



Council approved changes to residential districts in the land use bylaw

On October 5, 2022, [Council approved](#) changes to the land use bylaw making it more possible to build housing such as grade-oriented rowhouses and townhouses in Calgary's inner city and established communities. These changes come into effect on January 2, 2023.

What changes were approved by Council?

Change #1: Adding "Housing – Grade-Oriented District" (H-GO)

What: A new housing district for the Centre and Inner City 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 (i.e. no apartment/condo forms). The only listed residential use is "Dwelling Unit", which is a permitted use in this district. More than one primary residential building can be built on a parcel.

Where: Focus for this district is along busier, walkable roads with amenities close by. The appropriate location of H-GO development can be determined in two ways: as defined in a new multi-community [local area plan](#) or, in areas within in the Inner City and Centre City without a local area plan, using locational criteria in the H-GO district in the land use bylaw.

An H-GO fact sheet and an unofficial draft of the district is available at calgary.ca/housingchoice

Starting January 2, 2023 the district will be available at calgary.ca/lub

Change #2: Amending "Residential – Grade-Oriented Infill District" (R-CG)(R-CGex)

What: Amendments were made to the R-CG and R-CGex districts to allow more than one primary residential building on a parcel, which may include units with entries that do not directly face the street. The parking requirement was also reduced to 0.5 stalls for each unit and suite.

Where: Changes to this district better enables redevelopment of midblock R-CG parcels into multiple homes when landowners are interested and ready. Changing how units can be arranged within a building, and on a lot, enables flexibility to maximize the redevelopment potential.

An R-CG(ex) fact sheet and an unofficial draft of the amended district is available at calgary.ca/housingchoice

Starting January 2, 2023 the amended district will be available at calgary.ca/lub

Change #3: Amend the General Rules of Multi-Residential Districts

What: Amendments were made to the general rules of multi-residential districts to allow secondary suites in townhouses and rowhouses and to standardize parking requirements for multi-residential developments.

The minimum parking requirement for these districts is now 0.625 stalls per unit, which can be reduced to 0.5 stalls per unit where developments are close to transit (see Section 560 of the [land use bylaw](#)). Secondary suites are not permitted where primary dwellings are stacked (i.e. stacked townhouses or apartments).

Link: multi section of online [LUB](#) (see Division 1, Part 6 of the LUB)

Starting January 2, 2023 the amended rules will be available calgary.ca/lub

How flexible is the location criteria for H-GO?

The H-GO district is clear on where it will be supported:

- Within areas identified as the Neighbourhood Connector or Neighbourhood Flex urban form categories within an approved multi-community [local area plan](#); or,
- in areas within in the Inner City and Centre City without a local area plan that area also within one or more of the following areas:
 - within 200m of a Main Street or Activity Centre;
 - within 600m of an existing or capital-funded LRT platform;
 - within 400m of an existing or capital-funded BRT station; or
 - within 200m of primary transit service.

What is the expectation for landscaping and amenity space for R-CG and H-GO developments?

The quality of landscaping and amenity space came up often during the drafting of these land use bylaw changes and the conversation at Council. To better clarify development expectations while also providing some flexibility in design, the following requirements have been incorporated into the H-GO district and for developments with three or more units within R-CG:

- A landscape plan is required. [The Landscape Design Guide for Small Residential Sites](#) has been created to set expectations for and to complement the landscaping regulations.
- If there are two residential buildings, there must be a minimum of 6.5 metres between the two buildings, ensuring sufficient open space for activities and landscaping.
- Storage units are required for all dwelling units that do not have access to a garage or parking stall, can be used for things like bikes and scooters.
- Waste and Recycling storage: A screened location for waste and recycling storage must be identified on the site plan.

When can applications using the new rules be submitted?

The approved new rules go into effect on January 2, 2023.

After November 17, 2022, land use redesignation and development permit applications using the new rules can be submitted for review.

The first public hearing of Council that will consider applications made under the new rules is January 17, 2023.

Have more questions?

For questions regarding these new regulations please email us at housingchoice@calgary.ca or find details on calgary.ca/housingchoice

For questions regarding an active development permit or land use redesignation please connect with your File Manager.

If you are looking for answers to common questions from the public check out our videos with The Federation of Calgary Communities: [Q&A: The City & The Federation of Calgary Communities discuss proposed changes to residential zoning](#), and [Q&A with The Federation and The City of Calgary Part 2](#).