

**Planning & Development Services Report to
Public Hearing Meeting of Council
2026 March 23**

**ISC: UNRESTRICTED
C2026-0153**

Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments Implementing Citywide Residential Rezoning), LOC2026-0010

PURPOSE

This report responds to Notice of Motion EC2025-0995, which on 2025 December 15 directed Administration to prepare an amending bylaw to repeal blanket rezoning (Rezoning for Housing (CPC2024-0213)). The proposed bylaw contains the necessary amendments to Land Use Bylaw 1P2007.

PREVIOUS COUNCIL DIRECTION

At the 2024 April 22 Public Hearing Council approved CPC2024-0213, Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments (Rezoning for Housing).

On 2025 December 15, Council adopted Notice of Motion EC2025-0995, which directed Administration to prepare an amending bylaw to repeal blanket rezoning. Summarized, Council directed Administration to prepare a bylaw that would:

- 1) Bring back the low-density residential zones that existed in the Land Use Bylaw prior to the citywide Rezoning for Housing that was approved by Council in May 2024 and came into effect on August 6, 2024.
- 2) Change the zoning of residential properties back to what existed before the citywide Rezoning for Housing in 2024, except for properties that:
 - a) Received approval for a development permit, building permit or subdivision application under R-CG, R-G, or H-GO zoning before the proposed bylaw takes effect; or
 - b) Submitted a development permit, building permit or subdivision application before first reading of the proposed bylaw; or
 - c) Rezoned through an approved rezoning application applied for by the property owner after August 6, 2024.
- 3) Make changes to the rules in the Residential – Grade Oriented (R-CG) district, the low-density residential general rules and defined uses in Land Use Bylaw 1P2007.
- 4) Retain decisions made by Council on amendments made to Land Use Bylaw 1P2007 regarding parking rules during the Rezoning for Housing item.
- 5) Retain amendments made to Land Use Bylaw 1P2007 at the 2025 September 09 public hearing of Council to address various concerns and technical issues.

Attachment 1 outlines relevant previous direction from Council.

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RECOMMENDATIONS:

That Council give three readings to **Proposed Bylaw 9P2026** amendments to the Land Use Bylaw 1P2007 (Attachment 2), to repeal blanket rezoning, including:

1. Textual amendments (Section 1 and Schedule A and B, Attachment 2) to insert previously deleted Land Use Districts and delete Land Use Bylaw amendments approved under Bylaw 21P2024;
2. Redesignation (Section 2 and Schedule C, Attachment 2) of parcels located at various addresses from the:
 - a) Residential – Grade Oriented Infill (R-CG) District **to** Residential – Contextual Large Parcel One Dwelling (R-C1L) (R-C1Ls) District, Residential – Contextual One Dwelling (R-C1) (R-C1s) District, Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District, Residential – Contextual One / Two Dwelling (R-C2) District, and Residential – Grade Oriented Infill (R-CGex) District;
 - b) Residential – Low Density Mixed Housing (R-G) District **to** Residential One Dwelling (R-1) (R-1s) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – One/Two Dwelling (R-2) District; and
 - c) Housing – Grade Oriented (H-GO) District **to** Residential – Contextual Large Parcel One Dwelling (R-C1L(s)) District, Residential – Contextual One Dwelling (R-C1) (R-C1s), Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District, Residential – Contextual One / Two Dwelling (R-C2) District, and Residential – Grade Oriented Infill (R-CGex) District.
3. Textual amendments (Section 3, Attachment 2) for non-conforming buildings and uses;
4. Textual amendments (Section 4, Attachment 2) to the amended Residential – Grade Oriented Infill (R-CG) District; and
5. Textual amendments (Section 5, Attachment 2) to retain Council-directed Land Use Bylaw amendments approved after Bylaw 21P2024 was approved.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Chief Operating Officer Stuart Dalgleish and General Manager Debra Hamilton concur with this report. The recommendations respond to Council direction to repeal blanket rezoning.

HIGHLIGHTS

- In April 2024 City Council responded to the housing crisis by approving Home is Here: Calgary's Housing Strategy 2024-2030 to set Calgary on a path to ensure that housing is affordable for everyone (CPC2024-0213).

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- Since August 2024 when Rezoning for Housing went into effect, over 4,500 units have been enabled. Of these approved units, 784 are currently under construction. This represents a mix of single-detached, semi-detached and rowhouses/townhouses.
- The planning considerations that informed Rezoning for Housing continue to apply today: creating a land use planning environment in keeping with the applicable policies of the Municipal Development Plan that allows for incremental density increase in residential areas and development that is compatible with the character of the existing neighbourhood (CPC2024-0213).
- There remains concern that Rezoning for Housing is impacting communities and that property owners opportunity to participate in land use planning decisions on an individual parcel basis, has been diminished.
- On 15 December 2025 Council responded to these concerns by directing Administration to prepare a bylaw that would repeal Rezoning for Housing.
- Other tools and avenues beyond Rezoning for Housing remain available to Council to address those shared objectives and Administration looks forward to exploring those options when Council is ready. Attachment 6 outlines opportunities for Council's consideration.

