

Background and Previous Council Direction

Background

New communities are master planned and can accommodate all types of low-density housing. Currently, single detached, semi-detached and rowhouses are listed as permitted uses and are considered appropriate housing forms throughout new communities. Single and semi-detached homes are exempt from requiring a development permit and these proposed amendments will align the approval process for these housing forms in developing communities.

During development permit review, Administration reviews the proposal including lot drainage details. Lot drainage can be managed for each individual parcel by draining directly to the front street and to the rear lane, or the drainage for multiple lots can be managed with overland drainage swales leading through multiple parcels to the street. The swale is required when a proposed rear garage spanning multiple lots prevents drainage to the lane trapping water between the rowhouse building and the garage.

The proposed amendments require that if drainage cannot drain directly to a street or lane, a swale within an overland drainage easement is provided by the applicant. The registration of an overland drainage easement can be completed as part of the subdivision, following the same process as single detached homes that require an overland drainage easement. Alternatively, there are design options that ensure lot drainage to the lane is maintained, such as building individual garages or semi-detached garages instead of attached garages spanning multiple lots. During the building permit bylaw check, staff will confirm that each individual parcel allows for appropriate drainage to the lane and street or that an overland drainage easement is on title for the future swale. If this requirement is met, the proposed rowhouse can be exempt from requiring a development permit and continue with the building permit application.

The requirement for an active Development Agreement is to ensure that the swales and drainage crossings within the road right-of-way are built to City standards and approved as part of the development construction drawings.

Previous Council Direction

Council approved "[*Home is Here: The City of Calgary's Housing Strategy 2024-2030*](#)" in September 2023. Actions under Outcome 1, to increase the supply of housing and to meet demand and increase affordability, directed Administration to propose citywide land use changes to provide a greater range of housing choices for Calgarians. The resulting report, Calgary's Housing Strategy 2024-2030 – Land Use Amendment Citywide (LOC2024-0017) and Land Use Bylaw Amendments (CPC2024-0213), also known as citywide rezoning, was approved on 2024 May 14. At that time, Council passed the following motion with a minor update (EC2024-0692):

"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, with an update to Council by end of 2024 Q3.”

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2024 June 18	EC2024-0692	Response to Motion Arising from Rezoning for Housing - Resources and Workplan Implications
2024 May 14	CPC2024-0213	Land Use Amendment Citywide (LOC2024-0017) and Land Use Bylaw Amendments (CPC2024-0213)
2023 September 16	CD2023-0749	Home is Here – The City of Calgary's Housing Strategy 2024-2030