

# Implementation Plan

## Effective Dates

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Administration will have to do significant work should Council approve the proposed amending bylaw and repeal Rezoning for Housing. Redesignating over 300,000 parcels and restoring districts to the Land Use Bylaw is a complex task. Administration will require sufficient time to change systems, set up new processes and inform applicants.

To prevent unintended consequences, Administration would stagger implementation over three steps in August 2026. Staggered effective dates are required to facilitate implementation, including the support of active planning applications and related mapping and software updates. (Please note that the following dates may shift if Administration does not receive direction from Council in March 2026.)

### *2026 August 02*

- This step is required to bring back the districts that were removed with Rezoning for Housing, as per Notice of Motion (as amended), EC2025-0995 direction 2 (Attachment 1, Previous Council Direction, page 2)
- All low-density residential districts that were deleted as part of the citywide rezoning in the Land Use Bylaw are reinstated. This brings back eleven residential land uses to Land Use Bylaw 1P2007.
- All land use bylaw amendments which were approved under Bylaw 21P2024 will be deleted and replaced with the rules that existed prior to *Rezoning for Housing*.

### *2026 August 03*

- This step is required to change back the zoning of parcels to their pre-Rezoning for Housing state as per Notice of Motion (as amended), EC2025-0995 direction 2 (Attachment 1, Previous Council Direction, page 2)
- Approximately 306,000 residential parcels will be redesignated to the land use district they had prior to Rezoning for Housing, except as noted below. Land Use Bylaw 1P2007 maps will be adjusted to reflect these changes.
  - Parcels that meet the exemption criteria set out by City Council will retain their current land use district. Administration has identified these parcels and will continue to identify them during the transition period (after Council's approval of the Bylaw and prior to Implementation date). No changes to the Bylaw maps will be required for the exempt parcels. Refer to "Exempt Parcels" later in this attachment for more information.

### *2026 August 04*

- This step is required to change the R-CG district to address Calgarians' concerns, as directed by Notice of Motion (as amended), EC2025-0995 direction 3, motion arising (Attachment 1, Previous Council Direction, page 3)
- Text amendments will be made to the R-CG district that change maximum parcel coverage, building height and density, introduce contextual setback requirements, eliminate zero lot line

provisions, limit parcels to one primary building and prohibit rowhouse and townhouses on mid-block parcels.

- Text amendments will be inserted into Land Use Bylaw 1P2007 to address non-conforming buildings and uses.
- Text amendments will be inserted into the Land Use Bylaw 1P2007 to retain other Council-directed amendments that were approved on 2025 September 09 following the adoption of Bylaw 21P2024.

## Exempt Parcels

Direction 2 of Notice of Motion, EC2025-0995, as amended, exempts certain parcels from being redesignated back to the zoning they had prior to Rezoning for Housing (Attachment 1, Previous Council Direction, page 2).

Based on this direction, parcels with active applications up to first reading or approved applications up to the effective date of the proposed bylaw contained in this report will retain their current land use designation. Below is a summary of redesignation exemptions by application type:

### *Land Use Amendments*

Decisions of Council related to applicant-initiated land use amendments, road closures, and site-specific statutory policy amendments will be exempt from the proposed bylaw.

### *Development Permit where uses not listed*

Parcels for which a development permit application has been submitted prior to first reading of this amending Bylaw or that have been approved for a use which would be no longer listed will be exempt from redesignation. For example:

- Rowhouse is not a listed use in the proposed district. Parcels with active applications for, or approvals of, a rowhouse will be exempt from the redesignation and will maintain their current district.
- Semi-detached Dwelling is a listed use in a limited number of Land Use Bylaw 1P2007 districts. Parcels with active applications for, or approvals of, a semi-detached dwelling will be exempt from redesignation where semi-detached dwelling is not a listed use.

### *Building Permit where uses not listed*

Parcels with a development that was exempt from requiring a development permit will be exempt from redesignation, in cases where the use is no longer listed in the future district. If a building permit was applied for and is exempt from a development permit (such as a semi-detached dwelling or rowhouse in R-G), the parcel will retain its current district.

### *Subdivision*

Parcels in new communities created by the approval of subdivision by tentative plan after August 2024 will be exempt from redesignation. Subdivisions for infill redevelopment will be reviewed according to the above development and building permit criteria.

### *Multiple Main Residential Buildings*

Certain developments in the R-CG district have been approved for multiple semi-detached dwellings on a single parcel, commonly arranged as front and rear buildings separated by a courtyard. These parcels will remain in their current districts, as reverting them would require a significant relaxation to the maximum number of buildings allowed on a parcel, beyond what would typically fall within the Development Authority's discretion.

## Active Planning Applications

Administration has developed a transition strategy for active planning applications as well as those applied for after Council decision on the proposed bylaw.

The Municipal Government Act establishes decision timelines for development permits and subdivision approvals. Applications received prior to the public hearing continue to be reviewed in accordance with these requirements. As the effective date of the proposed bylaw approaches, applications will be reviewed based on the Bylaw rules anticipated to be in effect at the time of decision. The final decision on an application must be made based on the Land Use Bylaw 1P2007 rules in effect at the time of the decision. This approach ensures that Administration remains compliant with legislated timelines while enabling the efficient implementation of the changes.

Communication with industry regarding application timelines will occur following Council's decision on the proposed bylaw.

## Subsequent Bylaw to Address 2026 Applications

Due to technical and procedural requirements such as legal notification periods, advertising deadlines, mapping timelines and Council report processes, the proposed bylaw only exempts parcels that qualified up to and including 2026 January 1.

Any applications, and approvals by Council at the 2026 January 20, 2026 February 17 or 2026 March 17 public hearings are not reflected in the maps prepared for the proposed Bylaw contained in this report.

Should Council give the proposed Bylaw three readings, the effective date of the Bylaw is 2026 August 4. As Council directed Administration to include all applications that meet the exemption criteria, some parcels that should be exempt will not be captured in the proposed Bylaw of this report.

These parcels include:

- Any properties that meet the exemption criteria after, 2026 January 1 but before first reading of the bylaw.
- Any approved permits issued before 2026 August 4 that otherwise qualify for exemption.
- Any properties that Council approved in the 2026 January 20, 2026 February 17 or 2026 March 17 public hearing meetings.

To address this, Administration will bring forward a subsequent bylaw to Council for public hearing. The second bylaw is targeted for the last Public Hearing of Council before the effective date of the first bylaw. This date is 2026 July 21. The second bylaw will propose an effective date one day after the effective date of the first bylaw, to ensure the amendments to the Land Use Bylaw occur in the correct order that Council passed the two bylaws.