

Introduction

In September 2023, Council voted to pass Home is Here: The City of Calgary's Housing Strategy 2024-2030. **Over 84,600 households cannot afford where they currently live and that number is growing.** Calgary is projected to grow to 2 million people, and there isn't enough housing to accommodate this growth. New Calgarians continue to arrive in record numbers, attracted by economic opportunity and the city's high quality of life.



Nearly **one in five** households in Calgary cannot afford their housing.

One of the actions of the Housing Strategy is the **proposed rezoning to a base residential district, or zone**, to allow for a greater variety of housing in all communities across the city.



1. Increase the supply of housing to meet demand and increase affordability.

- a) Make more City-owned land available for affordable housing in all communities.
- b) Use The City's funding tools to leverage partnerships with government and get more housing built.

c) Amend and streamline planning policy and process to allow for diverse housing.

Specific Action Items:

1. Rezone to new base residential district, R-CG.
2. Rezone to H-GO in approved Local Areas Plans (LAPs) where appropriate.
3. Allow both a secondary suite and a backyard suite on the same property.
4. Remove parking requirements for backyard suites.

Scan the QR code to view the full Home is Here: The City of Calgary's Housing Strategy



What is rezoning?

Whether it's residential, mixed-use, industrial, or commercial, every property is zoned to indicate what kind of development is allowed to be built on the property.

Rezoning happens when a property owner wishes to develop something besides what is currently allowed under the existing zoning.

Council makes the final decision on whether to approve or refuse a rezoning application after a public hearing. Detailed plans of the proposed building can be submitted at this stage. If the rezoning is approved by Council, the applicant can submit a **development permit application**. City Planners then review the application and all aspects of the individual property.

Streamlined Planning Approvals Process



Rezoning will streamline the process that property owners must follow if they want to redevelop on their property, eliminating the need for individual and time-consuming rezoning.

Development and Building Permits may still be required depending on the location.

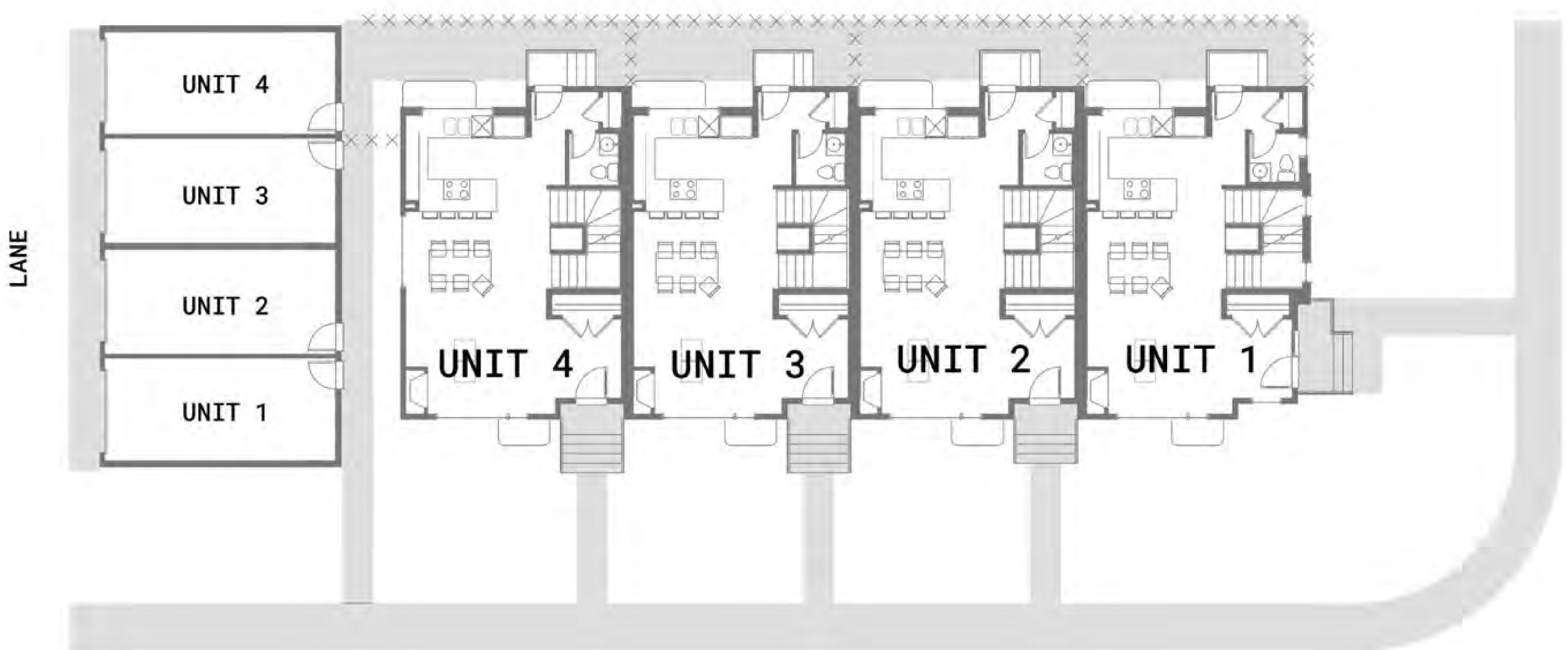
Building permits are always required for new homes. It is these two permits that ensure new buildings meet the rules for height, lot coverage, setbacks, and landscaping, and that the houses are built to meet health and safety requirements.



