

Background and Previous Council Direction

Background

Since 2014, with the introduction of the Residential Grade-oriented Infill District (R-CG), The City of Calgary has aimed to provide Calgarians with more housing choices in existing communities. In 2016, The City also introduced the Residential – Low Density Mixed Housing (R-G) District to allow developers to meet market demand for a wider range of new homes in new communities.

While these actions moved Calgary towards more housing choice, the use of the R-CG district in the existing communities of Calgary still faced a barrier. To use the district, the parcel had to be redesignated to the R-CG district. This requirement added approximately six months to the development process for a home and increased the cost and risk. This was reflected in the sale prices. It remained safer and easier to build a single-detached home.

Significant real estate price increases over the last 20 years have made it financially challenging for young Calgarians and Calgarians with lower incomes to take the first step on the housing ladder. This often resulted in Calgarians only being able to achieve their housing needs in new communities, or in smaller high-rise units that are not well suited to young families. Fewer families were able to move into existing communities.

In May 2024 Council approved Rezoning for Housing, which changed the base residential zoning to the R-CG district in existing communities. The time savings gained by no longer needing to redesignate, and the option to build different types of homes, allow homes to be delivered at lower prices.

Allowing for more forms of redevelopment in our existing communities makes use of the already installed municipal infrastructure, the existing transit services, and the existing parks, schools and other civic amenities. Using this existing capacity reduces the need to extend service into new communities and for new capital infrastructure investments.

Since August 2024 when Rezoning for Housing came into effect, over 4,500 units have been enabled. Of these 4,500 development permit-approved units, 784 units are currently under construction, with 64 units completed to date. Building design and parking were the most frequently cited concerns received through the Development Map (DMAP) platform on rezoning-enabled applications.

On 15 December 2025, Council directed Administration to prepare a bylaw to repeal blanket rezoning and change these parcels back to the districts they had prior to August 2024.

Previous Council Direction

The table below provides details of Council's previous direction.

2025 December 15	EC2025- 0995	<p>Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments Implementing City-Wide Residential Rezoning)</p> <p>1. That with respect to Notice of Motion EC2025-0995, Council refer the following amendment motion to the Infrastructure and Planning Committee:</p> <p>“That Administration report back on the following:</p> <ul style="list-style-type: none">c. a plan to redesign to significantly increase public engagement with respect to development; andd. information, updates and a go forward strategy to address any government grants that may be at risk with a full repeal of Blanket Rezoning.”<p>To report back to the Infrastructure and Planning Committee no later than 2026 February 11.</p><p>2. That with respect to Notice of Motion EC2025-0995, the following be adopted, as amended:</p><p>BE IT RESOLVED that Administration be directed to prepare an amending bylaw to restore both the Land Use Bylaw Districts in Bylaw 1P2007 and the land use designation of affected parcels to their original state prior to third reading of bylaw amendment 21P2024 Citywide rezoning,</p><p>AND FURTHER BE IT RESOLVED that the amending bylaw exempts parcels of land that:</p><ul style="list-style-type: none">a. received a decision of approval on any one of development permit, subdivision or building permit under the R-CG, R-G or H-GO land use districts prior to the effective date of the amending bylaw, orb. are included in an application or permit submitted (any one of development permit, subdivision application or building permit) prior to first reading of the amending bylaw, orc. have received approval of a land use redesignation by Bylaw, through an applicant-initiated land use redesignation after August 6, 2024.<p>AND FURTHER BE IT RESOLVED that Administration report back no later than Q1 2026 with:</p><ul style="list-style-type: none">d. Updated infrastructure capacity assessments;e. Revised parking including private lots and public parking strategy;<p>AND FURTHER BE IT RESOLVED that Administration be directed to bring back the amended bylaw direct to the March 2026 Public Hearing of Council.</p><p>3. That with respect to Notice of Motion EC2025-0995, the following Motion Arising be adopted, as amended:</p><p>BE IT RESOLVED that Council direct Administration to prepare proposed</p>
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wording recommendation to include amendments to Bylaw 1P2007 as follows prior to second reading:

