



**Presenter:
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An aerial photograph of a residential neighborhood. The houses are arranged in neat rows along a street. There are green lawns, trees, and a winding path or stream in the background. The overall scene is a typical suburban residential area.

Zoning and Urban Tree Canopy



The Zoning Bylaw is about density, affordability, sprawl... and tree canopy

- Calgary's urban tree canopy averages 8% citywide, and is in decline
- Some communities in the NE have less than 2% tree canopy
- Edmonton's average tree canopy is 13%
- Other major cities in Canada average between 25% and 35% tree canopy

Tree requirements for R-CG (Land Use Bylaw 1P2007)

Tree canopy is about the Zoning Bylaw

- **R-CG:**
 - 1 tree and 3 shrubs per 110m² for developments with 3 units or more
 - 4 to 5 trees on a typical residential lot in Calgary
- **Low Density:**
 - 2 trees per unit for semi-detached or duplex property
 - 2 trees for a single-detached home with parcel width 10m or less
- **Exceptions:**
 - Tree requirements can be met by planting in an adjacent boulevard - **not happening**
 - Preserving existing trees on lot counts towards requirement - **not happening**

Tree canopy is about density

- Density in the city prevents sprawl and loss of forested areas and ecosystems to development in areas surrounding Calgary (eg. Ricardo Ranch)

R-CG needs work: support it with improvements

- R-CG requires double the trees per parcel versus a single-detached development (it should be even more ambitious)
 - Non-R-CG tree requirements are insufficient if we want to achieve the goal of doubling Calgary's tree canopy to 16% by 2060
 - Land available for tree planting is **30% city owned 70% private**
 - 2 Billion Trees funding for nearly 1 million trees... includes private trees?
- Multiunit-infill developments (R-CG) don't appear to be meeting Land Use Bylaw for trees. **Why?**
- Infill housing (both single family and multiunit), developers consistently reduce tree cover on lot



R-CG needs work: support it with improvements

- Tree requirements in Land Use Bylaw should be monitored and enforced
- If tree requirement can't be met, then trees should be planted elsewhere in community
 - All trees removed must be replaced
 - Developers should be responsible for shortfall on Land Use Bylaw tree requirements
 - Plant removed and shortfall trees in local parks, wilderness areas, business districts
- Incentives, fast-tracking, and other tools can be used to encourage developers to protect and plant trees
 - This is an investment in public health and ecosystem health

R-CG needs work: support it with improvements

Recommendations by Calgary Administration in response to NoM EC2024-0374 Conservation of Trees on Private Property.

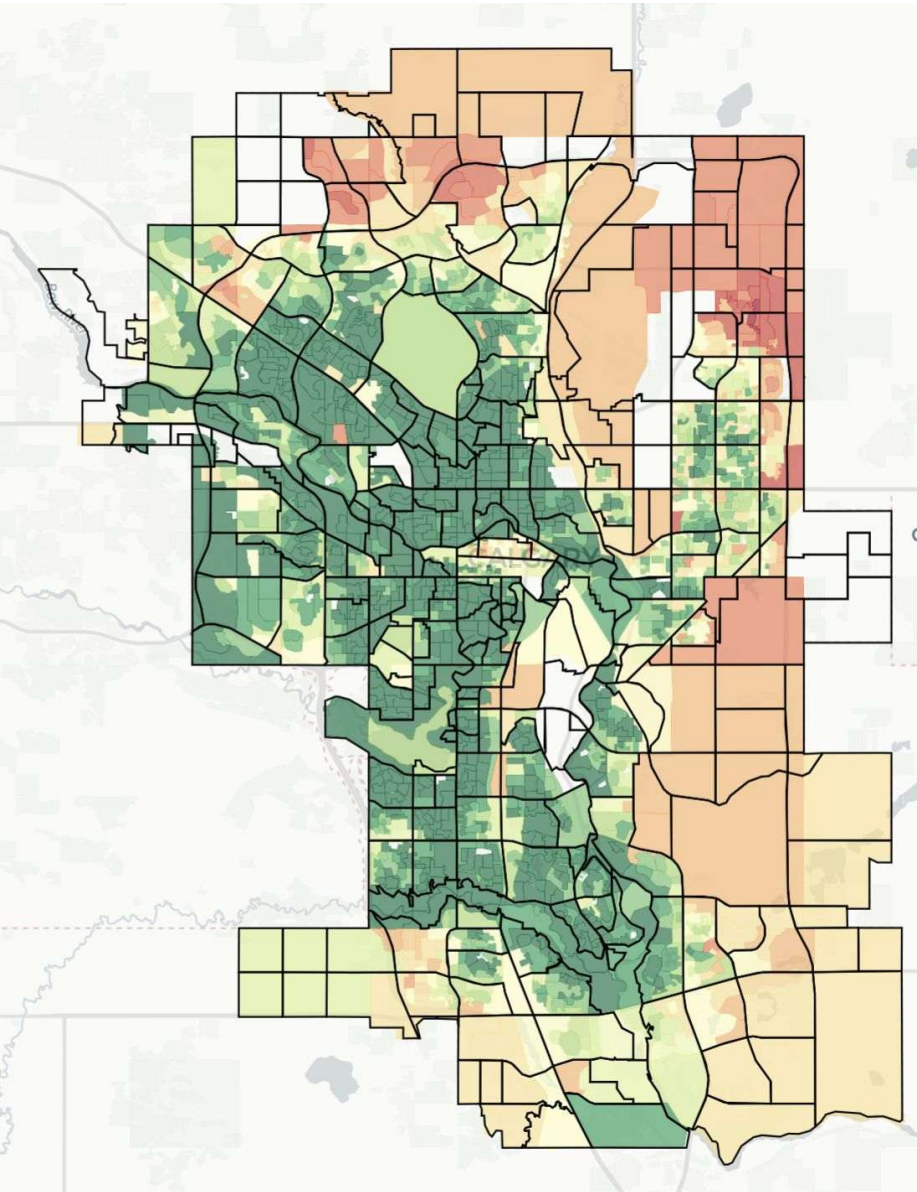
Enable enhanced outcomes for private trees through the Zoning Bylaw, including:

- incentivizing the preservation of existing mature trees during development,
- increasing tree planting requirements, and
- improving site design measures (e.g. soil volume requirements) to support the health and longevity of trees.



Public Support for Calgary's Urban Forest

- 2024 Blanket Rezoning hearing - people on **both sides** of the debate expressed concern over trees being lost to developers in their neighbourhood
- A 2022 Tree Protection Survey conducted by the City of Calgary found that **98%** of Calgarians say trees are important to them, **96%** believe protecting mature trees is important, and **82%** feel that citywide tree canopy should be increased
- Calgary has committed to a goal to double tree canopy from **8%** to **16%** by 2050

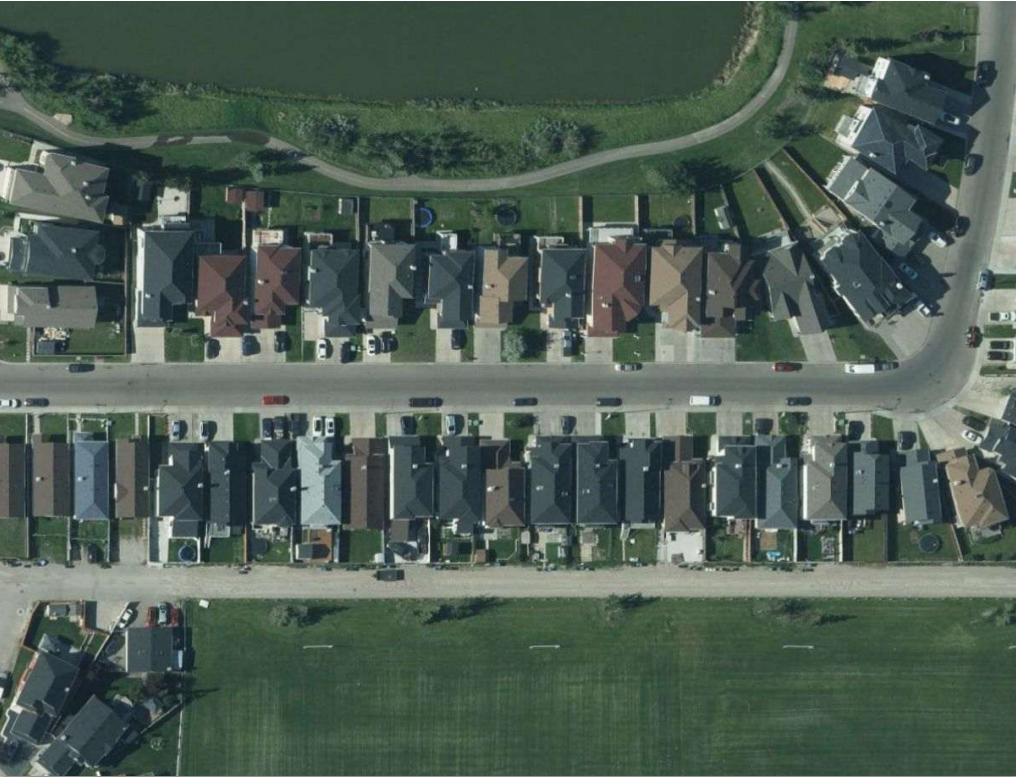


Zoning Bylaw and Tree Equity

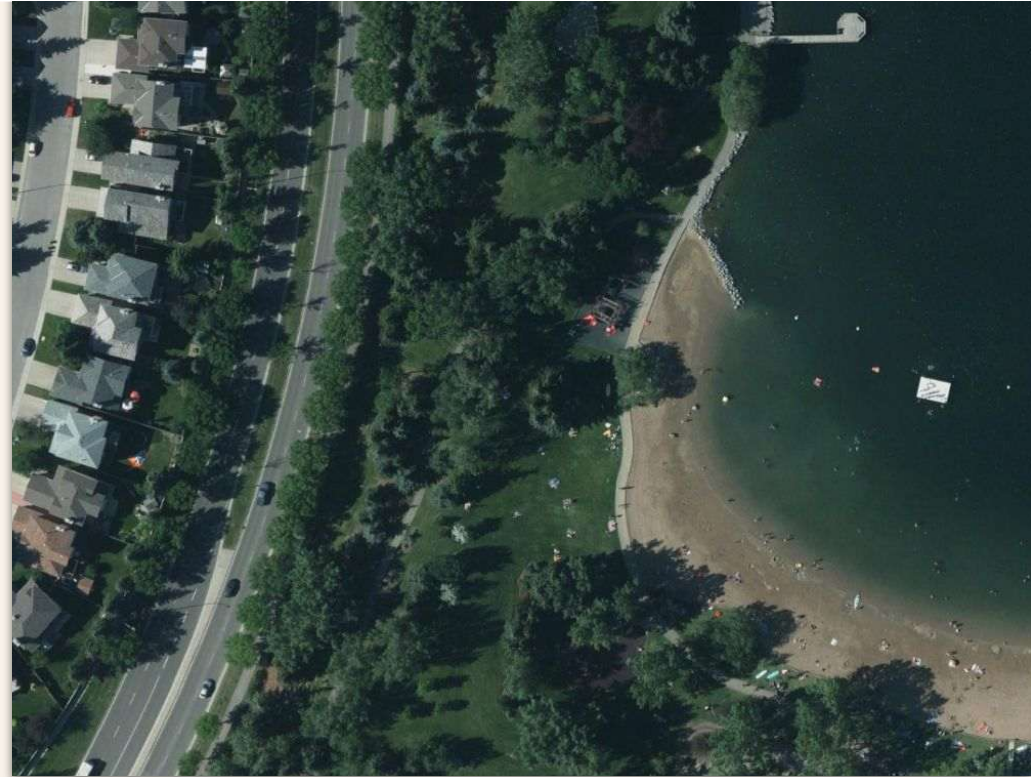
Low-income neighbourhoods and BIPOC communities have a disproportionately lower percentage of tree canopy.

