget to implement the additional recommendations related to Rezoning for Housing through the Housing Accelerator Fund. \$6.96 million in one-time funding will be utilized between 2024 and mid 2027. There was no identified gap in initial funding, and as a result, there will be no request for additional budget for the Rezoning for Housing recommendations at the 2024 mid-cycle adjustments. Permanent funding for the Planning Liaison Program and reinstating the municipal census will require a budget request to be considered in the 2027-2030 Service Plans and Budgets process.

Applicant Outreach Toolkit Update

The Applicant Outreach Toolkit (the Toolkit) is a resource designed by The City of Calgary to support applicants through their rezoning or development permit applications as they connect and engage with interested community members.

Council directed Administration to improve transparency in community outreach and engagement for development permit applications in the Residential – Contextual Grade-Oriented (R-CG) district. With funding secured from the Housing Accelerator Fund, Administration is initiating collaborations with Community Associations, Federation of Calgary Communities, residents and industry groups on identifying gaps and areas of improvement for the Toolkit. Updates to the Toolkit will be informed by the feedback received, the creation of the Rowhouse How-to Guide and the desire to improve transparency in the development process.

Planning Liaison Program Update

The Planning Liaison Program (the Program) will serve as a key contact between The City of Calgary's Community Planning business unit and Community Associations across Calgary. Its goals are to provide the knowledge and tools to actively participate in the planning process, while fostering trust and collaboration. The Program will help inform Calgarians about planning updates, policy changes, developments and other initiatives within their communities.

The Planning Liaison Program will begin in 2025 and run until 2027, with funding provided by the Housing Accelerator Fund. Permanent funding for this program will need to be considered through future budgets.

Administration will work with the Federation of Calgary Communities, alongside Community Associations, industry and Business Improvement Areas to develop the Program. During the development of the Program, Community Planning will collaborate with Neighbourhood Partnership Coordinators in the Partnerships business unit to identify knowledge gaps and work together to minimize duplicative efforts.

Exempt Townhouse and Rowhouse from Development Permit in Greenfield Communities Update

This initiative aims to simplify the permitting process by exempting townhouses and rowhouses from development permits in greenfield communities. Removing the need for a development permit would allow builders to proceed directly to the building permit stage with their projects, accelerating the provision of housing in greenfield areas.

The Housing Accelerator Fund has committed funding to support this initiative. The work is actively underway, with resourcing, staffing and project scoping efforts in progress. The exemption of townhouses and rowhouses from development permits in greenfield communities requires a thorough risk assessment and careful consideration of the potential impacts on building permit reviews, built form, servicing and process changes.

Next Steps

Administration is implementing the Rezoning for Housing recommendations as a program, ensuring that the work is coordinated and managed in an intentional and effective manner. Resourcing the workplan has been initiated and Administration will move towards engagement efforts on a select number of initiatives beginning in 2024 Q4.

Administration will come forward with a report to Council, through Executive Committee, in 2024 October with recommendations for reinstating the municipal census. A briefing report will also be provided in 2024 Q4 on updates to the Rowhouse How-to Guide and Expedited Application Timeline initiatives.

ATTACHMENT

1. Background and Previous Council Direction – C2024-0940

Author: Matthew Atkinson, Community Planning, Planning and Development Services

General Manager Debra Hamilton concurs with the information in this Briefing.