

Planning and Development Services Briefing to

Regular Meeting of Council

2024 December 17

ISC: UNRESTRICTED

C2024-1293

Update on Rezoning for Housing Recommendations

PURPOSE OF BRIEFING

The purpose of this briefing is to update Council on the progress made on two of the recommendations that were adopted as part of the Rezoning for Housing report ([CPC2024-0213](#)).

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 Q4 on two of the initiatives: 1) Rowhouse How-to Guide and 2) Expedited Application Timelines for Aligning with the Rowhouse How-to Guide and Applicant Outreach Toolkit.

Rowhouse How-to Guide

Council directed Administration to draft a Rowhouse How-to Guide (The Guide) that identifies contextually appropriate design strategies for rowhouse developments. With funding secured through the Housing Accelerator Fund, Administration has scoped the project and is in the process of procuring a consultant that will deliver The Guide in 2025 Q3.

The Guide will provide direction for rowhouse developments based on Land Use Bylaw 1P2007, Local Area Plans and other relevant policies. The Guide will emphasize the importance of the relationship between buildings, as well as design and material approaches, to create contextual and quality living environments. This includes promoting appropriate design strategies for site design, built form, amenity space, landscape design and servicing. Minimum standards, best practices and climate considerations will be integrated into The Guide to ensure that it best supports Calgarians, applicants and Administration.

Engagement will occur in 2024 Q1-Q2 and will focus on rowhouses, as well as other small-scale housing forms such as single-detached, semi-detached and secondary suites. The outputs from the engagement will inform multiple projects, including other recommendations stemming from the Rezoning for Housing Program, such as the Applicant Outreach Toolkit Update.

In 2026, Administration will then bring forward an updated Guide. The updated Guide will be developed to align with the new Zoning Bylaw and the Calgary Plan. Its scope will also provide direction on a broader set of built form options and will replace the existing [Backyard Suite How-to Guide](#), [Landscape Design Guide for Small Residential Sites](#) and the [Low Density Residential Housing Guidelines for Established Communities](#) for simplicity and to avoid redundancy in these development resources.

Expedited Application Timelines

Administration is reviewing opportunities to incentivize additional community outreach and quality development outcomes through expedited application timelines for rowhouses. Improved community outreach will be tied to updates to the Applicant Outreach Toolkit. The Applicant Outreach Toolkit is a resource designed by The City of Calgary to support applicants undertaking quality outreach. Updates to the Toolkit will be informed by the feedback received, development of the Rowhouse How-to Guide and the desire to improve transparency across the planning continuum.

Next Steps

Administration will be engaging with Calgarians, industry and community associations on The Guide in the first half of 2025. This will inform the Rowhouse How-to Guide, Zoning Bylaw and multiple other Council directed projects. Administration will come forward with a report to Council, through Infrastructure and Planning Committee, in 2025 March with a further briefing on the implementation of the Rezoning for Housing initiatives.

ATTACHMENT(S)

1. Attachment 1 – Background and Previous Council Direction – C2024-0940

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