

# Council Meeting Presentation

Presentation in Support of Item:

**7.3.1 Local Area Plan Reconnect, Proposed  
Bylaws 20P2025, 21P2025, and 22P2025**

**Olugbenga Adebayo**

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Calgary, AB

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**RECEIVED**  
IN COUNCIL CHAMBER

FEB 04 2025

ITEM: 73-1 1P2025-0004  
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CITY CLERK'S DEPARTMENT

# Introduction – Background

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- The Council approved R-CG on August 6th, 2024.
- The Council instructed Administration to revise the policies within the existing Local Area Plan (Westbrook Communities) to facilitate R-CG.
- The Council directed Administration to conduct a Reconnect with communities from September to November 2024 to enhance community awareness regarding changes in the base district.
- The Reconnect indicates that certain policies must be eliminated to ensure consistency with the Council-approved R-CG base district, aligning with the recommendations from the Affordable Housing Task Force.
- Your proposal aims to implement R-CG in an area where the Council has caused a discrepancy.
- This presents an opportunity for the Council to **rectify those discrepancies** as directed to Administration.

# Current Change – What is Allowed on RC-G (Only on Paper)



Rowhouse (front)



Rowhouse (side)



Townhouse



Semi-detached



Single-detached

## R-CG uses:

- Rowhouse
  - with a secondary suite
- Townhouse
  - with a secondary suite
- Semi-detached
  - with a secondary and/or backyard suite
- Single-detached
  - with a secondary and/or backyard suite
- Cottage Housing Cluster

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Land use districts / zones

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R-CG

R-CG Residential - Grade-Oriented Infill

R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.



Rezoning for Housing

Calgary needs more homes. Citywide rezoning will help increase supply.

Information | August 6, 2024 - Citywide zoning changes are now in effect

On May 14, 2024 Council approved citywide rezoning to a base residential district with amendments.

Zoning changes now in effect include:

- R-CG as the citywide base low density residential zone.
- R-G as the base low density residential zone in developing areas.
- H-GO in areas identified in approved Local Area Plans.

Resources

- [Land use zones](#) (including address search)
- The Rezoning for Housing [Council decision](#)
- Land use and Development permit application search tool ([DMap](#))

Other land use bylaw changes include:

- All Rowhouse developments are now a discretionary use in R-CG.
- Contextual Single Detached dwelling is a permitted use in R-CG.
- Properties that do not have a Rowhouse or a Townhouse may now have both a backyard suite and a secondary suite.
- Increasing parking requirements in some areas and clarified where the requirement is reduced to 0.5 stalls when near transit stations.

