



Government Funding Risk Related to a Full Repeal of the Rezoning for Housing Bylaw

IP2026-0072

2026 February 11

Previous Council Direction

On 2025 December 15, Council provided the following direction through an Amending Motion to Notice of Motion EC2025-0995:

That Administration report back on “Information, updates and a go forward strategy to address any government grants that may be at risk with a full repeal of blanket rezoning”.

Report back to the Infrastructure and Planning Committee no later than 2026 February 11.



Recommendations

1. That Infrastructure and Planning Committee recommend that Council receive this report for the Corporate Record; and
2. Direct that Attachment 1 and Attachment 4 be held confidential pursuant to Section 19 (Disclosure harmful to business interests of a third party, Section 26 (Disclosure harmful to intergovernmental relations), Section 29 (Advice from officials) and Section 30 (Disclosure harmful to economic and other interests of a public body) of the *Access to Information Act*.



Federal Funding at Risk

| Federal Funding Program | Total Fund Value | Local Fund Value (Potential or Realised) | Is Funding at Risk with a Full Repeal? | How Much Funding is at Risk? |
|--|------------------|--|--|------------------------------|
| Housing Accelerator Fund 1.0 | \$4 billion | \$251.2 million | Yes | Some or all funding |
| Housing Accelerator Fund 2.0 | \$400 million | \$0 | No | None |
| Canada Public Transit Fund (Baseline stream) | \$5 billion | \$251 million | Yes | Some or all of \$251 million |
| Canada Public Transit Fund (Metro-Region Agreement stream) | \$20 billion | Regional application not yet complete | Yes | Unknown at this time |
| Build Canada Homes | \$13 billion | \$359 million | To be determined | Some or all of \$359 million |



Compliance with the Housing Accelerator Fund Contribution Agreement

If Council fully repeals the Rezoning for Housing Bylaw (RHB), CMHC may deem The City to be non-compliant with the Housing Accelerator Fund Contribution Agreement.

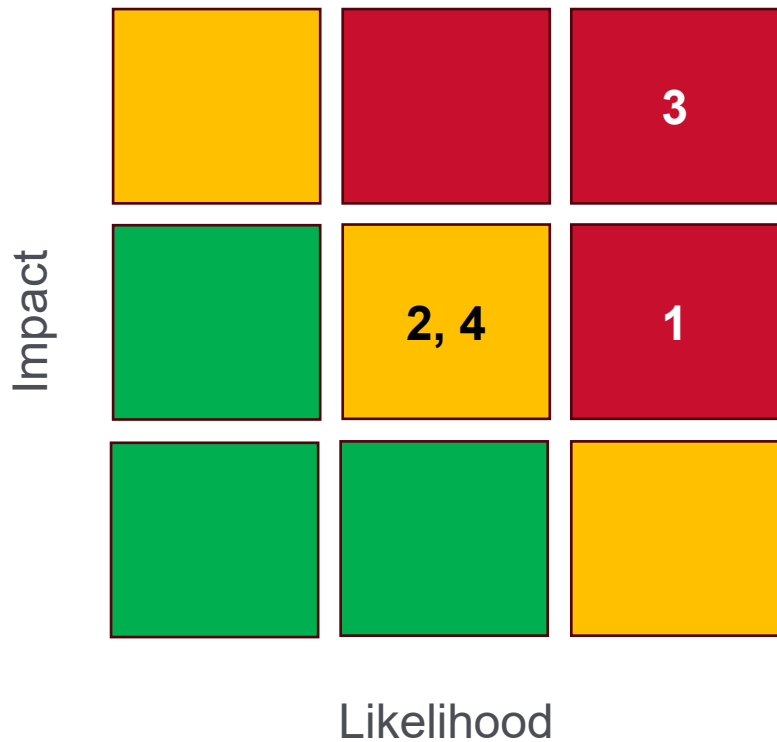
This puts future funding at risk.

| HAF Contribution Agreement Elements | Impacts of a Full Repeal of the RHB |
|---|--|
| Initiative 2: Undertake city-initiated city redesignations to streamline approvals to increase housing supply | CMHC may deem The City to be non-compliant |
| Initiative 3: Undertake land use bylaw amendments to promote missing middle land use districts | CMHC may deem The City to be non-compliant |
| Affordable housing unit target | May not meet target |



Corporate Risk Related to Federal Funding

If Council fully repeals the Rezoning for Housing Bylaw (RHB), The City will experience various risks



1. Financial risk
2. Reputational risk with the federal government
3. Delivery of services to Calgarians
4. Environmental risk



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