

Background and Previous Council Direction

Background

On 2023 September 16, Council approved Home is Here – The City of Calgary’s Housing Strategy 2024-2030 (CD2023-0749), a comprehensive plan to increase housing supply to meet demand and increase housing affordability. Part of the Strategy directed Administration to bring forward citywide land use changes to provide a greater range of housing choice for Calgarians. The resulting report, Calgary’s Housing Strategy 2024-2030 – Land Use Amendment Citywide, LOC2024-0017 and Land Use Bylaw Amendments (CPC2024-0213), otherwise known as Rezoning for Housing, was heard at the 2024 April 22 Public Hearing.

The 2024 April 22 Public Hearing for Rezoning for Housing occurred. Following the Public Hearing, Council approved Administration’s recommendations and added 12 additional recommendations. Council also approved amendments to Bylaw 21P2024 to address parking concerns.

Previous Council Direction

At a Special Meeting of Council on 2024 May 14, Council gave third reading to Bylaw 21P2024, as amended, and approved three Motions Arising. These recommendations directed Administration to begin work on several different initiatives and outlined reporting requirements. Administration provided an update to Council on 2024 June 18 outlining the preliminary resourcing, budget and workplan implications (EC2024-0692). At that meeting, Council directed Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations through the Housing Accelerator Fund for funding consideration. A briefing was provided on 2024 September 17 (C2024-0940) that outlined that Administration secured the required budget to implement all of the motions passed related to the Rezoning for Housing through the Housing Accelerator Fund and provided updates on three of the 12 additional recommendations.

Approved recommendations:

For reference, the table below lists the verbatim approved recommendations of Report EC2024-0692 and CPC2024-0213, as well as the three Motions Arising. Bold text indicates amendments to the original recommendations:

2024 June 18 Regular Meeting of Council	EC2024-0692	That Council: <ol style="list-style-type: none"> 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
--	-------------	---

		<p>greenfield communities from the need to obtain a development permit by end of 2024 Q3”;</p> <p>That Council:</p> <ol style="list-style-type: none"> 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.
<p>2024 April 22 Public Hearing</p>	<p>CPC2024-0213 approved recommendations</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Give three readings to Proposed Bylaw 21P2024 for amendments to the Land Use Bylaw 1P2007 (Attachment 3), including: <ol style="list-style-type: none"> a. Textual amendments (Section 1 and 3, Attachment 3); b. Redesignation (Section 2 and Schedule A, Attachment 3) of parcels <i>located at</i> various addresses from the: <ol style="list-style-type: none"> 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

		<p>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;</p> <p>c. Procedural amendments to delete redundant districts from the Land Use Bylaw (Section 4, Attachment 3);</p> <p>2. In order to create a more robust public engagement process for discretionary uses in the R-CG land use district, direct Administration to:</p> <p>a. 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;</p> <p>b. 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;</p> <p>c. 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</p> <p>d. 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</p> <p>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</p>
--	--	---

		<p>permits more consistent and standardized in RCG areas to create transparency and predictability for applicants and the public;</p> <p>4. Direct Administration to sequence the completion of Local Area Plans in the developed areas of the city by:</p> <ol style="list-style-type: none"> 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; <p>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;</p> <p>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;</p> <p>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:</p> <ol style="list-style-type: none"> 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; <p>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:</p> <ol style="list-style-type: none"> a. Impacts of the Rezoning for Housing program at increasing housing supply;
--	--	--

		<p>b. Impacts of the Rezoning for Housing program at speeding up permit approval timelines;</p> <p>c. Community and industry feedback that Administration has received related to Rezoning for Housing; and</p> <p>d. Recommendations to address issues in the Land Use Bylaw, Local Area Planning program, and permit approvals that have arisen from Rezoning for Housing;</p> <p>9. 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, that meet the requirements of land use bylaw 1P2007, within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>13. Direct Administration to:</p> <p>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</p> <p>b. Report back to Council in Q1, 2025 with a scoping report that includes:</p>
--	--	---

		<p>i. the overall unit count/density calculation for each community that includes secondary suites and backyard suites as units.</p> <p>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);</p>
2024 May 14 Special Meeting of Council	Motion Arising related to CPC2024-0213	<p>That with respect to Report CPC2024-0213, the following Motion Arising be adopted:</p> <p>That Council direct Administration to augment Home is Here recommendation 1.C.13.I by tracking Development Permit applications on RC-G parcels city-wide to identify areas where increased densification requires infrastructure investment (including but not limited to water, roads, and parks), and bring forward the most appropriate funding tool to ensure growth is supported with proper infrastructure, with a report back to Council through Infrastructure and Planning Committee once each year at the end of the year.</p>
2024 May 14 Special Meeting of Council	Motion Arising related to CPC2024-0213	<p>That with respect to Report CPC2024-0213, the following Motion Arising be adopted:</p> <p>That Council direct Administration to bring a summary of the cumulative budget, resource and workplan implications resulting from the final Council amendments made to the original recommendation on CPC2024-0213 to the 2024 June 11 Executive Committee.</p>
2024 May 14 Special Meeting of Council	Motion Arising related to CPC2024-0213	<p>That with respect to Report CPC2024-0213, the following Motion Arising be adopted:</p> <p>That Council request that the Mayor write a letter to the Minister of Municipal Affairs on behalf of Council requesting that the development permit appeal period specified in section 686(1)(a) of the <i>Municipal</i></p>