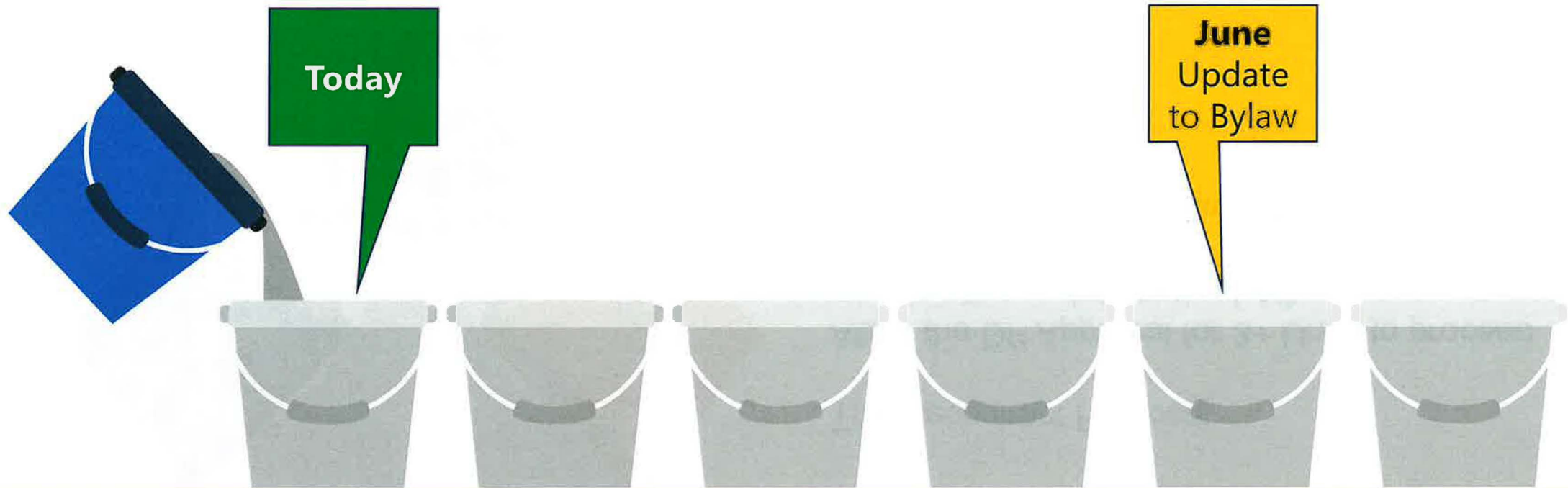
The site plan illustrates a residential development layout. It features four proposed dwelling units: Unit #1 and Unit #2 are detached dwellings, while Unit #3 and Unit #4 are attached dwellings. The plan includes two prefabricated bike lockers, two upper cantilevered areas (UPPER CANT.), and two awnings. The layout is divided into several sections, including a central area for proposed garages (P1, P2, P3, P4) and a central area for proposed dwellings (UNIT #1, UNIT #2, UNIT #3, UNIT #4). The plan also shows various setbacks, easements, and landscaping details. Key features include:

- Proposed Dwelling Unit #1:** Main Floor: 1137.27, Roof Peak: 1144.48, Eaves: 0.61. Includes an upper cantilevered area (UPPER CANT.) and an awning.
- Proposed Dwelling Unit #2:** Main Floor: 1137.27, Roof Peak: 1144.48, Eaves: 0.61. Includes an upper cantilevered area (UPPER CANT.) and an awning.
- Proposed Dwelling Unit #3:** Main Floor: 1137.14, Roof Peak: 1144.35, Eaves: 0.61. Includes an upper cantilevered area (UPPER CANT.) and an awning.
- Proposed Dwelling Unit #4:** Main Floor: 1137.14, Roof Peak: 1144.35, Eaves: 0.61. Includes an upper cantilevered area (UPPER CANT.) and an awning.
- Prefabricated Bike Locker 1:** 2.00 x 2.62 (2.00 x 2.62 x 3.00).
- Prefabricated Bike Locker 2:** 2.00 x 2.62 (2.00 x 2.62 x 3.00).
- Proposed Garages:** P1, P2, P3, P4. Includes a central area for proposed garages.
- Setbacks and Easements:** Various setbacks and easements are shown, including a 10.0' setback and a 10.0' easement.
- Landscaping:** The plan includes various landscaping details, including trees, shrubs, and ground cover.

The denial of the DP Application due to the rezoning to RC-G not being consistent with Policy 2.2.6.1 (Westbrook communities local area plan) is completely unacceptable. This bureaucratic obstacle is wasting both time and resources for the community. The rezoning has been completed, and it's essential to eliminate these unnecessary barriers.

## Delays - **4 Months** to DP Being Approved for 4 Units, Earliest

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### **Remove Red Tape**

4 Units DP Applications are in Queue for RC-G

This is not aligning with the public perception that RC-G Zoning is approved

To finalize the update to by-laws will take months

We need to have this sped up.

# The Ask – Way Forward

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## **Approve:**

The Reconnect Proposal

Allow the DP Approval for 3+ Units to proceed pending the update to the LAP.

There is a lack of consistent communication.

Thank You