What is the development permit process?

Once a property is properly zoned, a development permit application may be submitted. Detailed plans of the building and site are submitted and reviewed by City Planners for height, setbacks, parking, landscaping, utilities, and waste & recycling. All feedback received from community members is reviewed and considered during the permit process.

Learn more about the development permit process

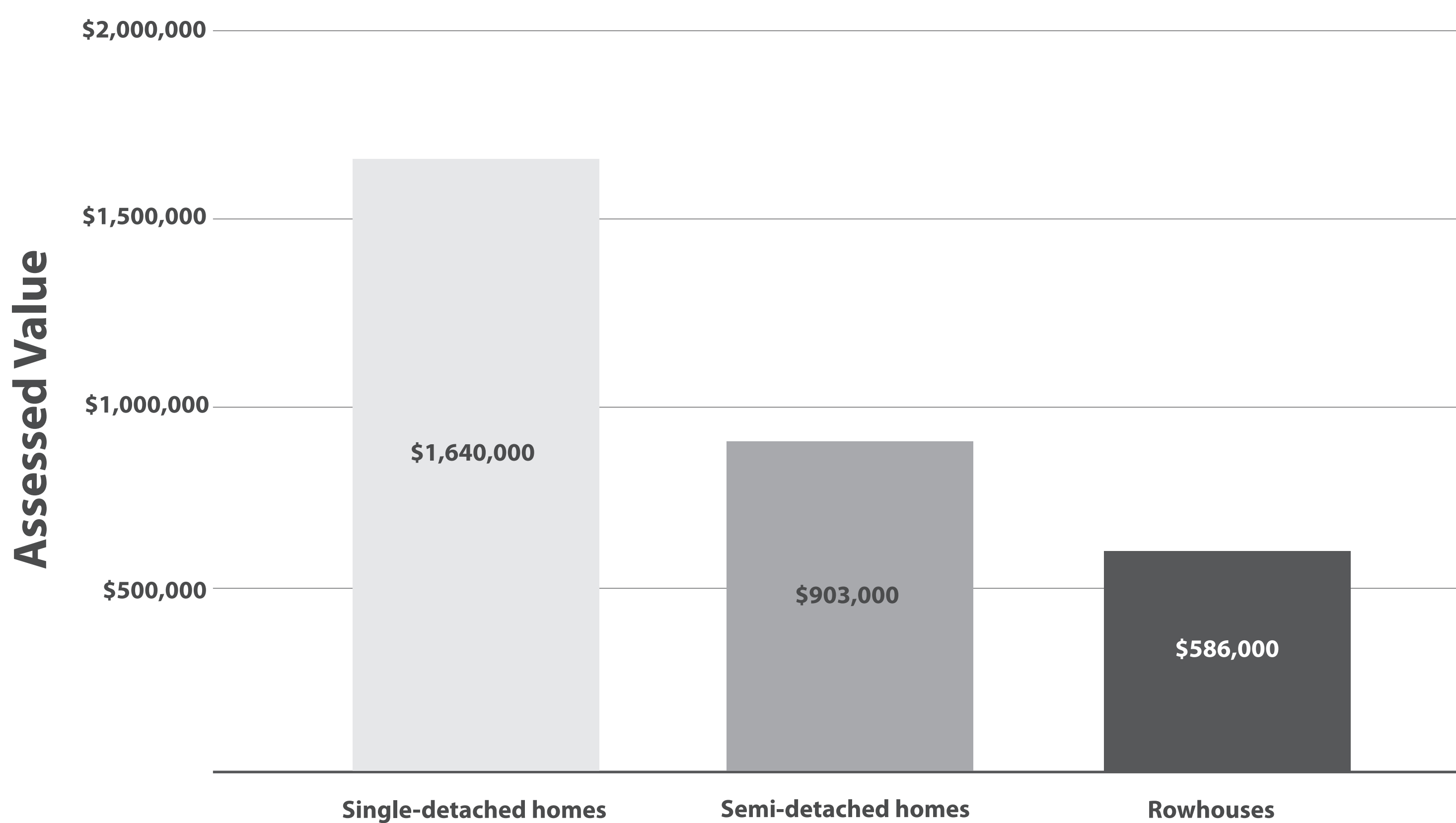


How will this help with housing affordability?

Research shows that adding new homes improves housing affordability for Calgarians. Even when new housing is expensive, adding more homes means fewer people are competing against each other to find a home that fits their needs and budgets.

Allowing a variety of housing types saves Calgarians money because more options mean households only have to pay for what they need for their lifestyle. Adding new homes in an area can reduce rents because older homes need to be priced more competitively to attract households.

Median Value of New Builds per Zoning District in Calgary (2018-2023)

