

Planning & Development Services Report to  
Public Hearing Meeting of Council  
2025 September 09

ISC: UNRESTRICTED  
C2025-0705

## **Land Use Bylaw Amendments – Low Density Residential Development**

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### **PURPOSE**

This report proposes amendments to the low density residential districts in Land Use Bylaw 1P2007 (the Bylaw) to fix inconsistencies and streamline the planning application process. The proposed amendments focus on rear setbacks, uncovered parking stall parcel coverage, landscaping, secondary suites, and fences.

### **PREVIOUS COUNCIL DIRECTION**

On 2025 June 24, Council adopted Notice of Motion EC2025-0653, which directed Administration to bring forward Land Use Bylaw amendments to:

1. Remove unnecessary language in the R-G district regarding the rear setback rule describing the location of the required parking stall.
2. Align in the R-CG and H-GO districts parcel coverage when no garage is provided.
3. Amend the multi-residential district rules to clarify that a secondary suite when combined with low-density residential development located in a multi-residential district uses the low-density rules.
4. Amend the H-GO district to allow for development of two or less units to follow the typical landscaping rules for single and semi-detached dwellings.
5. Amend the R-CG district so that all development except rowhouses follow the same fence rules.

Additional background information is included in Attachment 1.

### **RECOMMENDATION(S):**

That Council give three readings to **Proposed Bylaw 59P2025**, amendments to Land Use Bylaw 1P2007 (Attachment 2).

### **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 focus on improving the planning application review process by creating efficiencies through consistent rules for uses across districts.
- The proposed amendments were informed by monitoring feedback from development applications and engaging with City staff.

### **DISCUSSION**

Land Use Bylaw 1P2007 is periodically amended to address recurring issues and support its continued functionality. The following proposed amendments are an opportunity to improve planning application reviews. A redline version of the proposed amendments is provided in Attachment 3.

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### **Rear setback rule in the Residential – Low Density Mixed Housing (R-G) District**

The R-G rear setback rules are intended to regulate the initial location of the house. However, when a secondary suite is later proposed, the rules unintentionally require a development permit for a rear setback relaxation when the required parking stall for the suite is located on the driveway. The setback requirement changes from 5.0 metres to 7.5 metres because the required parking stall for the suite is not located in a private garage. The amendment proposes to have the rear setback rules only consider the location of the parking stall for the main dwelling unit. This clarifies that the setback is not subject to the location of the suite parking stall and will no longer impede the development of a new secondary suite.

### **Aligning parcel coverage rules in the Residential – Grade Oriented Infill (R-CG) and Housing – Grade Oriented (H-GO) Districts**

In the H-GO district, the parcel coverage rule for uncovered parking stalls has resulted in an excessive amount of land being set aside for a future garage to the detriment of unit size and overall site layout. The amendment proposes to align the H-GO parcel coverage rules with the R-CG district by allowing the coverage for the second and additional stalls to be reduced from 21.0 square metres to 19.0 square metres per stall. Currently, the H-GO district parcel coverage rule has a flat rate of 21.0 square metres per stall. The proposed amendment helps address the site layout issues and aligns the parcel coverage rules in the H-GO and R-CG districts. The amendment will not change the maximum parcel coverage allowed for a development.

### **Rules for secondary suites in multi-residential districts**

The proposed amendments clarify that a secondary suite combined with a single or semi-detached home in a multi-residential district can follow the rules for low density residential districts, creating greater consistency and streamlining application reviews. Occasionally, single and semi-detached houses are developed on parcels in multi-residential districts. When this occurs, the development follows the typical rules for a single or semi-detached home rather than the rules for a multi-residential development. However, if the single or semi-detached home includes a secondary suite, the suite is currently required to follow the multi-residential rules, causing a Bylaw discrepancy.

### **Landscaping rules in the Housing – Grade Oriented (H-GO) District**

The proposed amendments are to allow single and semi-detached homes in the H-GO district to follow the landscaping requirements for low density residential developments. The H-GO district currently has a singular set of landscaping rules regardless of the number of dwelling units being proposed in a development. This has resulted in single and semi-detached homes being subject to landscape requirements that are unnecessarily complex relative to the respective development.

### **Fence rules in Residential – Grade-Oriented Infill (R-CG) District**

The proposed amendment aligns rules for fences across low density residential districts for all housing types except rowhouses. The current R-CG fence rule will continue to apply to rowhouses and ensure fence heights remain sensitive to neighbouring front yards.

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### Implementation

If approved, an effective date of 2025 October 9 is recommended to allow for public and applicant communication, staff training, and changes to application intake software and business processes.

### EXTERNAL ENGAGEMENT AND COMMUNICATION

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

Previous engagement with the public, development and building industry, and internal departments was completed as part of IP2025-0251 (background in Attachment 1) and is outlined below. No further engagement was undertaken to support this Notice of Motion.

### Communication Overview – External Interested Parties

Administration worked with key external parties including the Federation of Calgary Communities, Building Industry and Land Development Association (BILD) – 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 was hosted by the Federation of Calgary Communities and the City prior to the 2025 May 6 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. A summary of this feedback is contained in Attachment 4.

## IMPLICATIONS

### Social

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

### Environmental

Improvements to consistency and efficiency of the planning application process contribute to achieving a more compact city by enabling more housing and gentle density throughout the city.

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### Economic

The proposed amendments contribute to a more efficient planning application process which saves costs and time for applicants.

### Service and Financial Implications

No anticipated financial impact

### RISK

If the amendments to the Bylaw are not approved there is a risk that applicants and homeowners will continue to experience unnecessary construction challenges. Time delays can result in fewer homes being made available to Calgarians. These changes represent Administration's ongoing effort to respond to feedback and improve the customer experience.

### ATTACHMENT(S)

1. Background and Previous Council Direction
2. Proposed Bylaw 59P2025
3. Proposed Amendments to Land Use Bylaw 1P2007 Redline Copy
4. Summary of CPC Closed Session
5. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Kathy Davies Murphy	City and Regional Planning	Approve
Teresa Goldstein	Community Planning	Inform

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