



September 8, 2025

Mayor Gondek and Members of Council
City of Calgary
800 Macleod Trail S.E.
Calgary, AB T2P 2M5

Re: Item 7.3.4 – Land Use Bylaw Amendments: Mobility Storage Lockers and Bike Parking in Multi-Residential Buildings (C2025-0707)

Dear Mayor Gondek and Members of Council,

We are writing regarding Item 7.3.4, *Land Use Bylaw Amendments: Mobility Storage Lockers and Bike Parking in Multi-Residential Buildings (C2025-0707)*, scheduled for consideration at the September 9, 2025 Public Hearing Meeting of Council.

BILD members are particularly focused on these amendments, as they address requirements that have added unnecessary costs, introduced design challenges, and affected housing quality. These changes will provide greater flexibility and help support the delivery of more homes in a timely, efficient, and affordable manner.

Class 1 Bicycle Parking Requirements

Since its implementation in early 2023, the requirement for 1.0 Class 1 bicycle parking stall per unit in multi-unit residential buildings has resulted in:

- Increased building areas, driving significantly higher construction costs;
- Space constraints requiring costly mechanical or structural solutions; and
- Underutilized bicycle parking areas due to limited demand.

BILD strongly supports the proposed return to a minimum of 0.5 stalls per unit, which we believe is more than sufficient to meet both current and future demand. This adjustment would reduce unnecessary costs and support affordability in a housing segment that is particularly cost-sensitive.

Mobility Storage Lockers

Similarly, the mandatory inclusion of mobility storage lockers—while well-intentioned—creates added costs and design inefficiencies. Current demand does not justify the space and expense required for these lockers, particularly when balanced against other pressing housing needs.

BILD strongly supports these amendments as practical measures that will reduce unnecessary costs, enhance design flexibility, and help deliver more housing at a time when supply is urgently needed. We also welcome the comprehensive review of bicycle parking underway as part of the new Zoning Bylaw and would value the opportunity to participate in that process to help ensure future requirements balance functionality with affordability. BILD Calgary remains committed to working collaboratively with Council and Administration to achieve practical, cost-effective, and forward-looking housing solutions for Calgarians.

Thank you for your time and consideration.

Sincerely,

Brian R. Hahn
CEO, BILD Calgary Region

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