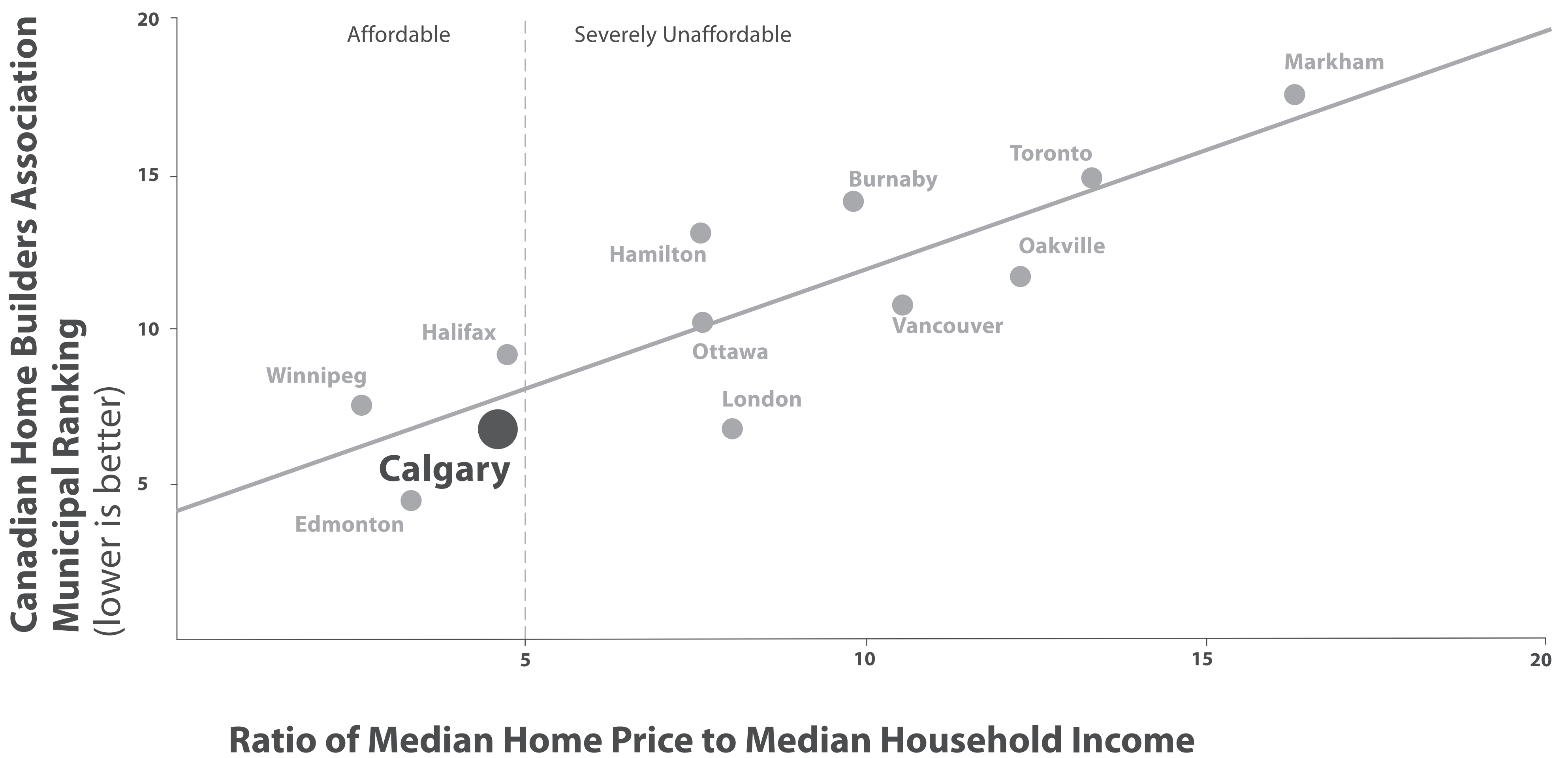




Why now?

Calgary has a unique opportunity. Our housing market is still relatively affordable compared to other cities across the country. It's one of the reasons we welcome more and more new Calgarians every year.

The time to take action is now. Calgary is on the brink of becoming unaffordable, and could