

Opportunities to Provide Housing

In 2024, through Rezoning for Housing, Calgary designated R-CG and R-G as the primary residential zones. This shift allowed for a greater variety of low-density housing, removing exclusionary zoning and helping to build more inclusive communities going forward. While this aligns with both the Municipal Development Plan and *Home is Here – The City of Calgary’s Housing Strategy 2024-2030*, concerns remain about the 2024 changes, and Council has directed a rezoning repeal process be undertaken (EC2025-0995). Should this occur, this attachment presents opportunities for Council’s future consideration, aiming to address community concerns, support gradual change in communities, and continue increasing housing supply across the city.

These opportunities may require further conversation and consideration before being brought to Council for decision and public hearing.

	Opportunities	Description	Benefits	Outcomes
1	Encourage Secondary Suites and Backyard Suites	Reinstate Districts in the Land Use Bylaw and make suites a permitted use to streamline application process and provide certainty to property owners	Suites are a simple and cost-effective way to encourage more types of housing and increase affordability	Provides for a primary dwelling plus enables multiple suites, citywide.
2	Allow Semi-Detached Dwellings, citywide	Make R-C2 the base residential district to allow for semi-detached units, with suites	Provides opportunity to increase housing density at a lower scale than R-CG	Provides up to 4 homes in semi-detached districts, citywide. Discretion to include Backyard Suites for up to 6 homes.
3	Retain current H-GO zoning in the three Local Area Plans that were redesignated as part of Rezoning for Housing.	Properties identified through the local area planning process were rezoned to H-GO, based on the Urban Form map in the Local Area Plans, Council decision to repeal Rezoning for Housing would undo this.	Maintaining this zoning will allow for development that aligns with the approved Local Area Plans that were informed by community engagement.	This supports development in strategic areas that aligns with the Local Area Plan and community input.
4	Retain R-CG citywide and engage through Local Area Plans on community supported housing policies. Adopt new LAP policies in all eight approved Local Area Plans	Policies such as: 1) location of small-scale homes (single, semi-detached and rowhouse) 2) limiting rowhouse/townhouse development to laned parcels on corners within transit station areas and adjacent to parks and amenities.	Incorporates community input into the location of small-scale and limited-scale homes as part of the development of a Local Area Plan	Provides more housing choice with specific location criteria, would be dependent on engagement and other key inputs from communities.

5	Enable density in Nodes and Corridors	Reinstate Districts in the Land Use Bylaw and adopt H-GO as the base district in transit nodes and corridors with policy flexibility to scale up to higher density zones based on local market conditions.	Leverages investments in transit network and services to provide more housing choice close to primary transit and Mainstreet commercial areas.	Aligned with Municipal Development Plan policy. Locations would be: Within 600 metres of an LRT platform, 400 metres of Bus Rapid Transit station, 200 metres of primary transit service, and within 200 metres of Mainstreet Areas or Activity Centres.
---	---------------------------------------	--	--	---