

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

ISC: UNRESTRICTED
C2025-0707

Land Use Bylaw Amendments – Mobility Storage Lockers and Bike Parking in Multi-Residential Buildings

PURPOSE

This report proposes amendments to Land Use Bylaw 1P2007 (the Bylaw) to remove the requirement for mobility storage lockers in the Residential – Grade Oriented Infill (R-CG) and Housing – Grade Oriented (H-GO) Districts and to reduce the amount of required bicycle parking in multi-residential buildings.

PREVIOUS COUNCIL DIRECTION

On 2025 June 24, Council adopted Notice of Motion EC2025-0650, which directed Administration to bring forward Land Use Bylaw amendments to:

1. Remove the requirement for mobility storage lockers in R-CG and H-GO districts as this requirement is resulting in undue costs for the construction of more housing while maintaining the requirements for Class 1 Storage; and
2. Amend the Class 1 Bicycle Parking requirements for Multi-Residential Development from 1.0 to 0.5 stalls per unit and suite, to allow for more flexibility in the number, configuration, and type of bicycle parking facilities, and to better respond to demand and accessibility.

Additional background information is included in Attachment 1.

RECOMMENDATION(S):

That Council give three readings to **Proposed Bylaw 61P2025**, amendments to the 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

- Removing the requirement for mobility storage lockers will improve site layouts and building configurations, reduce construction challenges and deliver housing faster.
- Reducing the number of required bicycle parking stalls for multi-residential buildings will respond to current demand and industry feedback and offer greater flexibility to builders to provide better stall quality, configurations and accessibility for residents.
- 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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Mobility Storage Lockers

Since 2022, developments in the R-CG and H-GO districts with three or more dwelling units or suites must provide mobility storage lockers when parking stalls are not provided in a private garage. These lockers provide a secure place to store bikes, e-scooters and other active mobility devices. Administration has received feedback from file managers and applicants that the storage lockers have had unintended consequences to housing developments. The requirements for lockers are impacting site design options and reducing the quality of private amenity space for residents. Industry has also given feedback that enhanced building code requirements have made providing the lockers disproportionately costly. The proposed amendments remove the requirement for mobility storage lockers, while maintaining bicycle storage through bicycle parking stall requirements. As a result, there will be increased flexibility in how parking is provided.

Bicycle Parking

Since 2022 the Bylaw has required that all multi-residential districts provide Bicycle Parking Stalls – Class 1 at a rate of 1.0 stalls per unit or suite. Class 1 Stalls are typically designed as a secure storage room that only building residents can access. The required rate was increased in 2022 at the same time as the required motor vehicle parking stall rates in multi-residential districts were reduced. Since then, Administration has learned that the increased requirement has led to poor outcomes in terms of design and space efficiency. The proposed amendments revert the required rate back to the previous requirement of 0.5 stalls per unit or suite. As part of the Zoning Bylaw, a comprehensive review of bicycle parking is underway. This review ensures the quality and functionality of these spaces to ensure better outcomes for residents and builders are achieved. This review will assess the quality and functionality of these spaces, helping to achieve better outcomes for both residents and builders.

Implementation

If approved, an effective date of 2025 October 09 is recommended to allow for public and applicant communication, staff training, and changes to application intake software and business processes.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <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 for this report.

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

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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 provided in Attachment 4.

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.

Environmental

While the amendments propose to remove the requirement for mobility storage lockers in the R-CG and H-GO districts, builders will still be required to provide secure bicycle parking stalls. This ensures continued support and usage of active mobility devices, helping reduce reliance on cars and minimize environmental impact.

Economic

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

Service and Financial Implications

No anticipated financial impact

RISK

These changes represent Administration's ongoing effort to improve the customer experience. If the amendments 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.

ATTACHMENT(S)

1. Background and Previous Council Direction

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2. Proposed Bylaw 61P2025
3. Proposed Amendments to the 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

Author: Dane Morris, City and Regional Planning