experience similar housing affordability issues to those that are currently being experienced in cities like Toronto and Vancouver, if we don't make changes now.



Scan the QR code to read about the Auckland upzoning case study.



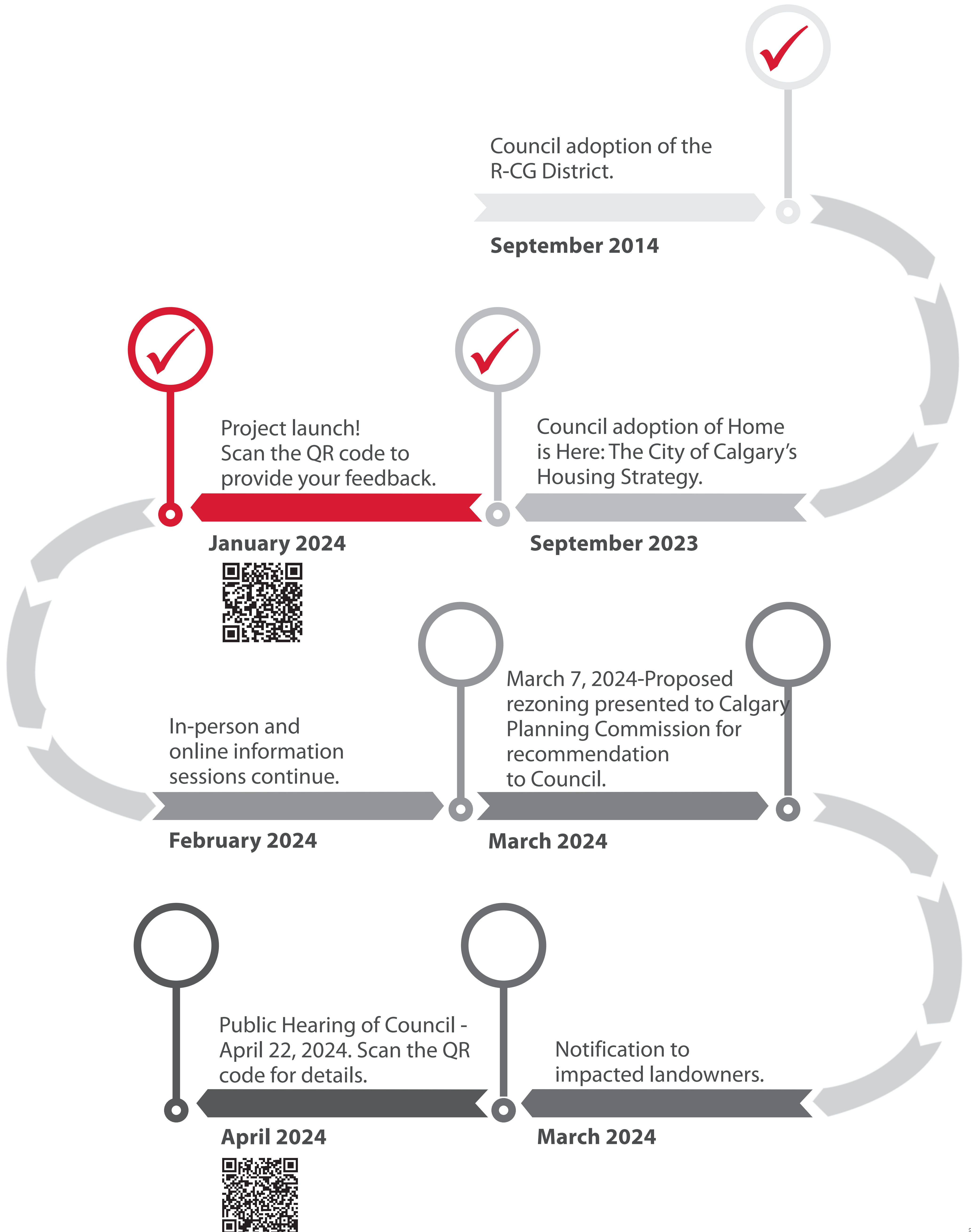
Scan the QR code to read about the Minneapolis Land Use Rezoning Study.





