

Background and Previous Council Direction

This attachment provides a summary of the background and previous Council direction related to the content presented in this report, as well as the decision-making around Rezoning for Housing in general.

Background

Citywide land use changes through Rezoning for Housing were approved by Council on 2024 May 14.

As part of this item, Council passed a Motion Arising:

“With respect to Report CPC2024-0213, the following Motion Arising be adopted:

That Council direct Administration to augment Home is Here recommendation 1.C.13.1 by tracking Development Permit applications on R-CG parcels city-wide to identify areas where increased densification requires infrastructure investment (including but not limited to water, roads, and parks), and bring forward the most appropriate funding tool to ensure growth is supported with proper infrastructure, with a report back to Council through Infrastructure and Planning Committee once each year at the end of the year. (Moved by Councillor Pootmans and seconded by Councillor Chabot)”

This report (IPC2025-1000) responds to Council’s 2024 May 14 Motion Arising by tracking R-CG development and identifying where increased density may require infrastructure investment, along with options for funding tools to support growth.

Previous Council Direction

A comprehensive summary of previous reports related to this work is listed below.

DATE	REPORT NUMBER	DIRECTION / DESCRIPTION
9/3/2025	IP2025-0788	<p>Report Back – Exploring an Alternate Delivery Model for Community-Level Amenities, IP2025-0788</p> <p>Council directed Administration to:</p> <ol style="list-style-type: none"> 1. Integrate community-level amenity service needs into the 10 year capital plans in advance of the 2027-2030 budget process; 2. Recommend capital and operating budget investments for 2027-2030 Service Plans and Budgets to fund increased community-level amenities, including but not limited to the \$1.5M previously identified capital unfunded needs; 3. Where necessary, update the criteria of existing programs for community level amenities to include use and demand of current community-level amenities, housing intensity, community population intensity, multicomunity consideration within an approved local area plan, and equity index results as decision factors to prioritize community-level amenity investment; 4. Review service levels for Community level amenities specific to Parks and Open Spaces and report back to Infrastructure and Planning Committee by Q2 2026; and 5. Continue to leverage philanthropic partners and delivery partners (including the Parks Foundation) to deliver community amenities.
5/14/2024	Motion Arising related to CPC2024-0213	<p>Land Use Amendment Citywide (LOC2024-0017) and Land Use Bylaw Amendments (CPC2024-0213)</p> <p>Council approved Proposed Bylaw 21P2024, as amended, And Motions Arising Directly Related to Report CPC2024-0213.</p>
4/22/2024	CPC2024-0213	<p>Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017</p> <p>Council directed Administration to prepare a quarterly briefing on the implementation of the Rezoning for Housing initiative to Infrastructure and Planning Committee beginning 2025 Q1.</p>
9/16/2023	CD2023-0749	<p>Home is Here – The City of Calgary's Housing Strategy 2024-2030</p> <p>The Housing Strategy is a comprehensive plan to increase housing supply to meet demand and increase housing affordability and was adopted by Council, directing 115 actions for Administration to undertake. One of those actions directed that this report related to infrastructure and services be delivered by Q4 2025.</p>

Bylaws, Regulations, Council Policies

Section 129.1 of the Calgary Land Use Bylaw

Infrastructure Requirements

The *Development Authority* must confirm there is adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the *development*.

Municipal Development Plan, 2020

In accordance with the Municipal Government Act, Calgary's Municipal Development Plan provides the long-term strategic framework for growth and development to achieve the following seven goals: Compact Urban Form, Urban Design Excellence, Greening the City, Great Communities, Connected City, Prosperous Economy and Strategic Growth. The City of Calgary's Municipal Development Plan (MDP) is a strategic policy document that guides Calgary's growth and city building.

Section 5 of the Municipal Development Plan provides direction on strategic growth to achieve the best possible social, environmental and economic outcomes: 5.2 A Strategic Framework for Growth and Change - a. Recommendations to City Council to proceed with the preparation of a local area plan shall be based on, but not limited to: v. For Developed Areas, to help articulate a vision and plan for areas that are experiencing growth and change pressures, or for areas that require a vision and plan to help realize growth potential.