



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

C2026-0153

2026 March 23

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.

Notice of Motion EC2025-0995, 2025 December 15 directs Administration to prepare a bylaw that would:

1. Reinstate the low-density residential zones into Land Use Bylaw 1P2007 (Attachment 2)
2. Change the zoning of parcels back to their state prior to 2024 August 6 (Attachments 2, 3 and 9)
3. As directed in the Notice of Motion, exempt parcels that meet specific criteria from this redesignation (Attachment 7)
4. Change the R-CG district but keep parking rule changes made during Rezoning for Housing (Attachment 4)
5. Retain Land Use Bylaw amendments approved after Rezoning for Housing (Attachments 2 and 4)



Notice of Motion EC2025-0995, 2025 December 15 directed report back on:

- | | | |
|--|---|--------------------------------------|
| <ul style="list-style-type: none"> • A plan to redesign to significantly increase public engagement with respect to development | <p>Completed (2026 Feb. 11)
Infrastructure and Planning Committee</p> | <p>IP2026-0092</p> |
| <ul style="list-style-type: none"> • 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>Completed (2026 Feb. 11)
Infrastructure and Planning Committee</p> | <p>IP2026-0072</p> |
| <ul style="list-style-type: none"> • Updated infrastructure capacity assessments | <p>Completed (2026 March 11)
Infrastructure and Planning Committee</p> | <p>IP2026-0216</p> |
| <ul style="list-style-type: none"> • Revised parking including private lots and public parking strategy | <p>Today (2026 March 23)
Council Public Hearing</p> | <p>C2026-0153
(Attachment 7)</p> |