1. Include in the R-CG Land Use Bylaw District the following changes:
 - i. Reduce lot coverage from 60% to 55%;
 - ii. Limit building height to 10 meters;
 - iii. Require contextual setbacks;
 - iv. Eliminate zero lot lines;
 - v. Where a rowhouse is allowed:
 - i. Limit parcels to 1 primary building;
 - ii. Prohibit mid-block rowhouses and townhouses (where mid-block excludes the first 3 parcels at each block end and areas as defined in policies)
 - vi. Retain Section 546 (section 2 and 3) that requires 1:1 parking minimum in post-1960s neighborhoods and 0.5 to 1 parking minimum in pre-1960s neighborhoods;
 - vii. Modify Section 529 of the Land Use Bylaw, from 75 units per hectare to 60 units per hectare
2. Prepare any amendments required to 1P2007 to retain bylaws:
 - i. Housekeeping Amendments to the Land Use Bylaw - Bylaw 78P2024
 - ii. Appeal Period and Notification of Decisions - Bylaw 58P2025
 - iii. Low Density Residential Amendments – Bylaw 59P2025
 - iv. Child Care Service - Bylaw 60P2025
 - v. Mobility Storage Lockers and Bike Parking – Bylaw 61P2025
 - vi. Updates to Use Definitions – Bylaw 62P2025
 - vii. Expired Text and Text Error Removal – Bylaw 63P2025
 - viii. Exempting Rowhouses from Development Permits in Developing Communities - Bylaw 48P2025.

2025 September 9	C20205-0704	Land Use Bylaw Amendments – Appeal Period and Notification of Decisions Land Use Bylaw 1P2007 amended to ensure alignment with the required appeal period in the Municipal Government Act and clarify the advertising process for notification of decisions on development permits.
2025 September 9	C20205-0705	Land Use Bylaw Amendments – Low Density Residential Development Land Use Bylaw 1P2007 amended to fix inconsistencies and streamline the planning application process. The proposed amendments focus on rear setbacks, uncovered parking stall parcel coverage, landscaping, secondary suites, and fences.
2025 September 9	C20205-0706	Land Use Bylaw Amendments – Child Care Services Land Use Bylaw 1P2007 amended to add child care service as a discretionary use in

		existing approved buildings in low density residential districts.
2025 September 9	C20205-0707	Land Use Bylaw Amendments – Mobility Storage Lockers and Bike Parking in Multi-Residential Buildings Land Use Bylaw 1P2007 amended to remove the requirement for mobility storage lockers in the Residential – Grade Oriented Infill (R-CG) and Housing – Grade Oriented (H-GO) Districts and to reduce the amount of required bicycle parking in multi-residential buildings.
2025 September 9	C20205-0708	Land Use Bylaw Amendments – Updates to Definitions Land Use Bylaw 1P2007 amended to update the definitions of the Health Care Service and Special Function Class – 1 uses to provide businesses with more operational flexibility.
2025 September 9	C20205-0709	Land Use Bylaw Amendments – Expired Text and Text Error Removal Land Use Bylaw 1P2007 amended to remove expired text and correct grammatical errors.
2025 June 6	IP2025-0325	Land Use Bylaw Amendments to Exempt Rowhouses from Development Permits in Developing Communities Land Use Bylaw 1P2007 amended to remove the requirement for a permitted use development permit for a rowhouse building in developing communities.
2024 October 8	CPC2024-1028	Housekeeping Amendments to the Land Use Bylaw Land Use Bylaw 1P2007 amended to support Rezoning for Housing implementation by returning existing single detached and semi-detached homes to conforming status and maintain the ability for minor exterior alterations and small-scale additions to be Development Permit exempt.
2024 June 11	EC2024-0692	Response to Motion Arising from Rezoning for Housing – Resources and Workplan Implications 1. That with respect to Report EC2024-0692, the following amendment be approved: That Recommendation 3 be deleted in its entirety and replaced with a new Recommendation 3, as follows: 3. Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations first through the Housing Accelerator Fund for funding consideration, with any remaining gaps in funding to be brought forward for consideration in the upcoming mid-cycle adjustments process. 2. That with respect to Report EC2024-0692, the following be approved, as amended: That the Executive Committee recommend that Council: 1. Reconsider its decision respecting Recommendation 9 in report CPC2024-0213 from the 2024 May 14 Special Meeting of Council “That Council direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use