Rezoning for Housing

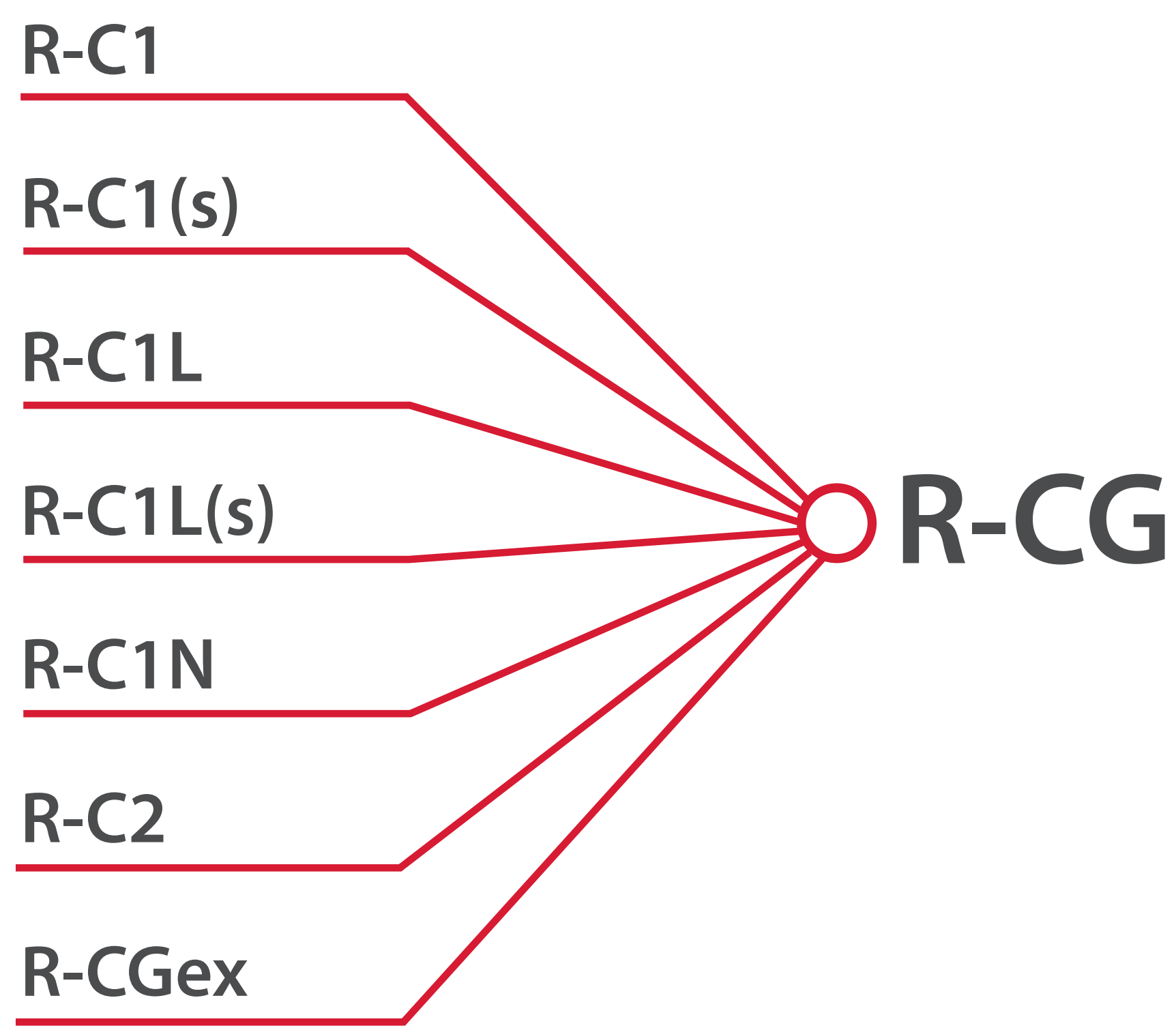
Home is Here: The City of Calgary's Housing Strategy