Previous Council Direction

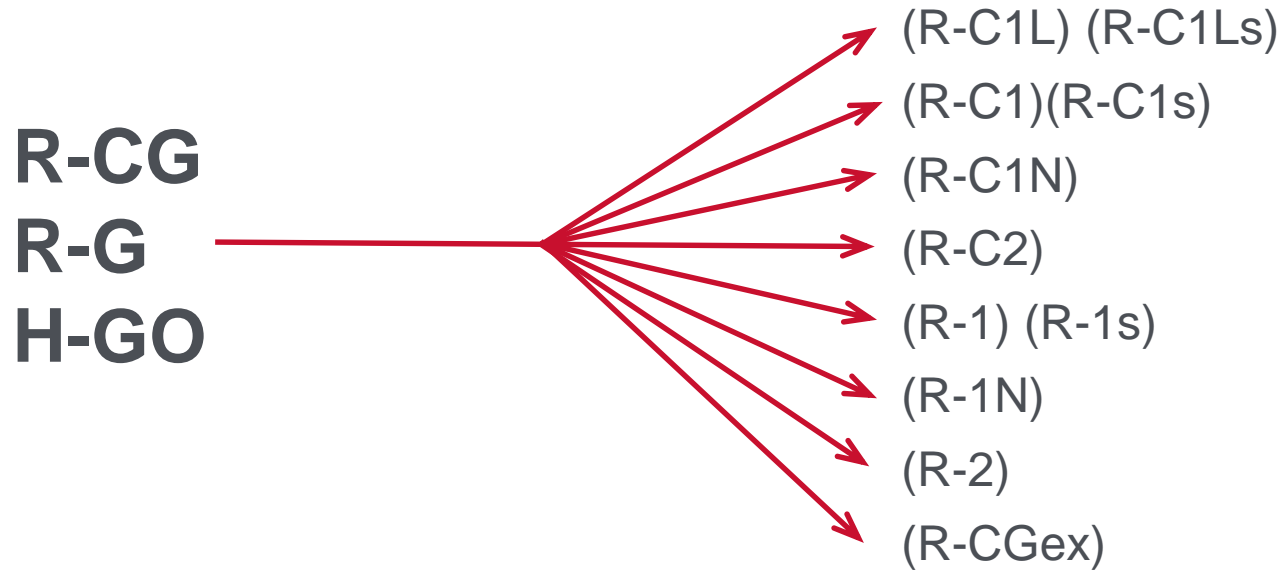


Timeline and Tools

1. **2026 January** www.calgary.ca/rezoning website updated
2. **2026 February 20** Electronic Notice Provided (Bylaw 78P2024)
Searchable map on website
3. **2026 February 26** Letters sent to landowners
4. **2026 March 2-23** Multilingual awareness campaign
 - Digital ads in 6 languages
 - Radio ads in 5 languages
 - Translated content is available on calgary.ca
 - Bold signs
 - YouTube
 - Social media (Facebook, Instagram, next door, blue sky and reddit)
 - Dispatch (Planning & Development Services Newsletter)