		<p>Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.”;</p> <ol style="list-style-type: none"> 2. Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts freehold/fee simple townhouse and rowhouse developments within newly developing greenfield communities from the need to obtain a development permit, with an update to Council by end of 2024 Q3; and 3. Direct Administration to forward any budget implications with respect to the additional Rezoning for Housing recommendations first through the Housing Accelerator Fund for funding consideration, with any remaining gaps in funding to be brought forward for consideration in the upcoming mid-cycle adjustments process.
2024 May 5	CPC2024-0213	<p>Third Reading of Proposed Bylaw 21P2024, as amended, and Motions Rising Directly Related to report CPC2024-0213</p> <ol style="list-style-type: none"> 1. That with respect to Report CPC2024-0213, the following Motion Arising be adopted: <ul style="list-style-type: none"> That Council direct Administration to augment Home is Here recommendation 1.C.13.I by tracking Development Permit applications on RC-G parcels citywide 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. 2. That with respect to Report CPC2024-0213, the following Motion Arising be adopted: <ul style="list-style-type: none"> That Council direct Administration to bring a summary of the cumulative budget, resource and workplan implications resulting from the final Council amendments made to the original recommendation on CPC2024-0213 to the 2024 June 11 Executive Committee. 3. That with respect to Report CPC2024-0213, the following Motion Arising be adopted: <ul style="list-style-type: none"> That Council request that the Mayor write a letter to the Minister of Municipal Affairs on behalf of Council requesting that the development permit appeal period specified in section 686(1)(a) of the <i>Municipal Government Act</i> be shortened from 21 days to 14 days to facilitate the faster release of such permits.
2024 April 22	LOC2024-0017 & CPC2024-	<p>Calgary’s Housing Strategy 2024-2030 – Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments, CPC2024-0213</p> <ol style="list-style-type: none"> 1. That with respect to Report CPC2024-0213, the following amendment be adopted:

0213

That a new Recommendation be inserted as follows and that the recommendations be re-numbered accordingly:

In order to create a more robust public engagement process for discretionary uses in the R-CG land use district, direct Administration to:

a. Review and enhance The City of Calgary Applicant Outreach Toolkit in collaboration with interested community associations, residents and industry to improve transparency in community outreach and engagement for development permit applications in R-CG districts, using this process to either create an incentive or requirement for community engagement prior to a formal application submission, with an update to Council by end of 2024 Q3;

b. Create a Rowhouse How-to Guide with input from interested community associations, residents and industry that identifies contextually appropriate design strategies (including but not limited to building height, placement and treatment of windows, air conditioners, waste & recycling bins and landscaping), with an update to Council by end of 2024 Q4;

c. Explore incentives for an expedited application timeline for those applications that demonstrate strong collaboration with community and compliance with process (as per the Outreach Tool and Rowhouse How-to Guide), with an update to Council by end of 2024 Q4; and

d. Determine the necessary resources and any associated funding required to fully implement and sustain a Community Planning Planner Liaison program as previously discussed with some inner-city communities and report back to Council no later than the end of 2024 Q3 for any resource and budget requests.

2. That with respect to Report CPC2024-0213, the following amendment be adopted:

That a new Recommendation be inserted as follows and that recommendations be re-numbered accordingly:

Direct Administration to utilize or leverage an existing community and industry working group to mutually seek efficiencies in the development permit process to expedite development permit timelines, while making townhouse and rowhouse development permits more consistent and standardized in RCG areas to create transparency and predictability for applicants and the public.