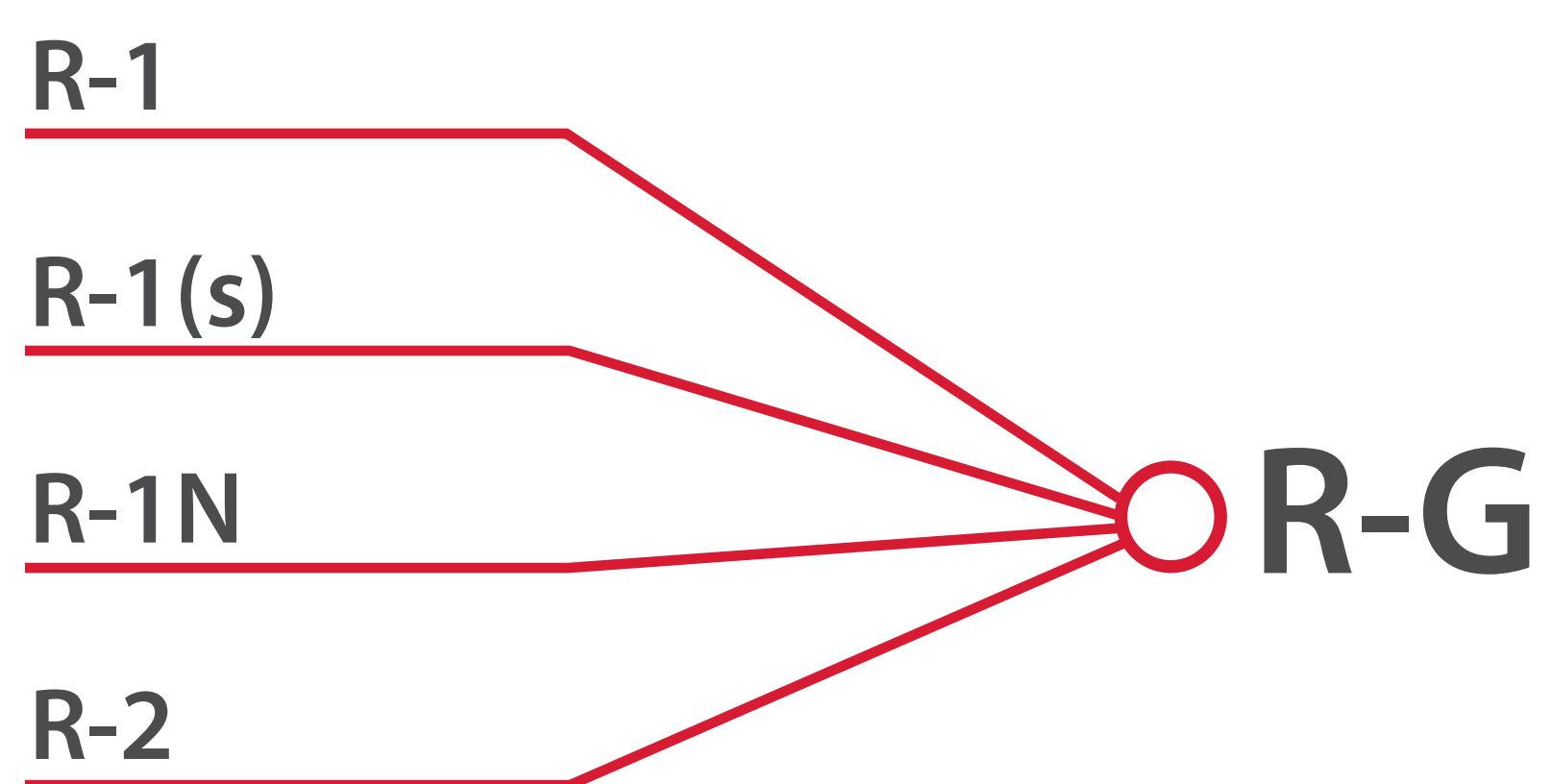
What would my new district be?

Property owners will receive a notification letter if their property is included in the proposed rezoning. An online map is available on our website at calgary.ca/rezoningforhousing so Calgarians can see how their individual property will be affected.