Bring back 11 low density residential districts



See Attachment 2 and 9 for details



Recommendations 2 & 3

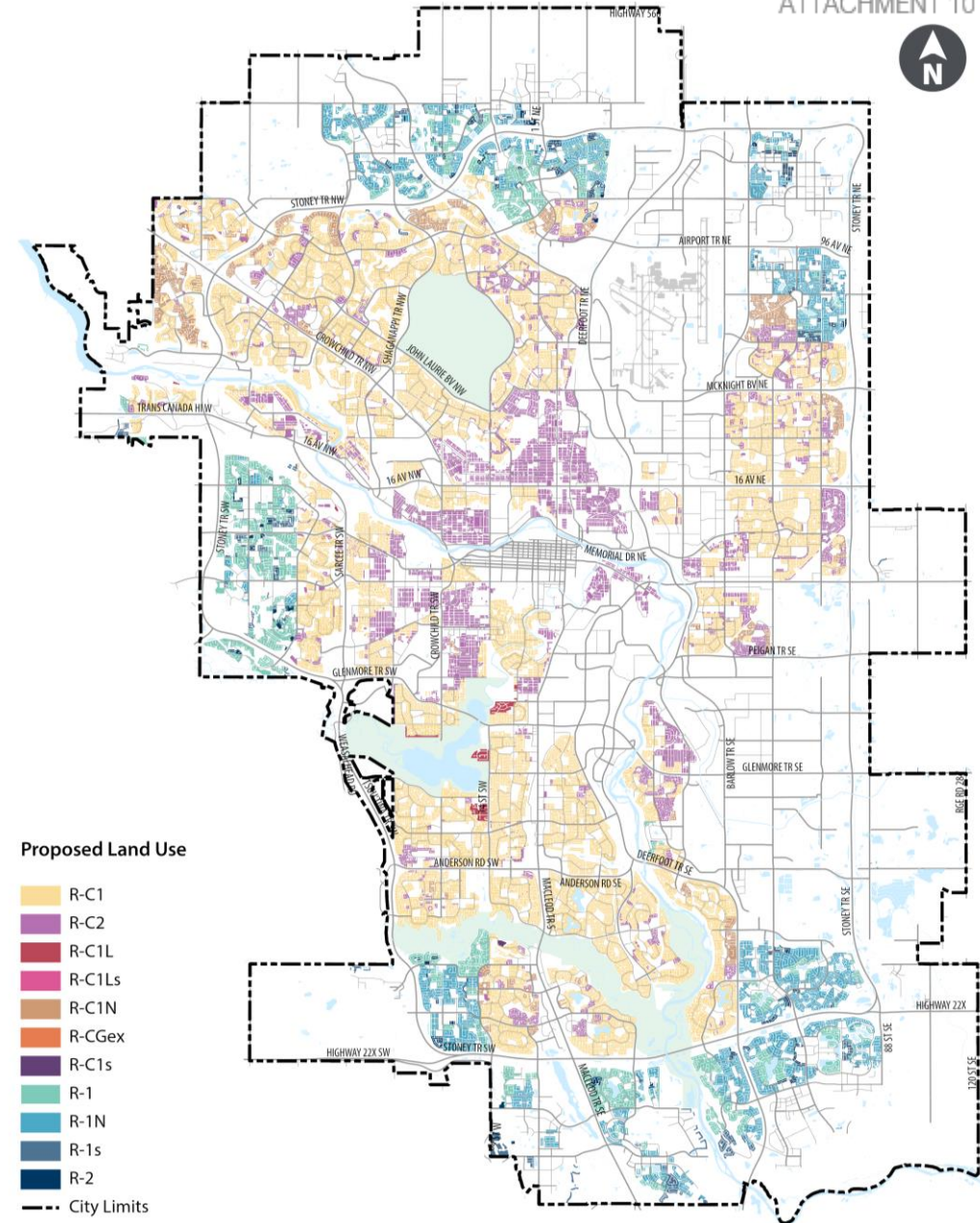


- Redesignate 306,774 residential parcels back to their original low density residential districts
- Exempt parcels that meet specific criteria

Proposed Result:

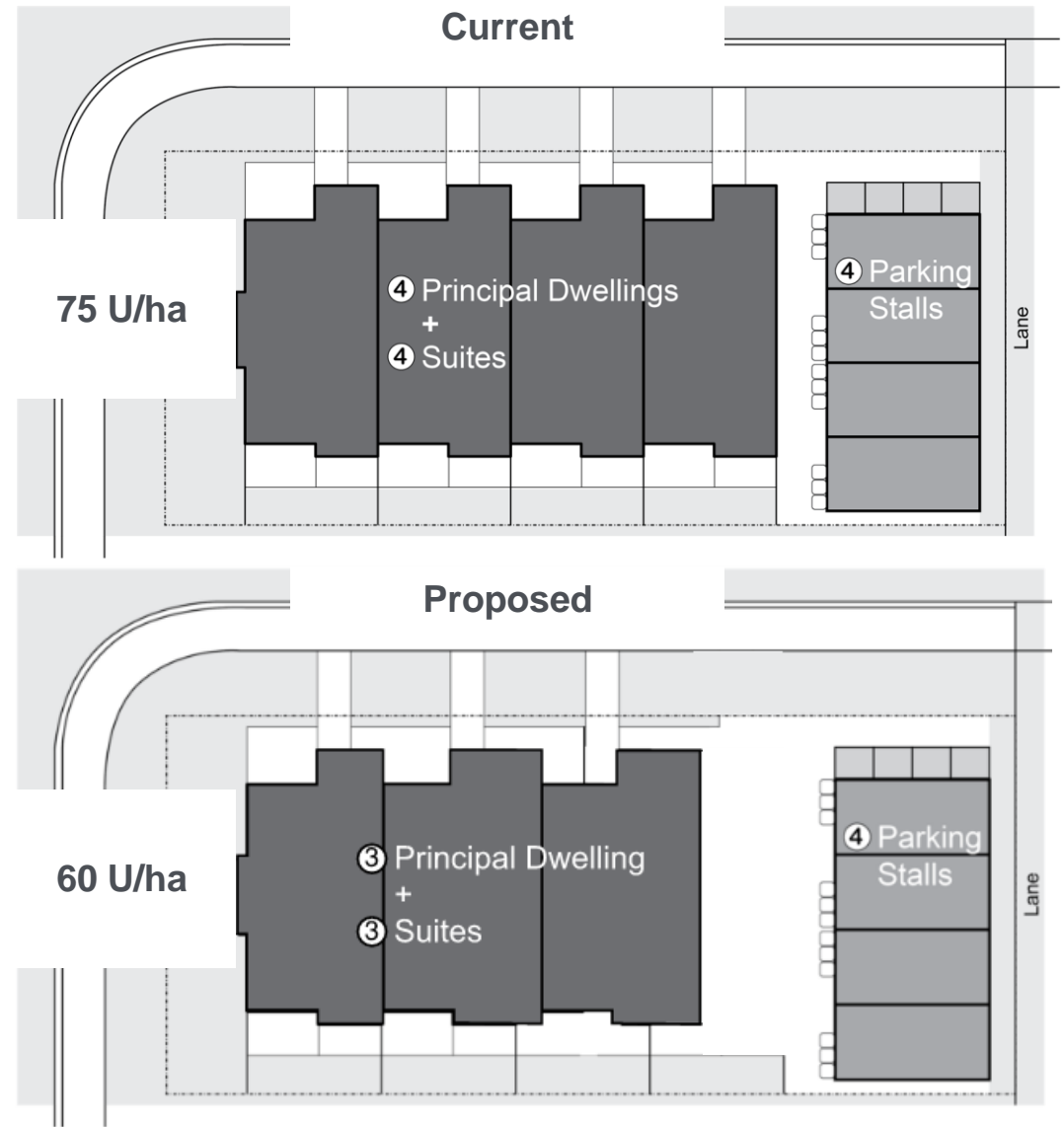
- 68% of residential parcels in Calgary will allow for only a single-detached home plus one suite
- Will reduce potential for non-conforming buildings and uses.