- Historically unequal municipal investment (tree planting and maintenance)
- Poor urban planning practices (Land Use Bylaw that falls short on tree requirements)
- Absence of an integrated planning process that sufficiently values urban trees
- Weak engagement with and support for communities in need of more trees and green spaces

R-CG tree requirement could be increased in communities where tree canopy is low.

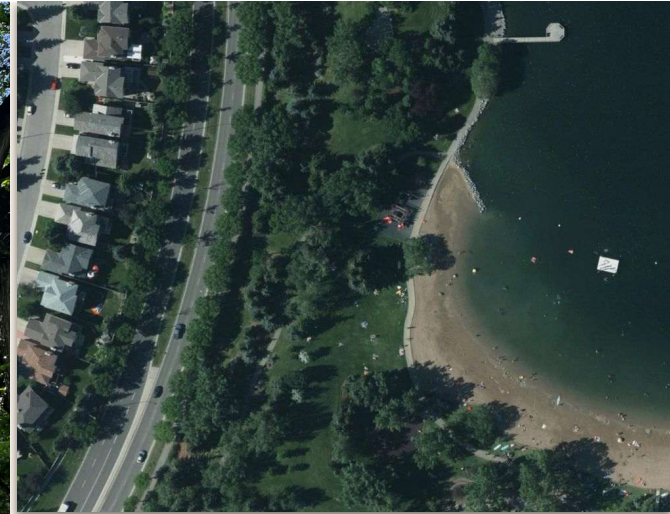
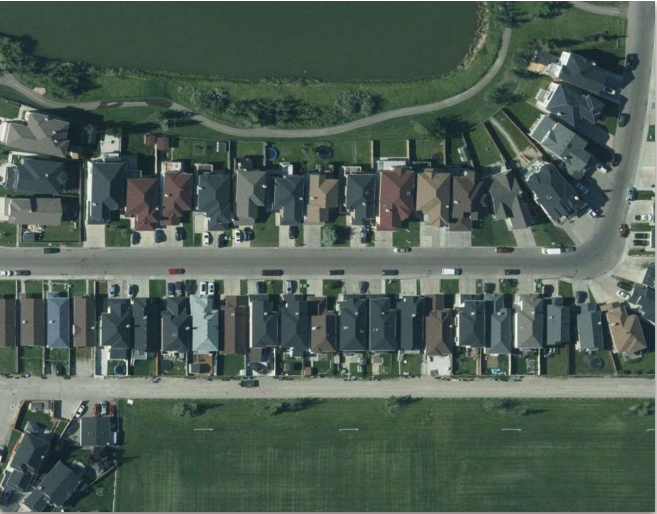


Tara Lake 2026



McKenzie Lake 2026

Development began in early 1980's for both communities



The Zoning Bylaw is about density, affordability, sprawl... and tree canopy

- Are the Land Use Bylaw tree requirements helping neighbourhoods with low tree canopy?
- How can administration ensure multi-unit infill developments are meeting the tree requirements?
- Improving R-CG is an opportunity to include measures to double Calgary's tree canopy.

Thank you!