3. That with respect to Report CPC2024-0213, the following amendment be adopted:

That a new Recommendation be inserted as follows and that recommendations be re-numbered accordingly:

Direct Administration to sequence the completion of Local Area Plans in the developed areas of the city by:

a. Identifying the areas with the most demand based on the number of

applications; and

b. Prioritizing these areas in the sequencing of future Local Area Plans.

4. That with respect to Report CPC2024-0213, the following amendment be adopted:

That a new Recommendation be inserted as follows and that recommendations be re-numbered accordingly:

Direct Administration to consider changes to the Land Use Bylaw, including provisions related to the current R-G, R-CG and H-GO districts, to address issues related to privacy for adjacent neighbours identified through this report as part of its reporting to Council on the City Building Program.

5. That with respect to Report CPC2024-0213, the following amendment be adopted:

That a new Recommendation be inserted as follows and that recommendations be re-numbered accordingly:

Direct Administration to review all plans already completed as part of the current Local Area Planning program, and engage with affected communities, to determine whether any amendments to the Local Area Plans are warranted as a result of the proposed rezoning, and report back to Infrastructure and Planning Committee with an interim update no later than 2025 Q1.

6. That with respect to Report CPC2024-0213, the following amendment be adopted:

That a new Recommendation be inserted as follows and that recommendations be re-numbered accordingly:

Direct Administration to prepare a quarterly briefing on the implementation of the Rezoning for Housing initiative to Infrastructure and Planning Committee beginning 2025 Q1 including:

a. The effect of Rezoning for Housing on housing supply, including the number of permits issued for new low-density residential units in R-G/R-CG and H-GO districts;

b. Timelines for permit approvals; and

c. A summary of public letters received on development permits enabled by Rezoning for Housing including the overall number in support or opposition and recurring themes of concerns raised.

7. That with respect to Report CPC2024-0213, the following amendment be adopted:

That a new Recommendation be inserted as follows and that recommendations be re-numbered accordingly:

Direct Administration to report back annually to Community Development Committee starting no later than 2026 Q2 with a report on the Rezoning for

Housing Initiative that includes:

- a. Impacts of the Rezoning for Housing program at increasing housing supply;
- b. Impacts of the Rezoning for Housing program at speeding up permit approval timelines;
- c. Community and industry feedback that Administration has received related to Rezoning for Housing; and
- d. Recommendations to address issues in the Land Use Bylaw, Local Area Planning program, and permit approvals that have arisen from Rezoning for Housing.

8. That with respect to Report C2024-0213, the following amendment be adopted:

That a new Recommendation be inserted as follows and that recommendations be re-numbered accordingly:

Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts free hold/fee simple townhouse and rowhouse developments, that meet the requirements of land use bylaw 1P2007, within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3.

9. That with respect to Report CPC2014-0213, the following amendment be adopted:

That a new Recommendation be inserted as follows and that recommendations be re-numbered accordingly:

Direct Administration to review all City-owned parks and evaluate the appropriate district and include a recommendation to rezone with the implementation of the new Zoning Bylaw.

10. That with respect to Report CPC2024-0213, the following amendment be adopted:

That a new Recommendation be inserted as follows and that recommendations be re-numbered accordingly:

Direct Administration to research and return to Council before the 2025 Mid-Cycle Budget program with recommendations (including budget and organizational accountability) to resurrect the municipal census program with the intention of conducting a Calgary biennial census in 2027 and thereafter.

11. That with respect to Report CPC2024-0213, the following amendment be adopted:

That a new Recommendation be inserted as follows and that recommendations be re-numbered accordingly:

Direct Administration to investigate and report back on options to improve the public notification systems and information provided to users through the City's planning and development information systems (i.e., DMAP, Calgary.ca, etc.), and report back by 2025 Q4.