If your property is in a developed community:

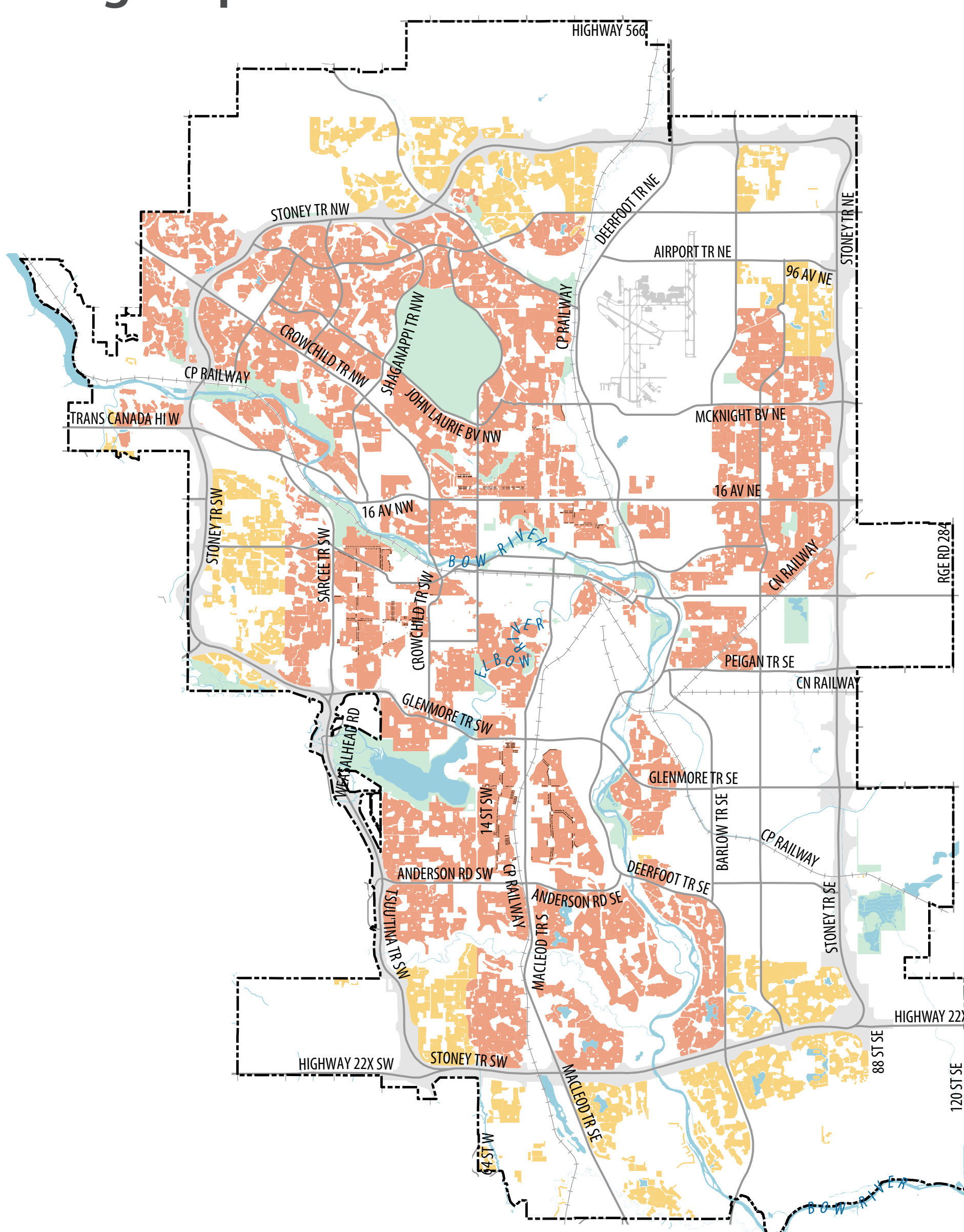


If your property is in a developing community:



Your property may be rezoned to Housing – Grade-Oriented (H-GO) if it has been identified by an approved Local Area Plan (North Hill, Heritage, and Westbrook LAPS) as an appropriate location for H-GO.

Rezoning Map







Scan the QR code and type in an address to see how your property may be affected.



Legend

Rezoning To

-  **H-GO Housing**
– Grade Oriented
-  **R-CG Residential**
– Grade-Oriented Infill
-  **R-G Residential**
– Low Density Mixed Housing
-  City Limits

How would this change how my community looks?

Community concerns around rezoning often deal with whether the proposed redevelopment is compatible with the existing community.

The proposed citywide rezoning will allow for a range of low-density housing, all of which are compatible with other forms of low-density housing. **It still allows for single-detached homes, but** does not allow for apartment-style or high-density development.

Development Examples



R-CG



R-G



H-GO



What is Residential – Grade-Oriented (R-CG)?

R-CG is a land use district/zone used in the developed areas. It allows for a variety of housing forms such as single-detached, semi-detached, secondary suites, and rowhouses. This district has contextual rules that take into account the existing styles of developments around the redevelopment site. An R-CG parcel could have a maximum of four units on a typical 50 ft. lot, with the potential for each unit to have a secondary suite. R-CG can be located on corner lots and mid-block lots.

Types of homes allowed under R-CG



Rowhouse



Single-detached



Townhouse



Semi-detached



Single-detached



What could be built next to me?

There are many factors that influence a landowner's decision to redevelop a property. Once that decision has been made, they may submit an application for a development permit. A development permit is always required for new homes being built in R-CG.

The development permit process includes a full internal review, including ensuring servicing is in place for new units, as well as ensuring the application is in line with policy and/or Land Use Bylaw rules. Elements of the review include parking, landscaping, unit count etc. Public comments are reviewed during this process to determine if the development could be modified to accommodate public concerns. Some applications must be approved if they meet the rules of the bylaw. Not all concerns warrant changes, and some applications are only required to meet the rules of the bylaw.

What are the specific rules in R-CG?

- **Height:** 11 metres
- **Uses:** single-detached, semi-detached, rowhouse, townhome, fourplex
- **Density:** 75 units per hectare
- **Parking:** 0.5 stalls/unit and 0.5 stalls/suite minimum

Learn more about citywide rezoning at calgary.ca/rezoningforhousing.

What is Residential-Low Density Mixed Housing (R-G)?

R-G is a land use district/zone that allows for a variety of housing forms such as single-detached, semi-detached, secondary suites, and rowhouse-style housing. R-G parcels are located in areas of a neighbourhood appropriate for a range of low-density housing forms. This district is used in developing (greenfield) areas.

Types of homes allowed under R-G



Rowhouse



Single-detached



Semi-detached



Single-detached



How will you decide what could be built next to me?

There are many factors that influence a landowner's decision to redevelop a property. In the developing areas where R-G is used, most redevelopment will be in the form of an addition, or perhaps a secondary or backyard suite, as many of the houses are only a couple years old and aren't ready to be torn down. Options such as having a backyard suite and a secondary suite on the same parcel will allow a home-owner to maximize their parcel's potential and accommodate lifestyle changes over the years.

What are the specific rules in R-G?

- **Height:** 12 metres
- **Uses:** permitted use suites, semi-detached dwellings, rowhouses and single detached homes
- **Density:** each dwelling unit requires a minimum parcel area of 150 m² (1 unit/0.015ha)
- **Parking:** generally 1 stall per unit, but is dependent on the type of housing

Learn more about citywide rezoning at calgary.ca/rezoningforhousing.

What is Housing - Grade-Oriented (H-GO)?

H-GO is a land use district/zone that allows a range of grade-oriented housing. This district adds the option of higher intensity redevelopment than that of R-CG, but still maintains direct ground-level access for all homes.



Where can H-GO go?

H-GO is a district that is appropriate in locations within a community, typically along streets with a focus on accommodating more pedestrians or streets that connect different parts of a community.

During the creation of this district, the project team listened to the concerns most often raised by the public to ensure rules were created to minimize concerns surrounding landscaping, building separation, storage, and waste and recycling needs.

What are the specific rules in H-GO?

- Maximum height: 12 metres (approx. 3 storeys)
- Maximum FAR: 1.5 floor area ratio
- Maximum parcel coverage: 45–60%
- Minimum parking requirement: 0.5 stalls per unit and suite
- Permitted uses: New home are permitted in this district as long as the proposal meets the rules of the Land Use Bylaw.

Learn more about citywide rezoning at calgary.ca/rezoningforhousing.



Welcome

Today's public information session is an opportunity for Calgarians to learn more about the proposed citywide rezoning and to share your feedback on these proposed changes.

The City of Calgary is committed to **Listen** and **Learn** from Calgarians, where we will "listen to participants and learn about their plans, views, issues, concerns, expectations and ideas."

All feedback collected during these sessions will be summarized into a "What We Heard" report. The report, including all feedback collected online and throughout the sessions, will be provided to Council for consideration in their decision on the proposed rezoning. A public hearing date has been set for **April 22, 2024**. For more information visit calgary.ca/publichearing.



**Scan to
provide your
feedback now!**