DISCUSSION

Council implemented several actions from Home is Here – The City of Calgary's Housing Strategy 2024-2030 (Housing Strategy) when it approved Calgary's Housing Strategy 2024-2030 – Land Use Amendment Citywide, LOC2024-0017 and CPC2024-0213 (Rezoning for Housing).

Council redesignated approximately 311,000 parcels to either the Residential – Grade-oriented Infill (R-CG), Residential – Low Density Mixed Housing (R-G) or Housing – Grade Oriented (H-GO) districts. These districts allow for a broad range of housing types. Council also deleted from Land Use Bylaw 1P2007 the districts that were no longer designated on any parcels, such as the Residential – Contextual One Dwelling (R-C1) district.

These changes established new base residential R-CG and R-G zoning. The new base zoning shortened process timelines and reduced risk and cost from the development of new homes in existing communities. Establishing a citywide base residential district also aligned more closely the rules governing home development in existing communities with the rules for homes in new communities.

In 2025, the wards experiencing the most redevelopment applications enabled by citywide Rezoning for Housing are wards 6, 7, 9 and 11. Some wards, such as wards 2, 3, 5, 10, 12, 13 and 14 have seen fewer than 10 applications in 2025 that were enabled by the citywide rezoning

The proposed recommendations of this report would reinsert the previously deleted districts into Land Use Bylaw 1P2007 and rezone parcels back to these districts as they existed prior to 2024 August 6. This would remove R-CG as a base district and restore the R-CG district to its status prior to Rezoning for Housing. While applicants would still be able to apply for a rowhouse (R-CG) development if the repeal is approved, they would again have to undertake a land use

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redesignation that Council must approve before proceeding with a development permit, adding additional time, costs and uncertainty. Attachment 3, Summary of Redesignations and Parcel Data contains the number of parcels that would be rezoned, and their proposed zones.

A repeal is a complex undertaking because numerous developments have proceeded under the current rules. If approved, Administration needs sufficient time to make changes to systems and processes to prevent unintended consequences for developments underway. For these reasons, Administration is targeting an effective date in August 2026.

Through the Notice of Motion, Council also directed Administration to propose various amendments to the R-CG district to address concerns related to the scale and form of development it allows. Attachment 4, Summary of Proposed Amendments to Land Use Bylaw 1P2007 and Attachment 5, Proposed Amendments to Land Use Bylaw 1P2007 Redline Copy provide descriptions and an overview of the proposed bylaw.

Some have expressed interest in thoughtful approaches that would achieve more housing in Calgary. Attachment 6, Opportunities to Provide Housing has been provided by Administration to aid Council in its future considerations. It illustrates ways to provide greater housing choice across the city without a base residential zoning of R-CG. These options could advance the goals of the Housing Strategy and Calgary's Municipal Development Plan.

To prepare the necessary bylaw and map amendments and meet Council's direction to exempt parcels that meet specific criteria from redesignation, Administration has not included parcels that became eligible for exemption since 2026 January 01. If Council approves the recommendations of this report, Administration intends to bring another bylaw to the 2026 July 21 Public Hearing to capture the remaining parcels that meet exemption criteria. Attachment 7, Implementation Plan provides a summary of exemption criteria and explains the required implementation actions.

Some Calgarians and members of Council have expressed concerns over residential parking. Attachment 8, Residential Parking in Calgary discusses the tools and strategies The City employs in off-street and on-street parking.

Attachment 9, Low Density Residential District Overview compares districts. It shows what would be allowed in each district if they are reinserted into the Land Use Bylaw.

Administration delivered IP2026-0216, Utility Infrastructure Capacity Update to Infrastructure and Planning Committee on 11 March 2026. On 11 February 2026, Administration delivered IP2026-0092, Strengthening Public Participation in The Planning Process. These two actions fulfilled further direction from the Notice of Motion EC2025-0995.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|--|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

Letters of notification of the proposed bylaw were sent to over 300,000 property owners. Notice of the public hearing was also posted in accordance with the Electronic Notification Bylaw as of

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2026 February 20 ([Public Hearing on Planning Matters](#), February 17, 2026). Administration also provided a website (www.calgary.ca/rezoning) with information about the proposed repeal of blanket rezoning as well as an interactive map so that owners could search for their addresses and see how the proposed bylaw may affect their property. Administration advertised the proposed changes and public hearing through digital ads, signage, newspaper and radio in multiple languages.