See Attachment 2, 3 and 9 for details



Change the R-CG District rules:

1. **Lot Coverage:** reduced from 60% to 55%
2. **Building Height:** limited to 10m
3. **Contextual Setbacks:** required
4. **Zero Lot Lines:** eliminated
5. **Density:** from 75 to 60 units per hectare (U/ha)
6. **Where a rowhouse is allowed:**
 - Limit parcels to 1 primary building
 - Prohibit mid-block rowhouses and townhouses (where mid-block excludes the first 3 parcels at each block end and areas as defined in policies)
7. **Parking**
 - 1:1 minimum post-1960s
 - 0.5:1 minimum pre-1960s



See Attachment 4 for details

Retain Land Use Bylaw 1P2007 amendments approved after Rezoning for Housing

1. **Housekeeping** (Bylaw 78P2024)
2. **Appeal Period & Notification of Decisions** (Bylaw 58P2025)
3. **Low Density Residential Amendments** (Bylaw 59P2025)
4. **Child Care Service** (Bylaw 60P2025)
5. **Mobility Storage Lockers and Bike Parking** (Bylaw 61P2025)
6. **Updates to Use Definitions** (Bylaw 62P2025)
7. **Expired Text and Text Error Removal** (Bylaw 63P2025)
8. **Exempting Rowhouse from Development Permits in Developing Communities** (Bylaw 48P2025)

See Attachment 2 and 4 for details



Summary of Proposed Changes

	Current	Proposed
1	<ul style="list-style-type: none"> Land Use Bylaw low-density zones: R-CG, H-GO and R-G 	<ul style="list-style-type: none"> Add back 11 low-density residential zones Keep R-CG, H-GO and R-G as districts
2	<ul style="list-style-type: none"> Rezoning for Housing redesignated parcels to R-CG, H-GO and R-G Requires only a Development Permit to initiate development 	<ul style="list-style-type: none"> Repeal zoning back to previous zones Require a land use application, public hearing and Council decision to redesignate parcels Increases time, cost and uncertainty
3	<ul style="list-style-type: none"> Some parcels have seen development and applications 	<ul style="list-style-type: none"> Meet the exemption criteria in Notice of Motion (EC2025-0995) Avoid non-conforming uses
4	<ul style="list-style-type: none"> R-CG district allows for 4 units plus suites on a standard lot and allows 2 buildings Parking: 1:1 minimum post-1960s, 0.5:1 minimum pre-1960s 	<ul style="list-style-type: none"> Change R-CG rules to allow for 3 units with up to 3 suites, reduced density, height and lot coverage, one primary building, and prohibit mid-block rowhouses and townhouses Parking – no change
5	<ul style="list-style-type: none"> Eight Land Use Bylaw 1P2007 amendments approved after Rezoning for Housing 	<ul style="list-style-type: none"> No change – retain these amendments



Why was Rezoning for Housing done?

