

Housekeeping Amendments to the Land Use Bylaw

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2024-1028) to the 2024 October 8 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Land Use Bylaw 1P2007 (Attachment 2).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2024 SEPTEMBER 19:

That with respect to Report CPC2024-1028, the following be adopted:

That Calgary Planning Commission recommend that Council give three readings to **Proposed Bylaw 78P2024** for the amendments to the Land Use Bylaw 1P2007 (Attachment 2).

HIGHLIGHTS

- Administration is proposing housekeeping amendments to the Land Use Bylaw 1P2007 to ensure small-scale additions and exterior alterations to existing single detached and semi-detached homes in the Residential – Grade-Oriented Infill (R-CG) district and the Housing – Grade Oriented (H-GO) district can be approved with only a Building Permit.
- The proposed housekeeping amendments aim to uphold The City’s commitment to efficient application processes that are easy to understand and navigate for applicants.
- These amendments keep the permit requirements consistent with what was in place before the Rezoning for Housing (Bylaw 21P2024) amendments to the Land Use Bylaw were implemented on 2024 August 6, ensuring a smooth and familiar process for applicants.
- Administration continues to monitor the implementation of the Rezoning for Housing decisions and will work to ensure applicants continue to experience customer friendly and straightforward processes.

DISCUSSION

Building Permits for exterior alterations or small-scale additions

As part of Home is Here, The City of Calgary’s Housing Strategy, on 2024 June 14 Council approved consolidation of the low-density residential districts to Residential – Grade-Oriented Infill (R-CG), Residential – Grade Oriented (R-G) and Housing – Grade Oriented (H-GO). Since the rezoning took effect on 2024 August 6, Administration has closely monitored the implementation of these changes and found that the regulations specific to building depth have

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resulted in certain properties being non-conforming. It is typical for some properties to become non-conforming after significant rezoning or bylaw changes and these situations are addressed through subsequent housekeeping amendments such as what is proposed in this report.

When a development is non-conforming, this means it met Land Use Bylaw rules at the time of the original approval but that it does not comply with current rules. Non-conforming developments are not required to be updated to meet current rules and can exist as-is indefinitely. However, when certain additions or modifications are proposed to a non-conforming development, it becomes subject to current rules and may require a Development Permit.

Current parcel depth rules (Sections 535(1) and 1393(1)) conflict with some existing single and semi-detached homes, which makes the homes non-conforming (see Attachment 1 for further details). As a result, some minor exterior alterations or small-scale additions are no longer exempt from a Development Permit under section 25 in the Land Use Bylaw. The Development Permit requirement can result in an additional six to eight weeks of application process.

Housekeeping Amendments

The proposed amendments return existing single detached and semi-detached homes to conforming status and maintains the ability for minor exterior alterations and small-scale additions to be Development Permit exempt under section 25(2) of the Land Use Bylaw. This restores the requirement to a Building Permit only.

Rezoning for Housing included the redesignation of residential properties to the H-GO District. The H-GO district is contained in a part of the Land Use Bylaw separate from the low-density residential districts but still enables single and semi-detached homes with the use 'Dwelling Unit'. The amendments propose a new subsection in section 25(2) to allow similar Development Permit exemption rules for existing single and semi-detached homes within the H-GO district.

In the interim, Administration will support customers applying for these affected renovations to proceed with their applications and projects without delays or increased costs.

ENGAGEMENT AND COMMUNICATION

City-Led Outreach

No engagement was required as these are housekeeping amendments that reinstate previous permitting requirements.

IMPLICATIONS

Social

The proposed bylaw amendments support the continued implementation of Rezoning for Housing while minimizing the permitting process for minor exterior renovations. This makes it easier to update developments with features likes secondary suites, which helps support the housing needs of different age groups, lifestyles and demographics.

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Environmental

The proposed bylaw amendments support the *Calgary Climate Strategy – Pathways to 2050* by making it easier to apply for renovations that enable more flexible use of existing buildings, potentially reducing greenhouse gas emissions as compared to all-new construction.

Economic

The proposed bylaw amendments will remove the additional time required to review and approve a Development Permit for the specific renovations, saving time and money for applicants.

Service and Financial Implications

No anticipated financial impact. Approval of the proposed amendments supports efficient use of Administration resources, allowing staff to focus on more complex applications.

RISK

Without the recommended amendments to the Land Use Bylaw, there will be continued requirements for development permit applications, as well as extended timelines for applicants on minor exterior renovations and small-scale additions.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 78P2024**
3. **CPC Member Comments**

Department Circulation

General Manager	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve