

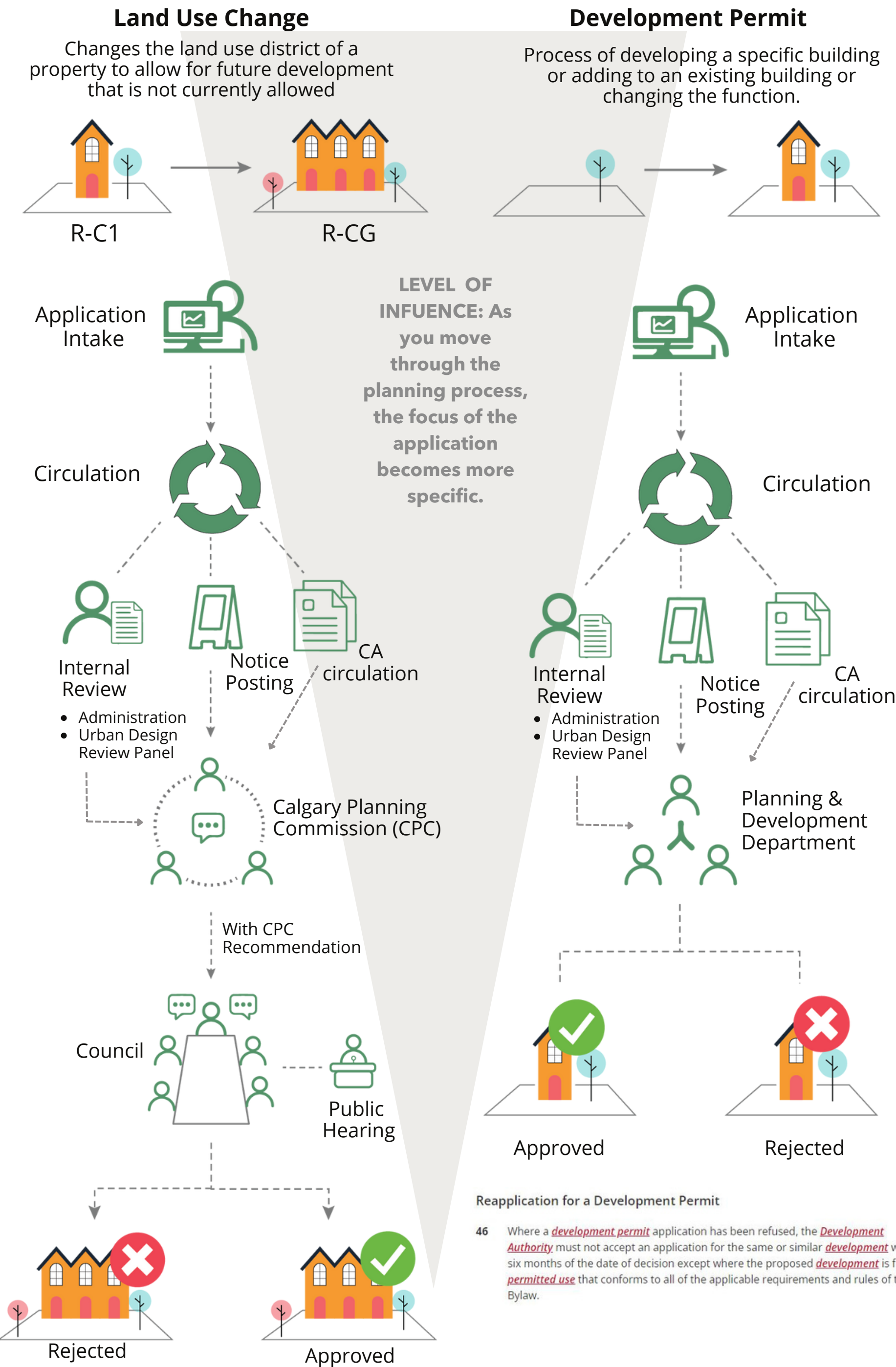
HOW PLANNING WORKS IN CALGARY

WHAT IS THE PROCESS?

FEBRUARY 2023



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WHO DECIDES?

Land Use changes are applied for at City Planning Services and are decided upon by **City Council**. Decisions are based on any relevant policies, such as the Municipal Development Plan (MDP and the Local Area Plan (LAP), if in place for that specific area, along with consideration of input from affected parties.

Development Permits are applied for at City Planning Services and approved by **City Administration** (File Managers) or Calgary Planning Commission (CPC). *There is no public hearing at this stage.

CA Name and Contact:

WHAT GETS CONSIDERED?

Information, input and direction provided from each of the following areas is considered as part of the review of an application.



Calgarians have more influence earlier on in the planning process. The circulation phase is the time you can give feedback that has the highest likelihood of influencing the outcome. As you move through the planning process, the focus becomes more specific.

HOW CAN I SHARE MY FEEDBACK?

- For Development Permits, view details online at calgary.ca/pdmap
- Contact the City file manager or submit comments online at calgary.ca/pdmap.
- Reach out to your Community Association or Ward Councillor
- Participate in Developer-led outreach - send comments on their website or attend their open houses (often for larger projects only)
- Participate in a Public Hearing of Council
- NOTE: Comments need to be based on relevant **planning considerations** - refer to the Federation's Resource Library.
[Learn more at calgary.ca/planningmatters](http://calgary.ca/planningmatters)

NEIGHBOURHOOD GROWTH

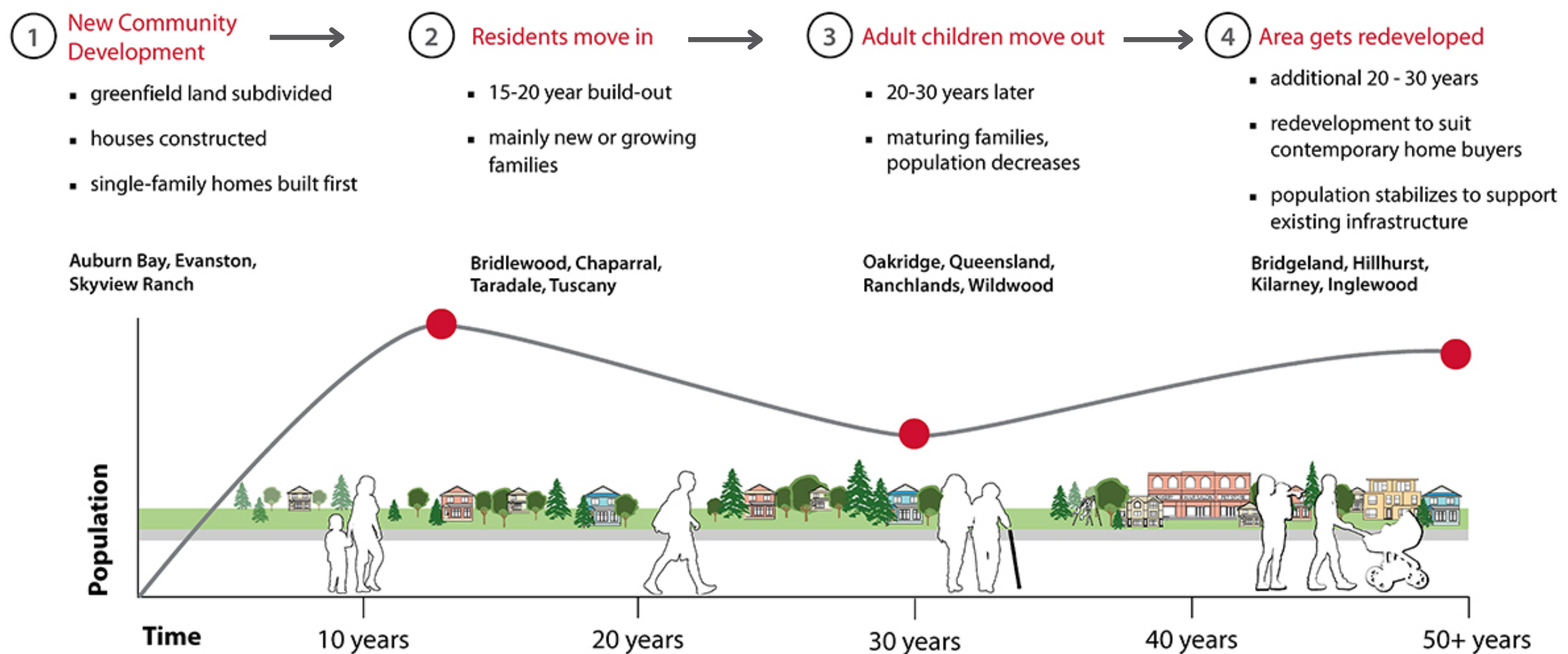
YOUR COMMUNITY WILL CHANGE!

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Typical Neighbourhood Lifecycle



HOW DOES CHANGE HAPPEN?

Any property owner in the City of Calgary can apply to change the zoning of their property. This is a property right by law in Alberta.

For example, if I own a lot zoned R-C1 (single-detached), I can apply to change the land use to allow for a semi-detached (R-C2) or a rowhouse (R-CG). The decision is made by City Council to approve the change or not, following a public hearing. Decisions are based on planning policy, input from affected people and organizations and any planning documents governing the area.

The Local Area Planning process (LAP) can also guide what should be built where.



Cities constantly grow and change and neighbourhoods need to keep pace. As seen in the before and after pictures below of Bridgeland in Calgary, much has changed from 1910 to the present day - more buildings, taller buildings, different uses and more people living there.



HOW IT WORKS...

Land Use Change:

<https://www.calgary.ca/planning/land-use/redesignation.html>

Local Area Planning:

<https://www.calgary.ca/planning/local-area.html>



R-CG: RESIDENTIAL GRADE ORIENTED

REVISED LAND USE

FEBRUARY 2023



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WHAT IS R-CG?

A land-use district that allows for rowhouse-style housing. This land use (zoning) was recently revised by the City to accommodate front and rear units on a parcel, plus a separate garage. An R-CG parcel could have a maximum of four units on a typical 50' lot, with the potential for each unit to have a secondary suite (A sub zoning type R-CGex "excludes" suites). R-CG can be located on corner lots or mid-block lots. The homes could all be in a row or have front and back units as pictured in the drawing below.



CAN THIS BE BUILT NEXT TO ME?

Currently, parcels that are already zoned R-CG are concentrated around the Bowness/Montgomery Main Streets, the 17th Ave Main Street, and the Westbrook and Banff Trail LRT Stations.

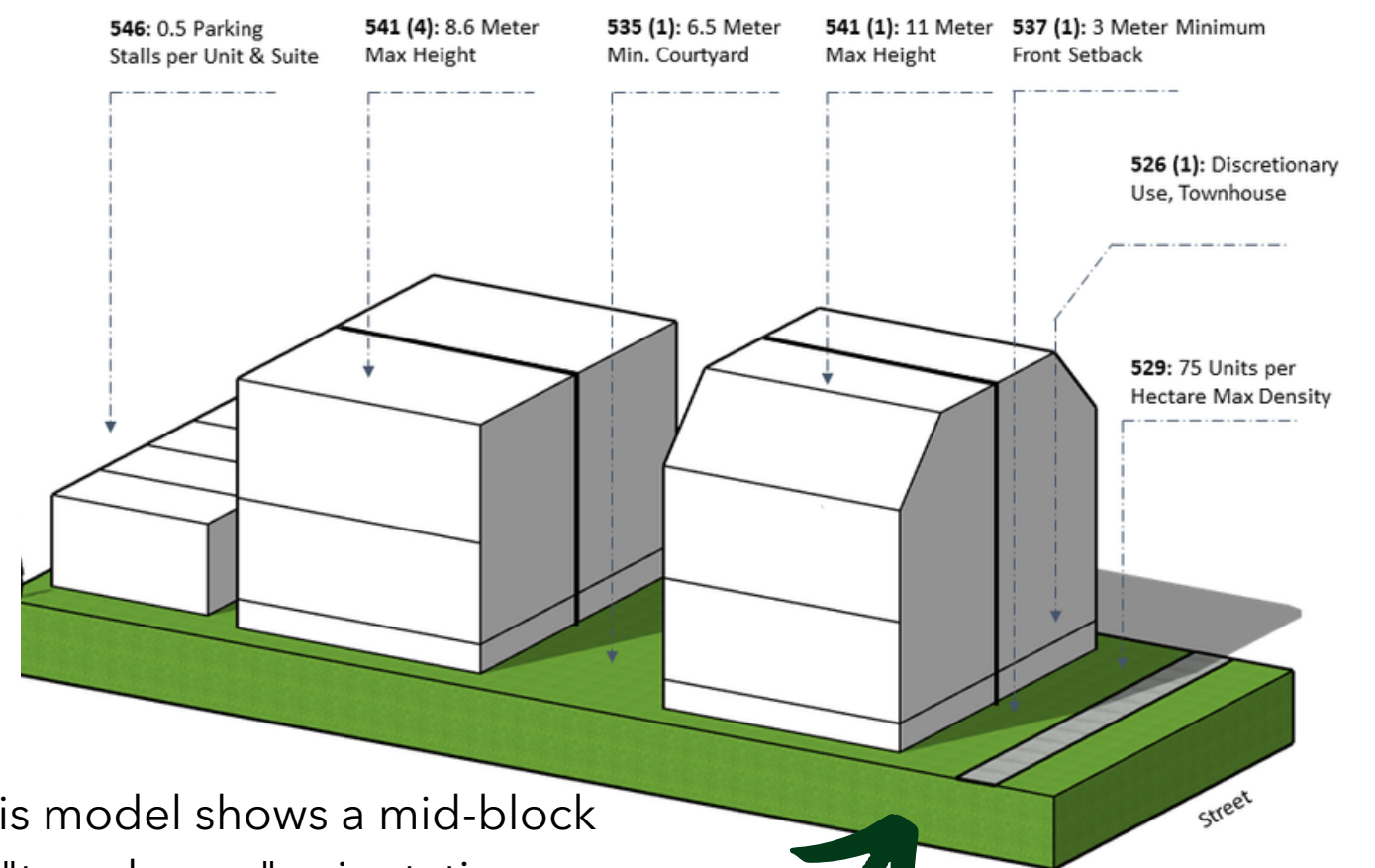
However, any property owner in Calgary can apply to change the land use (zoning) of their property. If the land use is approved by City Council, the applicant can then move to the next step of a development permit, which would allow this form of housing to be built.

All land use change applications (rezonings) are decided by Council on a parcel-by-parcel basis. Rowhouse (R-CG) is a **discretionary use** - meaning that the community will be circulated for comments and notice will be posted on the site, soliciting feedback in the development permit process.

FIND OUT MORE

You can view more information about this land use, on the City of Calgary's website here: calgary.ca/housingchoice

R-CG District Mid-block Diagram (4 Townhouse Units and 4 Basement Suites)



This model shows a mid-block "townhouse" orientation. They can also be side by side in a "rowhouse".



R-CG
ROWHOUSE

SINGLE
DETACHED

R-CG
ROWHOUSE

SEMI-
DETACHED

FOUR UNIT
APARTMENTS

SINGLE
DETACHED

H-GO: HOUSING GRADE ORIENTED

NEW LAND USE AND WHERE IT CAN GO

FEBRUARY 2023



POSTERS DESIGNED WITH COMMUNITIES

WHAT IS H-GO?

A new district Housing Grade Oriented, allowing for townhouse-style housing that was approved by the City October 5, 2022 and came into effect January 2, 2023. It allows some units to be stacked, but still maintains direct ground-level access for all homes (i.e., no apartment forms). These may be taller and have more units than a rowhouse. Units can be built in two separate buildings behind each other on one property, with a separate garage. Suites may be allowed.

CAN THIS BE BUILT NEXT TO ME?

The new H-GO form CAN be built in your area if you live in the Centre City or Inner City (the colored area outlined in red on this map) AND are located:

- 200m from a **Main Street or Activity Centre**,
- 600m from an **LRT platform**,
- 400m from a **BRT station**, or
- 200m from **Primary Transit Network**.

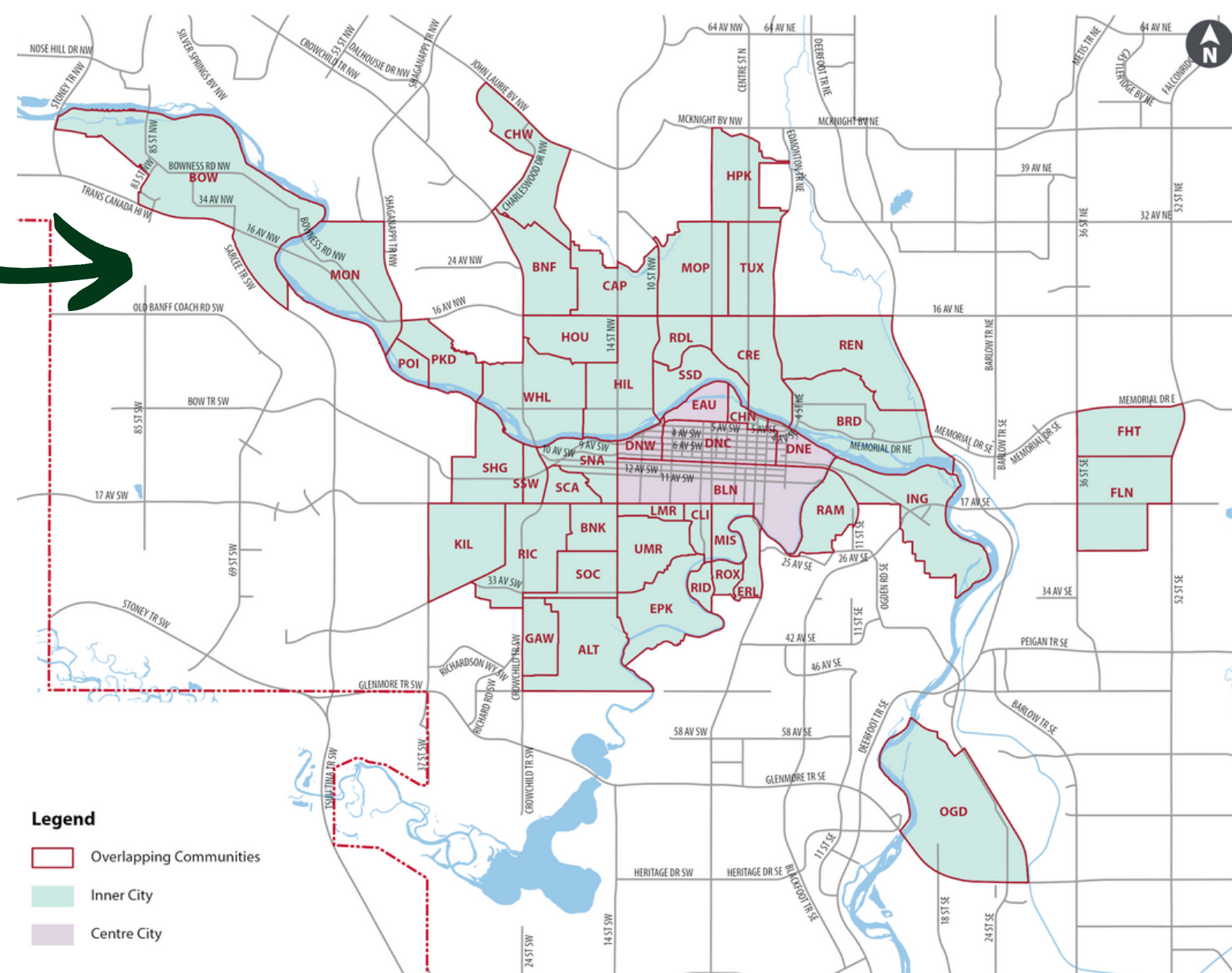
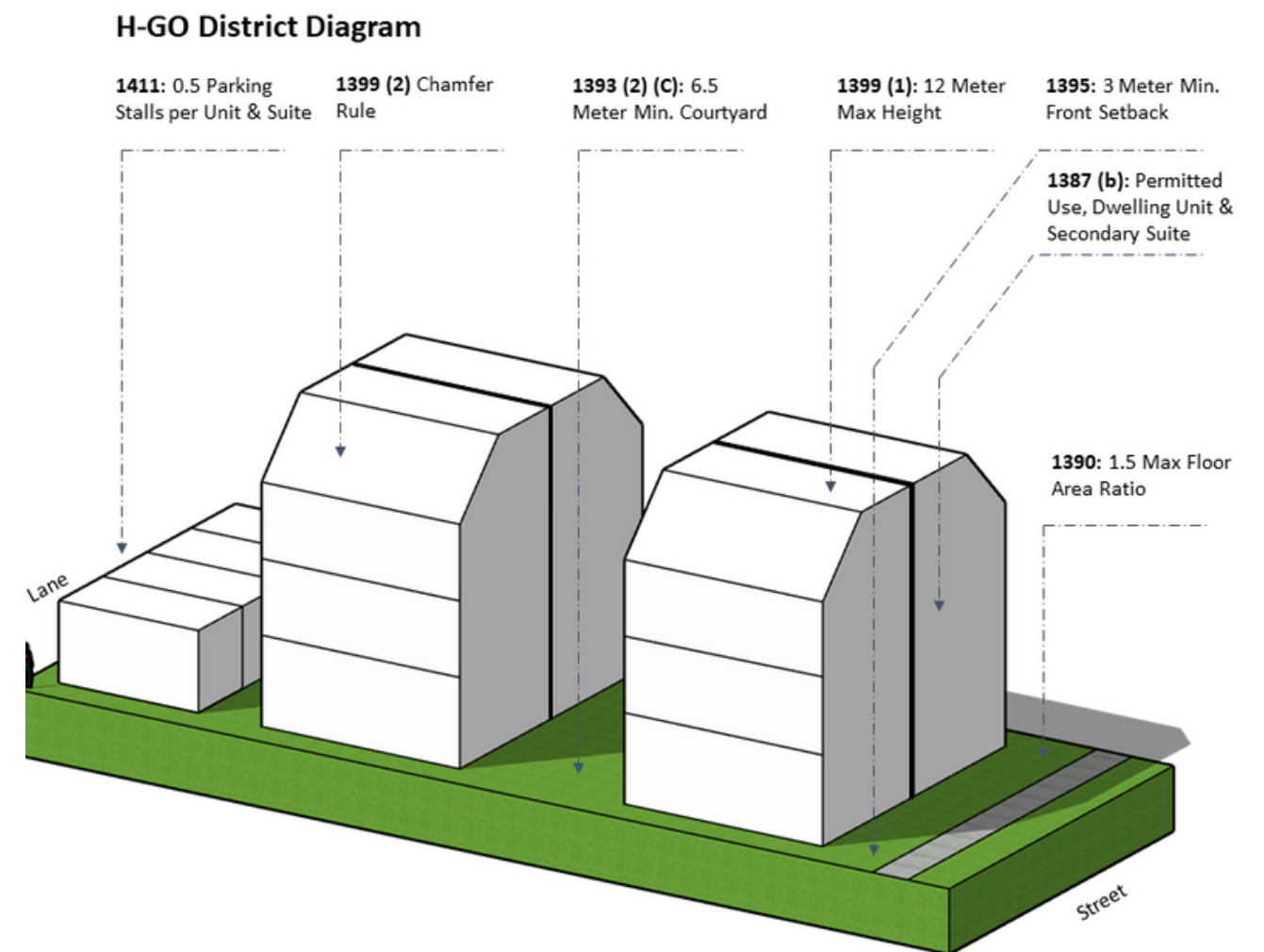
OR if you have a new Local Area Plan (LAP), and are located in a **Neighbourhood Connector or Neighbourhood Flex** area (these are specific names for areas identified in the new LAP). The focus for this district is **along busier streets with amenities close by in these targeted areas**.

The above location criteria are not laws but considerations to be used by City Council, along with other factors, when deciding whether on not to approve a land use change (rezone) to H-GO. **Decisions are made by City Council after a public hearing on the land use change (rezoning).**

POSSIBLE EXCEPTIONS- If you do NOT live in these areas above, redesignation to H-GO would be unusual at this time, however, there are always exceptions that need to be evaluated based on city-wide and local policy, context, and site considerations. **It is the legal right of any property owner to apply for a land use change (rezone) in Calgary and the final decision rests with City Council.**

FIND OUT MORE

You can view more information about this land use, along with a more detailed map of Inner and Centre City on the City of Calgary's website here: calgary.ca/housingchoice



LOW DENSITY RESIDENTIAL

The City of Calgary approved a land use district that allows for townhouse style housing forms called H-GO. They also revised rules for an existing land use for rowhouses (R-CG) in the Land Use Bylaw.

WHAT IS THE DIFFERENCE ?

FEBRUARY 2023

SINGLE DETACHED SEMI-DETACHED

How tall can it be? 10 metres maximum
Maximum density: n/a
How much of the lot can it cover? 45%
Minimum Parking: 1-2 stall per unit.



ROWHOUSE

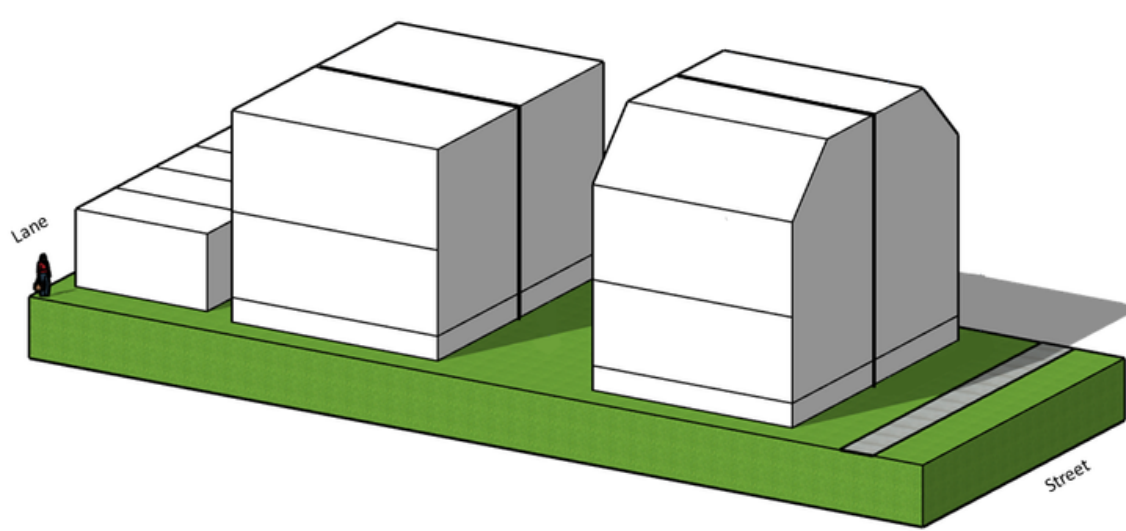
SINGLE DETACHED

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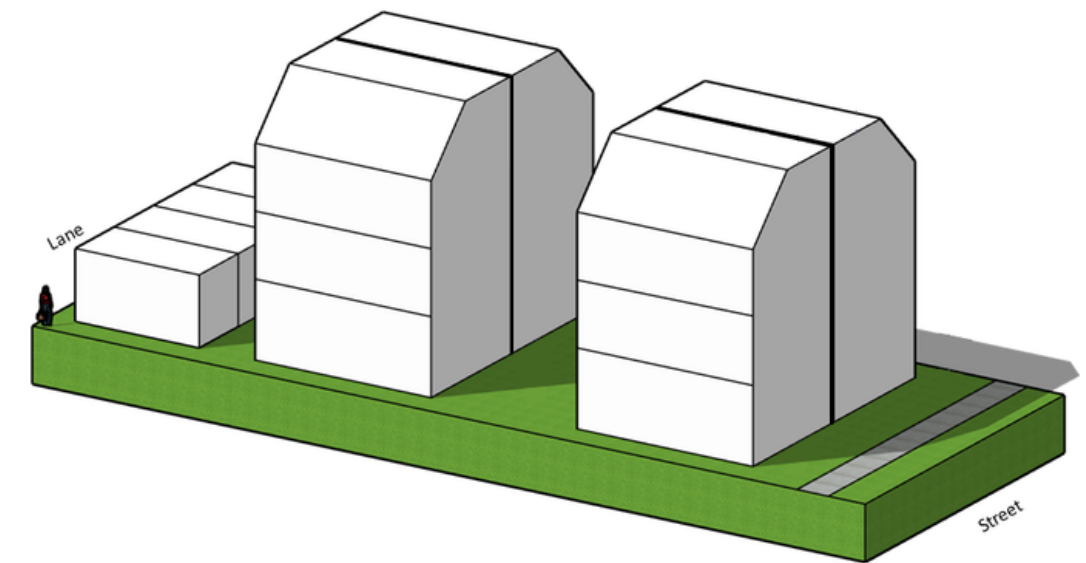
SEMI-DETACHED

FOUR UNIT APARTMENTS

SINGLE DETACHED



VS



RESIDENTIAL-GRADE ORIENTED (R-CG) DISTRICT

HOUSING-GRADE ORIENTED (H-GO) DISTRICT

11m	How high can the front building be?	12m
8.6m	How high can the back building be?	12m
45%-60% of lot	How much of the lot can the building cover?	45%-60% of lot
No	Can units be stacked?	Yes
Yes	Can it have secondary suites?	Yes
Front units face the street Back units face the lane or courtyard	What is the orientation of the units?	Front units face the street Back units face the lane or courtyard
0.5 stalls/unit & 0.5 stalls/suite	What is the minimum number of parking stalls per unit and suite?	0.5 stalls/unit & 0.5 stalls/suite

The approved land use district H-GO is another tool in the toolbox of the Calgary Land Use Bylaw. A property owner must complete the land use redesignation process to obtain H-GO zoning on the land parcel. The Community Associations will have an opportunity to provide feedback in the land use change process.



FOUR-UNIT APARTMENTS

SINGLE DETACHED

SEMI-DETACHED

STACKED TOWNHOUSES

APARTMENT BUILDING

LOW DENSITY RESIDENTIAL

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