IMPLICATIONS

Social

Repealing blanket rezoning will:

- Respond to concerns from some Calgarians that blanket rezoning negatively affected neighbourhood character.
- Provide greater certainty for residents who prefer single-detached development patterns.
- Limit housing choice on approximately 68 per cent of parcels to single-detached homes plus one secondary suite and one backyard suite.
- Reduce affordability and Calgarians' choice to live in established communities.
- Make it harder for younger Calgarians and first-time buyers to enter the housing market and contribute to community vitality.
- Introduce more time to redevelop and may slow community evolution and reduce populations needed to support schools, local businesses, services and amenities.

Environmental

Responding to concerns about rezoning outweighs Rezoning for Housing's environmental benefits. Environmental benefits may be achieved with land use redesignations at the individual property level. Repealing blanket rezoning will:

- Reduce efforts toward increased access to transit service and making transit a more viable option and reduce greenhouse gas emissions (GHG).
- Reduce the efficient use of existing land, infrastructure and amenities.
- Increase pressure to expand outward, consuming farmland and increasing infrastructure needs.
- Limit opportunities for newer, more energy efficient housing in established communities.
- The proposed changes to the R-CG district may help preserve existing trees and reduce stormwater runoff.

Economic

Responding to concerns about rezoning outweighs Rezoning for Housing's economic benefits. Economic benefits may be achieved with land use redesignation at the individual property level. Repealing blanket rezoning will:

- Address concerns from residents about pace and scale of change in established neighbourhoods.
- Allow housing growth to proceed through site-specific land use applications.
- Add time, cost, and uncertainty to housing delivery, potentially reducing jobs and constraining investment, particularly from smaller companies.

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- Reduce housing supply, sustaining affordability pressures that affect workers, businesses, and consumers.
- Limit customer bases for local businesses and reduces disposable income linked to housing costs.

Service and Financial Implications

Between 2024 August to 2025 December, Rezoning for Housing supported approximately 460 property owners who previously would have required a redesignation process to the R-CG district. The City fee for a land use redesignation is \$2,779 per application. The proposed change will increase time, costs and uncertainty. As per normal practice, application volumes will be monitored and staffing levels adjusted as necessary.

RISK

Repealing blanket rezoning introduces various risks to The City. It would not be aligned with The City's Municipal Development Plan, which guides 50 per cent of new residential growth into existing communities and 50 per cent into new communities. Repeal directly contradicts Actions 1.C.4 and 1.C.6 of Home is Here – The City of Calgary's Housing Strategy 2024-2030 by increasing time, cost and uncertainty to the application process.

Repealing blanket rezoning and changing the R-CG district limits the opportunity to increase housing supply in existing communities. Single-detached zoning will allow up to three homes (one primary unit, one secondary suite and one backyard suite) on a 50'x120' lot and rowhouses will be restricted to corners at three units plus suites instead of four units plus suites. Most parcels will likely only see single or semi-detached homes.

Not approving the repeal also introduces risks. If the R-CG district is not amended, the concerns about what the rules allow to be built, will not be addressed. While communities will inevitably change, if the parcel-by-parcel land use redesignation application process is not reinstated, concern about rezoning's negative implications will remain, including that Calgarians are not being involved in land use decisions.

Administration met the legal notification requirements for affected landowners and carried out a multilingual awareness campaign with the intent to reach all Calgarians. Given the short period between the approval of EC2025-0995 and the public hearing, some Calgarians may not be aware of the proposed changes.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Proposed Bylaw 9P2026
3. Summary of Redesignations and Parcel Data
4. Summary of Proposed Amendments to Land Use Bylaw 1P2007
5. Proposed Amendments to Land Use Bylaw 1P2007 Redline Copy
6. Opportunities to Provide Housing
7. Implementation Plan
8. Residential Parking in Calgary

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9. Low Density Residential District Overview
10. Presentation
11. **CONFIDENTIAL Public Submissions**
12. **Public Submissions 1-100**
13. **Public Submissions 101-200**
14. **Public Submissions 201-300**
15. **Public Submissions 301-400**
16. **Public Submissions 401-500**
17. **Public Submissions 501-600**
18. **Public Submissions 601-700**
19. **Public Submissions 701-800**
20. **Public Submissions 801-900**
21. **Public Submissions 901-1000**
22. **Public Submissions 1001-1100**
23. **Public Submissions 1101-1200**
24. **Public Submissions 1201-1300**
25. **Public Submissions 1301-1400**
26. **Public Submissions 1401-1500**
27. **Public Submissions 1501-1600**
28. **Public Submissions 1601-1700**
29. **Public Submissions 1701-1800**
30. **Public Submissions 1801-1900**
31. **Public Submissions 1901-2000**
32. **Public Submissions 2001-2100**
33. **Public Submissions 2101-2200**
34. **Public Submissions 2201-2300**
35. **Public Submissions 2301-2328**

Department Circulation

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