12. That with respect to Report CPC2024-0213, the following amendment be adopted:

That a new Recommendation be inserted as follows and that recommendations be re-numbered accordingly:

Direct Administration to:

- a. Include Secondary Suites and Backyard Suites in density calculations in the new Zoning Bylaw, and that minimum density requirements be updated in zones where suites are allowed to reflect this change; and
- b. Report back to Council in Q1, 2025 with a scoping report that includes:
 - i. the overall unit count/density calculation for each community that includes secondary suites and backyard suites as units.
 - ii. a list of all departments that have calculations based off unit count and the implications of unit counting for all other City departments (fee for service, fee calculations).

13. That with respect to Report CPC2024-0213, the following be adopted, as amended:

That Council:

1. Give three readings to Proposed Bylaw 21P2024 for amendments to the Land Use Bylaw 1P2007 (Attachment 3), including:
 - a. Textual amendments (Section 1 and 3, Attachment 3);
 - b. Redesignation (Section 2 and Schedule A, Attachment 3) of parcels *located at various addresses from the:*
 - i. Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, and Residential – Grade Oriented Infill (R-CGex) to Residential – Grade-Oriented Infill (R-CG) District.
 - ii. Residential One Dwelling (R-1(s)), Residential – Narrow Parcel One Dwelling (R-1N), and Residential – One/Two Dwelling (R-2) to Residential – Low Density Mixed Housing (R-G) District.
 - iii. Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential –

Contextual One/Two Dwelling (R-C2) districts, Residential – Grade-Oriented Infill (R-CG) District, and Residential – Grade Oriented Infill (R-CGex) Districts to Housing – Grade Oriented (H-GO) District;

c. Procedural amendments to delete redundant districts from the Land Use Bylaw (Section 4, Attachment 3);

2. In order to create a more robust public engagement process for discretionary uses in the R-CG land use district, direct Administration to:

a. Review and enhance The City of Calgary Applicant Outreach Toolkit in collaboration with interested community associations, residents and industry to improve transparency in community outreach and engagement for development permit applications in R-CG districts, using this process to either create an incentive or requirement for community engagement prior to a formal application submission, with an update to Council by end of 2024 Q3;

b. Create a Rowhouse How-to Guide with input from interested community associations, residents and industry that identifies contextually appropriate design strategies (including but not limited to building height, placement and treatment of windows, air conditioners, waste & recycling bins and landscaping), with an update to Council by end of 2024 Q4;

c. Explore incentives for an expedited application timeline for those applications that demonstrate strong collaboration with community and compliance with process (as per the Outreach Tool and Rowhouse How-to Guide), with an update to Council by end of 2024 Q4; and

d. Determine the necessary resources and any associated funding required to fully implement and sustain a Community Planning Planner Liaison program as previously discussed with some inner-city communities and report back to Council no later than the end of 2024 Q3 for any resource and budget requests

3. Direct Administration to utilize or leverage an existing community and industry working group to mutually seek efficiencies in the development permit process to expedite development permit timelines, while making townhouse and rowhouse development permits more consistent and standardized in RCG areas to create transparency and predictability for applicants and the public;

4. Direct Administration to sequence the completion of Local Area Plans in the developed areas of the city by:

a. Identifying the areas with the most demand based on the number of applications; and

b. Prioritizing these areas in the sequencing of future Local Area Plans;

