

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

ISC: UNRESTRICTED
C2025-0708

Land Use Bylaw Amendments – Updates to Definitions

PURPOSE

This report proposes amendments to Land Use Bylaw 1P2007 (the Bylaw) to update the definitions of the Health Care Service and Special Function Class – 1 uses to provide businesses with more operational flexibility.

PREVIOUS COUNCIL DIRECTION

On 2025 June 24, Council adopted Notice of Motion EC2025-0652, which directed Administration to bring forward Land Use Bylaw amendments to:

1. Amend the definition of Health Care Service to allow for overnight stays of patients for medical purposes; and
2. Amend the definition of Special Function – Class 1 to include “neighbourhood activation” to allow for more flexibility in the types of events that can occur.

Additional background information is included in Attachment 1.

RECOMMENDATION(S):

That Council give three readings to **Proposed Bylaw 62P2025**, 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

- The amendments will update the definition of the Health Care Service use to allow for overnight stays. This will support businesses by streamlining process and reducing timelines and cost.
- The amendment to Special Function – Class 1 provides clarity in the types of temporary events that can occur to support innovate placemaking and programming.
- 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.

Overnight Stays for Health Care Services

The Bylaw does not allow Health Care Service uses, such as a birthing centre or a facility conducting sleep studies, overnight stays for their patients. To allow this currently, a land use change to a direct control district and a public hearing are required.

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The current process to allow a Health Care Service to have overnight stays requires three municipal approvals:

1. Land use change including a public hearing
2. Development permit
3. Building permit

The proposed amendments would remove the requirement for a land use change by amending the definition of Health Care Service to allow for overnight stays required for surgical services or other medical treatment. This does not include emergency, intensive or long-term care.

Since 2023 Council has heard three land use change applications for overnight stays and approved all of them.

Update to Special Function – Class 1

The current definition of Special Function – Class 1 includes a list of example events and while non-exhaustive, the list provides a clear indication of the types of temporary events the use intends to support. The proposed amendments expand the definition to include “neighbourhood activation” to explicitly support new and innovative placemaking and programming initiatives.

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 as there are no changes to the proposed amendments.

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.

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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 will give health care service providers more flexibility in the type of services they can offer. This will remove a barrier to providing Calgarians with a greater variety of necessary health care services.

The proposed amendments to allow for neighbourhood activation shows explicit support for events that enhance our communities by creating engaging experiences and opportunities for connection.

Environmental

Not applicable

Economic

The proposed amendments respond to market demand for the delivery of health care services. The amendments will enable a more efficient planning application process by no longer requiring a land use change to a direct control district for these activities saving cost and time to applicants and supporting businesses.

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, it would limit flexibility for businesses and permit applicants would continue to experience unnecessary costs and time delays.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Proposed Bylaw 62P2025
3. Proposed Amendments to the Land Use Bylaw 1P2007 Redline Copy
4. Summary of CPC Closed Session
5. Presentation

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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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