The objectives of Rezoning for Housing were:

- To address population growth
- To address the gap between incomes and housing price
- To increase the spectrum of housing forms

Calgary The need for more homes - population growth

Alberta's population growth is breaking records, but signs of strain are showing
 Sharp rise in residents has helped drive economic growth, but has also made affordable real estate less so
 - Financial Post, April 15, 2024

Calgary sees record annual population growth, expects decrease in job growth rate: report
 City population as of April 1 estimated to be 1,389,200
 - CBC News, May 10, 2023

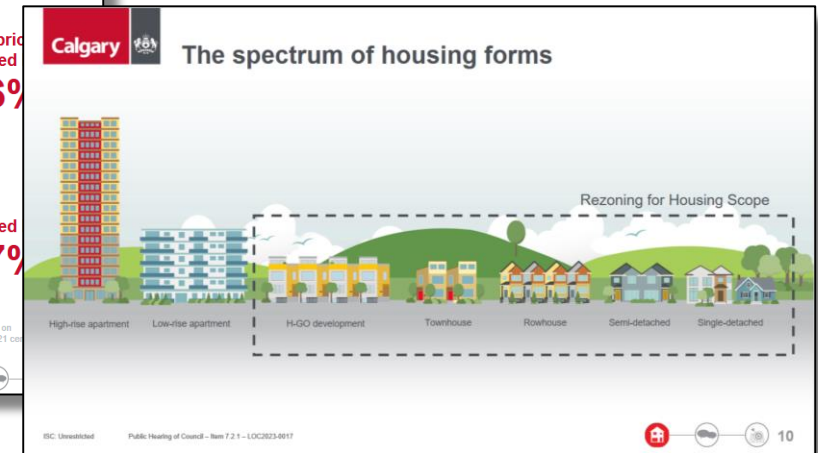
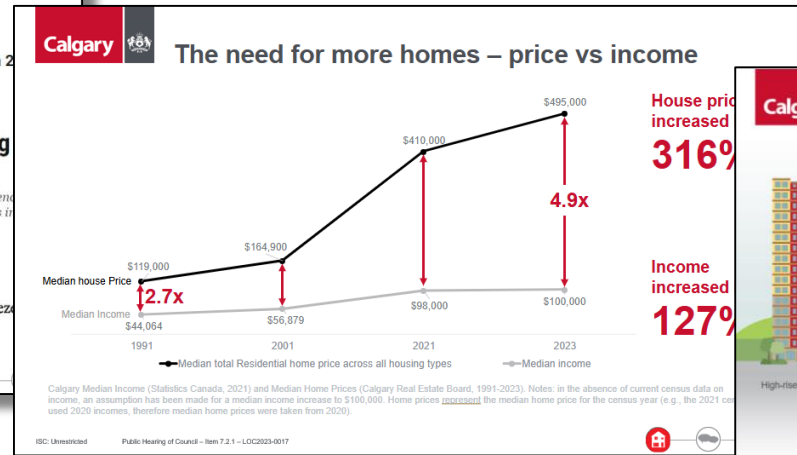
Varcoe: 'Calgary is Canada's current housing hot spot' as prices and rents rise — and employers grow worried
 - Calgary Herald, April 8, 2024

Calgary sees record housing development in 2023 but demand is outstripping supply
 - Global News, April 16, 2024

Alberta still the fastest growing province in Canada
 'Part of what we're seeing now is really just a consequence there being a lot of economic opportunities for workers in province,' said Calgary economist Trevor Tombe
 - Calgary Herald, March 27, 2024

Calgary's already tight rental market expected to be squeezed further in 2024 and 2025
 - CBC News, April 4, 2024

ISC Unrestricted Public Hearing of Council - Item 7.2.1 - LOC2023-0017



Risks

- Shift back to accommodating a growing population primarily in new communities
- Less housing choice in all neighbourhoods
- Increased time, cost and uncertainty for redevelopment of new homes in existing communities
- Not optimizing existing infrastructure
- Increased time and cost for Land Use decisions for Council and Administration