5. Direct Administration to consider changes to the Land Use Bylaw, including provisions related to the current R-G, R-CG and H-GO districts, to address issues related to privacy for adjacent neighbours identified through this report as part of its reporting to Council on the City Building Program;
6. Direct Administration to review all plans already completed as part of the current Local Area Planning program, and engage with affected communities, to determine whether any amendments to the Local Area Plans are warranted as a result of the proposed rezoning, and report back to Infrastructure and Planning Committee with an interim update no later than 2025 Q1;
7. Direct Administration to prepare a quarterly briefing on the implementation of the Rezoning for Housing initiative to Infrastructure and Planning Committee beginning 2025 Q1 including:
 - a. The effect of Rezoning for Housing on housing supply, including the number of permits issued for new low-density residential units in R-G/R-CG and H-GO districts;
 - b. Timelines for permit approvals; and
 - c. A summary of public letters received on development permits enabled by Rezoning for Housing including the overall number in support or opposition and recurring themes of concerns raised;
8. Direct Administration to report back annually to Community Development Committee starting no later than 2026 Q2 with a report on the Rezoning for Housing Initiative that includes:
 - a. Impacts of the Rezoning for Housing program at increasing housing supply;
 - b. Impacts of the Rezoning for Housing program at speeding up permit approval timelines;
 - c. Community and industry feedback that Administration has received related to Rezoning for Housing; and
 - d. Recommendations to address issues in the Land Use Bylaw, Local Area Planning program, and permit approvals that have arisen from Rezoning for Housing;
9. Direct Administration, in alignment with Home is Here recommendation 4.B.2, speed up approval processes as appropriate, in order to continue to support the construction of more housing, to bring forward amendments to Land Use Bylaw 1P2007 that exempts free hold/fee simple townhouse and rowhouse developments, that meet the requirements of land use bylaw 1P2007, within newly developing greenfield communities from the need to obtain a development permit by end of 2024 Q3;
10. Direct Administration to review all City-owned parks and evaluate the

appropriate district and include a recommendation to rezone with the implementation of the new Zoning Bylaw;

11. Direct Administration to research and return to Council before the 2025 Mid-Cycle Budget program with recommendations (including budget and organizational accountability) to resurrect the municipal census program with the intention of conducting a Calgary biennial census in 2027 and thereafter;

12. Direct Administration to investigate and report back on options to improve the public notification systems and information provided to users through the City's planning and development information systems (i.e., DMAP, Calgary.ca, etc.), and report back by 2025 Q4;

13. Direct Administration to:

a. Include Secondary Suites and Backyard Suites in density calculations in the new Zoning Bylaw, and that minimum density requirements be updated in zones where suites are allowed to reflect this change; and

b. Report back to Council in Q1, 2025 with a scoping report that includes:

i. the overall unit count/density calculation for each community that includes secondary suites and backyard suites as units.

ii. a list of all departments that have calculations based off unit count and the implications of unit counting for all other City departments (fee for service, fee calculations); and

14. Direct that Attachment 8 and any Confidential Distributions remain confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*.

14. That Bylaw 21P2024 be introduced and read a first time.

15. That Proposed Bylaw 21P2024 be amended as follows:

That Council amend Section 1 by deleting subsection (a) in its entirety, inserting the following as new subsections 1(a)-(c), and renumbering the remaining subsections accordingly:

(a) add "and" at the end of subsection 153.1(a)(v).

(b) Delete and replace subsection 153.1(a)(vi) with the following:

"Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use."

(c) Delete subsections 153.1(a) (vii) and (viii)"

16. That Proposed Bylaw 21P2024 be amended by:

1. amending Section 1.(l) to read as follows:

“(l)Insert new subsection 527 (2)(m.1) as follows:

“(m.1) Rowhouse Building;”

2. amending “Schedule A” by deleting “Section Map 7C” and replace with “Revised Section Map 7C”.
3. amending “Schedule A” by deleting “Section Map 8C” and replace with “Revised Section Map 8C”.
4. amending “Schedule A” by deleting “Section Map 19C” and replace with “Revised Section Map 19C”.
5. amending “Schedule A” by deleting “Section Map 20C” and replace with “Revised Section Map 20C”.
6. amending “Schedule A” by deleting “Section Map 12W” and replace with “Revised Section Map 12W”.
7. amending “Schedule A” by deleting “Section Map 15E” and replace with “Revised Section Map 15E”.
8. amending “Schedule A” by deleting “Section Map 16E” and replace with “Revised Section Map 16E”.

