



Calgary Inner City Builders Association

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June 22, 2024

**Re : Land Use Bylaw Housekeeping Amendments: Low Density Residential Development
EC2025-0653**

Attn: Mayor Gondek and Calgary City Council

On behalf of the Calgary Inner-City Builders Association (CICBA), we are writing to express our support for the Notice of Motion regarding several targeted amendments to the Land Use Bylaw.

These proposed changes represent thoughtful and necessary housekeeping updates that better aligns the Bylaw development practice and build-out. The amendments are both practical and forward-thinking, and we commend Council for considering them.

Specifically, we support the motion's call to:

1. Remove unnecessary language in the R-G district regarding the rear setback and parking stall location;
2. Align parcel coverage standards in the R-CG and H-GO districts when no garage is provided;
3. Clarify that secondary suites in low-density residential developments within multi-residential districts follow the low-density rules;
4. Allow developments with two or fewer units in the H-GO district to follow typical landscaping rules for single and semi-detached homes; and
5. Ensure consistency in fencing rules within the R-CG district for all development types except rowhouses.

These modest but impactful changes will help reduce uncertainty, streamline approvals, and remove outdated or duplicative regulations. They reflect how communities are growing and evolving today and allow Calgary's bylaws to stay in step with actual development practice.

By simplifying the rules, the City is also supporting housing affordability—making it easier and more efficient to build the kinds of homes Calgarians want and need. These changes will reduce time, cost and confusion in the process, which helps everyone from homeowners to builders and ultimately benefits residents across the city.

CICBA applauds this motion as a common-sense approach to keeping Calgary's planning policies clear, functional, and effective. We encourage all Councillors to vote in favour.

Thank you

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