Opportunities

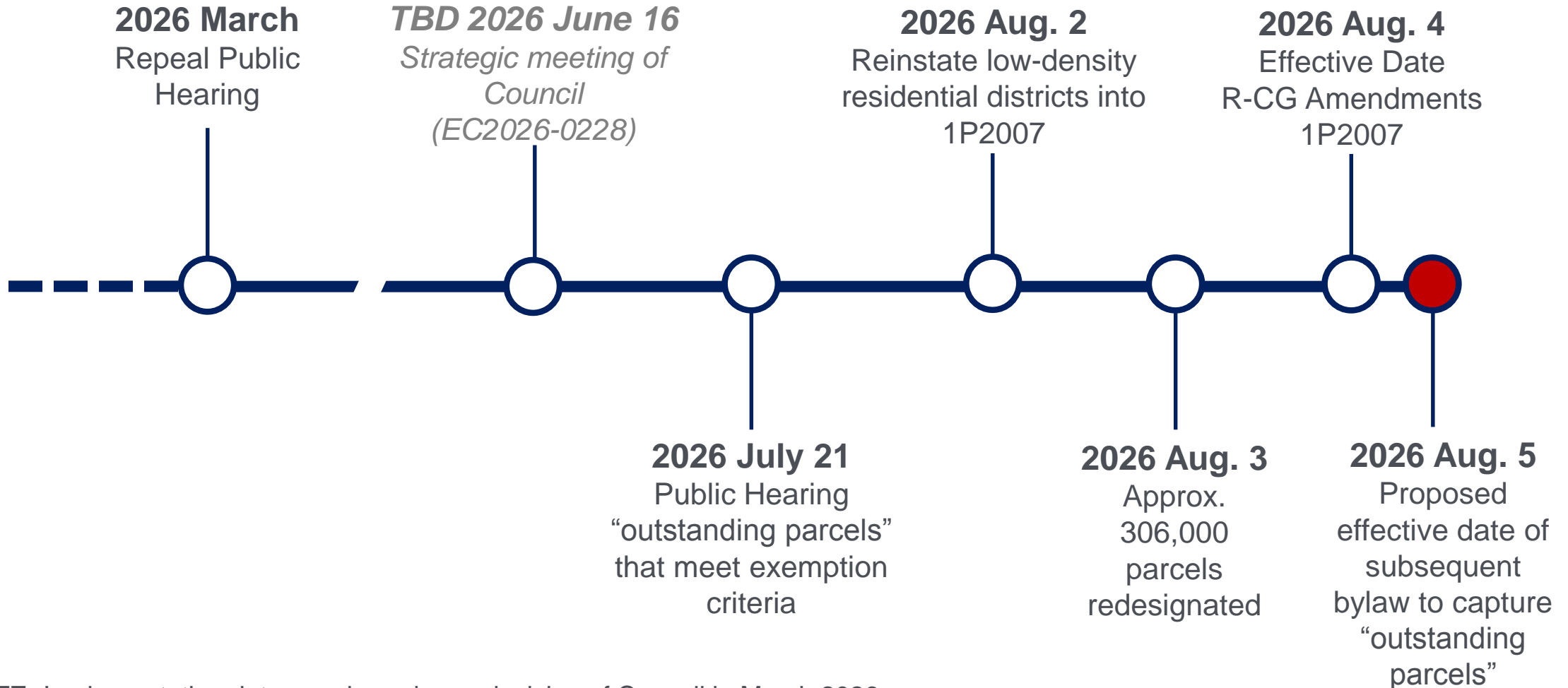
Chance to reimagine how to:

- Welcome new Calgarians and jobs into our city
- Use different ways to increase housing choice and supply in existing communities
- Balance growth and evolving neighbourhoods
- Ensure neighbourhoods are responsive and evolve to meet local needs





Implementation Timeline



NOTE: Implementation dates are based on a decision of Council in March 2026.

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