17. That with respect to proposed Bylaw 21P2024, the amendment be further amended as follows:

That a new subsection 3 be inserted to the text for Section 546 of Land Use Bylaw 1P2007, as amended, that is proposed in Section 1(o) of proposed Bylaw 21P2024, as follows:

“3. Notwithstanding subsection (1), and (2) the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for development within 600.0 metres of an existing LRT platform or BRT bus stop.”

18. That Proposed Bylaw 21P2024 be amended as follows:

That Council delete Section 1 (o) of Bylaw 21P2024 (Attachment 3) and replace it with the following:

(o) Delete subsection 546 and replace with:

“546 (1) The minimum number of *motor vehicle parking stalls* is calculated based on the sum of all *units* and *suites* at a rate of 1.0 stalls per *unit* or *suite*.

(2) Notwithstanding subsection (1), the minimum number of *motor vehicle parking stalls* is calculated based on the sum of all *units* and *suites* at a rate of

0.5 stalls per *unit* or *suite* for the area listed in Table 2.1 below.

Table 2.1 – Communities with 0.5 Parking Stalls

ACADIA	DOWNTOWN WEST END	LINCOLN PARK	ROSEMONT
ALBERT PARK/RADISSON HEIGHTS	EAGLE RIDGE	LOWER MOUNT ROYAL	ROSSCARROCK
ALTADORE	EAU CLAIRE	MANCHESTER	ROXBORO
BANFF TRAIL	ELBOW PARK	MAPLE RIDGE	RUTLAND PARK
BANKVIEW	ELBOYA	MARLBOROUGH	SCARBORO
BAYVIEW	ERLTON	MAYFAIR	SHAGANAPPI
BEL-AIRE	FAIRVIEW	MAYLAND HEIGHTS	SOUTH CALGARY
BELTLINE	FOREST HEIGHTS	MEADOWLARK PARK	SOUTHVIEW
BONAVISTA DOWNS	FOREST LAWN	MISSION	SOUTHWOOD
BOWNESS	GARRISON GREEN	MONTGOMERY	SPRUCE CLIFF
BRAESIDE	GARRISON WOODS	MOUNT PLEASANT	ST. ANDREWS HEIGHTS
BRENTWOOD	GLAMORGAN	NORTH GLENMORE PARK	SUNALTA
BRIDGELAND/RIVERSIDE	GLENBROOK	NORTH HAVEN	SUNALTA WEST
BRITANNIA	GLENDALE	NORTH HAVEN UPPER	SUNNYSIDE
CAMBRIAN HEIGHTS	GREENVIEW	OAKRIDGE	THORNCLIFFE
CANYON MEADOWS	HAYSBORO	OGDEN	TUXEDO PARK
CAPITOL HILL	HIGHLAND PARK	PALLISER	UNIVERSITY DISTRICT
CHARLESWOOD	HIGHWOOD	PARKDALE	UNIVERSITY HEIGHTS
CHINATOWN	HILLHURST	PARKHILL	UPPER MOUNT ROYAL
CHINOOK PARK	HOUNSFIELD HEIGHTS/ BRIAR HILL	POINT MCKAY	VARSITY
CLIFF BUNGALOW	HUNTINGTON HILLS	PUMP HILL	VISTA HEIGHTS
COLLINGWOOD	INGLEWOOD	QUEENS PARK VILLAGE	WEST HILLHURST
CRESCENT HEIGHTS	KELVIN GROVE	RAMSAY	WESTGATE
CURRIE BARRACKS	KILLARNEY/ GLENGARRY	RENFREW	WILDWOOD

DALHOUSIE	KINGSLAND	RICHMOND	WILLOW PARK
DOWNTOWN COMMERCIAL CORE	LAKE BONA VISTA	RIDEAU PARK	WINDSOW PARK
DOWNTOWN EAST VILLAGE	LAKEVIEW	ROSEDALE	WINSTON HEIGHTS/ MOUNTVIEW

(3) Notwithstanding subsection (1), and (2) the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for development within 600.0 metres of an existing LRT platform or BRT bus stop."

