

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 April 02**

**ISC: UNRESTRICTED
IP2025-0251**

Land Use Bylaw Housekeeping Amendments

PURPOSE

This report recommends housekeeping amendments to Land Use Bylaw 1P2007 to address recurring issues identified during the planning application process.

PREVIOUS COUNCIL DIRECTION

None.

RECOMMENDATIONS:

That the Infrastructure and Planning Committee:

1. Forward this report to the 2025 May 6 Public Hearing of Council; and
2. Recommend that Council:
 - (a) Give three readings to the proposed amendments to the Land Use Bylaw 1P2007 (Attachment 2); and
 - (b) Adopt, by resolution, the proposed amendments to the Child Care Service Policy and Development Guidelines (Attachment 3).

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE,
2025 APRIL 2:**

That Council:

1. Give three readings to **Proposed Bylaw 44P2025**, amendments to the Land Use Bylaw 1P2007 (Attachment 2); and
2. Adopt, by resolution, the proposed amendments to the Child Care Service Policy and Development Guidelines (Attachment 3).

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee,
2025 April 2:

“Revised Attachment 5 was distributed with respect to Report IP2025-0251.

....

Moved by Councillor Mian

That with respect to Report IP2025-0251, the following amendment be approved:

That a new Recommendation 1 be inserted as follows, and recommendations be renumbered accordingly:

1. Amend Attachment 2 to include an amendment that states: “Amend Section 559(a) and 559(b) by replacing 1.0 with 0.5.”;

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For: (7): Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor Wyness, Councillor Penner, and Councillor Wong

Against: (1): Councillor Sharp

MOTION CARRIED

Moved by Councillor Penner

That with respect to Report IP2025-0251, the following be approved, **as amended**:

That the Infrastructure and Planning Committee:

1. **Amend Attachment 2 to include an amendment that states: “Amend Section 559(a) and 559(b) by replacing 1.0 with 0.5.”;**
3. Recommend that Council:
 - a. Give three readings to the proposed amendments to the Land Use Bylaw 1P2007 (Attachment 2, **as amended**); and
 - b. Adopt, by resolution, the proposed amendments to the Child Care Service Policy and Development Guidelines (Attachment 3).

For: (5): Councillor Mian, Councillor Chabot, Councillor Spencer, Councillor Penner, and Councillor Wong

Against: (3): **Councillor Sharp**, Councillor Chu, and Councillor Wyness

MOTION CARRIED

....

By General Consent, pursuant to Section 121 of Procedure Bylaw 35M2017, Committee granted Councillor Sharp's request to change her vote from "For" to "Against".

....

Moved by Councillor Penner

That with respect to Report IP2025-0251, the following be approved, **as amended**:

That the Infrastructure and Planning Committee:

2. Forward this report to the 2025 May 6 Public Hearing of Council; and

For: (7): Councillor Mian, Councillor Chabot, Councillor Chu, Councillor Spencer, Councillor Wyness, Councillor Penner, and Councillor Wong

Against: (1): Councillor Sharp

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MOTION CARRIED”

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed recommendations address feedback and support efficiencies in the approvals process for Calgarians.

HIGHLIGHTS

- The proposed amendments streamline process, reduce timelines and costs for applicants, and focus on enabling housing and services for families.
- The proposed amendments were informed by monitoring feedback from development applications and engaging with City staff.
- Most of the proposed amendments are minor changes to the low-density residential rules that currently result in the need for unnecessary relaxations, development permits and added costs to housing.
- An amendment is proposed to remove the requirement for a land use change and public hearing for a child-care business wanting to locate in an existing approved building in a residential district.
- Other amendments are technical in nature and provide clearer, easier to understand language.

DISCUSSION

Land Use Bylaw 1P2007 (the Bylaw) is periodically amended to address recurring issues and support its continued functionality. These types of amendments are called “housekeeping” as they are minor in scope and technical in nature.

This report recommends 12 Bylaw amendments to address opportunities for improvement.

Administration is recommending the following changes to the Bylaw:

- Six amendments to setback, parcel coverage, mobility storage and other rules that are inadvertently resulting in unnecessary development permits, relaxations, and added costs, creating a barrier to the development of new housing.
- Three textual amendments providing clearer language making the Bylaw easier to understand.
- Two amendments that provide more operational flexibility for health care services and special functions.
- One amendment allowing for the discretionary use of child care services in an existing approved building within residential districts. This amendment would eliminate the need for a land use amendment and public hearing. To align with this change, the Child Care Service Policy and Development Guidelines (Attachment 3) is proposed to be amended.

Attachment 4 provides a detailed summary and list of benefits of the proposed amendments.

A redline version of the Bylaw showing the proposed amendments is provided in Attachment 5.

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EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|--|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

Communication Overview – External Interested Parties

Administration worked with key external parties including the Federation of Calgary Communities, Building Industry and Land Development Association – Calgary Region and the Calgary Inner City Builders Association to keep them informed, answer questions and help them understand the proposed changes and how they may affect their members. Two information sessions were held in Q1 2025, and a third will be hosted by the Federation of Calgary Communities and the City prior to the public hearing for interested Community Association members.

Communication Overview – Public

[The Land Use Bylaw webpage](#) was updated on 2025 February 28 to include a summary of the proposed amendments, frequently asked questions, and the project timeline.

Calgary Planning Commission (CPC) Closed Session

A closed session workshop with Calgary Planning Commission was held on 2025 February 27. The workshop focused on providing a technical review of the proposed amendments. There was general support for the proposed amendments and the feedback provided was used to finalize the proposed amendments. Attachment 6 provides a summary of the workshop.

IMPLICATIONS

Social

The proposed amendments align with Home is Here - The City of Calgary's Housing Strategy 2024-2030 and specifically supports outcome 1c: “amend and streamline planning policy and process to allow for diverse housing” by making it faster and more affordable to create more homes.

Making it easier for child-care services to locate in residential areas contributes to building complete communities. Child-care services enable families in the neighbourhood to interact and support each other, strengthening neighbourhood ties.

Environmental

Improvements to consistency and efficiency of the planning application process contributes to achieving a more compact city. Allowing for child-care services to be located within neighbourhoods supports active transportation and public transit and the re-use of existing buildings.

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Economic

The proposed amendments create more flexibility for businesses and contribute to a more efficient planning application process which saves costs and time for applicants. Making housing easier to build creates employment opportunities and supports local businesses. Providing more child-care options for families creates jobs and stimulates the economy by supporting working parents.

Service and Financial Implications

No anticipated financial impact

RISK

If the amendments to the Land Use Bylaw are not approved there is a risk that applicants, homeowners and renters will continue to experience unnecessary costs and time delays resulting in fewer homes available to Calgarians. Not approving other amendments would limit flexibility for businesses and confusing and unclear language would remain in the Bylaw. These changes represent Administration's ongoing effort to improve the planning process by providing value through file review and creating increasingly streamlined planning approvals.

ATTACHMENT(S)

1. Background and Previous Council Direction
- 2. Proposed Bylaw 44P2025**
3. Proposed Amendments to the Child Care Service Policy and Development Guidelines
4. Summary of Amendments to Land Use Bylaw 1P2007
5. Proposed Amendments to Land Use Bylaw 1P2007 Redline Copy
6. Summary of CPC Closed Session
7. Presentation
- 8. Public Submissions**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Kathy Davies Murphy	Planning and Development Services	Approve
Teresa Goldstein	Planning and Development Services	Consult
Brenda Desjardins	Planning and Development Services	Consult
Jill Floen	Law	Consult

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