2023 September 16	CD2023-0749	<p>Home is Here – The City of Calgary’s Housing Strategy 2024-2023 (minutes have been shortened to reflect only the direction pertaining to the items in this report). That Council: “[...] Approve Home is Here: The City of Calgary’s Housing Strategy 2024-2030 (Attachment 2), as amended below, and rescind Foundations for Home – Calgary’s Corporate Affordable Housing Strategy (2016-2025):</p> <p>[...]</p> <p>1.g. Inserting the following bullet “III” after bullet “II” in Action 1.C.4 on page 21:</p> <p>III. Eliminate parking requirements for backyard suites.</p> <p>2. Direct Administration to:</p> <p>a) Immediately begin work on implementing the Housing Strategy’s actions that do not need further Council direction or budget approval.</p> <p>b) Prepare recommendations that have a budget implication to be included as part of the 2023 November Adjustments to the 2023-2026 Service Plans and Budgets.</p> <p>c) Continue work progressing actions which, as indicated, require further public engagement, council deliberation and approval, and/or public hearing, and bring those forward to Council as work is ready for consideration;”</p>
2023 July 4	C2023-0688	<p>Housing and Affordability Task Force Recommendations Progress Update (Verbal) That with respect to Verbal Report C2023-0688, the following be adopted: That Council direct that Administration consider Council feedback to inform the Corporate Housing Strategy.</p>
2023 June 6	C2023-0415	<p>Housing and Affordability Task Force Recommendations That Council:</p> <ol style="list-style-type: none"> 1. Receive the Housing and Affordability Task Force Recommendations and Actions (“Recommendations”) for information (Attachment 2); 2. Disband the Housing and Affordability Task Force and thank its members for their time and professional advice;

		<p>3. Direct Administration to incorporate the Housing and Affordability Task Force Recommendations and Actions into the revisions presently underway on the Corporate Affordable Housing Strategy, which is scheduled to return to Community Development Committee in September 2023;</p> <p>4. Direct Administration, as part of the September 2023 Committee presentation, to clearly identify which Housing and Affordability Task Force Recommendations and Actions were incorporated into the Corporate Affordable Housing Strategy, the corporate-wide implications (including but not limited to changes to base land use district, parking requirements, or funding for the downtown incentive program), and the decisions required from Council as a result;</p> <p>5. Direct Administration to bring forward specific actions for further consideration and deliberation through committee to Council, including those that require additional budget resources to the monthly standing Executive Committee item “Strategic Discussion on Building and Delivering on Plans and Budgets”.</p> <p>6. Direct Administration to report on the status of the implementation of the updated Corporate Affordable Housing Strategy on a quarterly basis, through Community Development Committee to Council, commencing in Q4 2023</p>
2022 October 4	IP2022-0989	<p>Housing – Grade Oriented (H-GO) District added as a new district to the Land Use Bylaw 1P2007 effective January 1, 2023.</p> <p>Also included Land Use Bylaw 1P2007 amendments to the R-CG district to add the use of “townhouse” and to implement Council direction to refine the R-CG district to allow for mid-block development in order to avoid Direct Control redesignations. Additional changes to parking, waste and recycling storage and landscaping requirements.</p>
2022 April 27	CD2022-0478	<p>Corporate Affordable Housing Strategy Q2 2022 Update</p> <p>That the Community Development Committee recommend that Council:</p> <ol style="list-style-type: none"> 1. Endorse the investigation of the ideas presented in Attachment 2 – Affordable Housing Opportunities, and; 2. Direct Administration to develop a refreshed Corporate Affordable Housing Strategy to be brought to the Community Development Committee by 2023 Q3.
2016 April 11	CPC2016-070	<p>Residential – Low Density Mixed Housing (R-G) District added as a new district to the Land Use Bylaw 1P2007 effective April 22, 2016.</p>
2014 September 16	M-2014-015	<p>The Residential – Grade-Oriented Infill (R-CG) District added as a new district to the Land Use Bylaw 1P2007 effective October 17, 2014.</p>