

Phase 4 Engagement – September 23 to October 20, 2024

Help shape a simpler, smarter Zoning Bylaw. The City is updating plans that will shape the future of Calgary to ensure our city keeps being a great place to live and thrive. The City Building Program is planning for the future of how we move, build, and use land across the city.

The new Zoning Bylaw will be an important tool for building the vision set out in the Calgary Plan and simplify rules that guide the use of land and form of buildings in the city. The current Land Use Bylaw has served us well but is stuck in the past. It looks a lot like the one written decades ago, when Calgary was a very different city.

We want to hear from you. Building off engagement with thousands of Calgarians over the course of the City Building program to date, now is a great time to get involved and learn more. As the draft Zoning Bylaw takes shape in the coming years, we will continue to check-in with Calgarians, ensuring that the new Zoning Bylaw helps build a city of opportunity and choice.

How You Can Help

An important aim of this engagement is simply to increase awareness and understanding about what zoning is and how it affects Calgarians. The input we hear through this phase will not only guide the development of the draft Zoning Bylaw but will also help shape the next year of engagement and education.

This community toolkit is here to provide you with key messages, graphics and other program information, to make it easy to share engagement opportunities with your family, friends and neighbours. If you have any questions or need further assistance, please contact the project team at citybuilding@calgary.ca.

Key Messages

Below are some bite-sized taglines to use in your communications.

Zoning Bylaw:

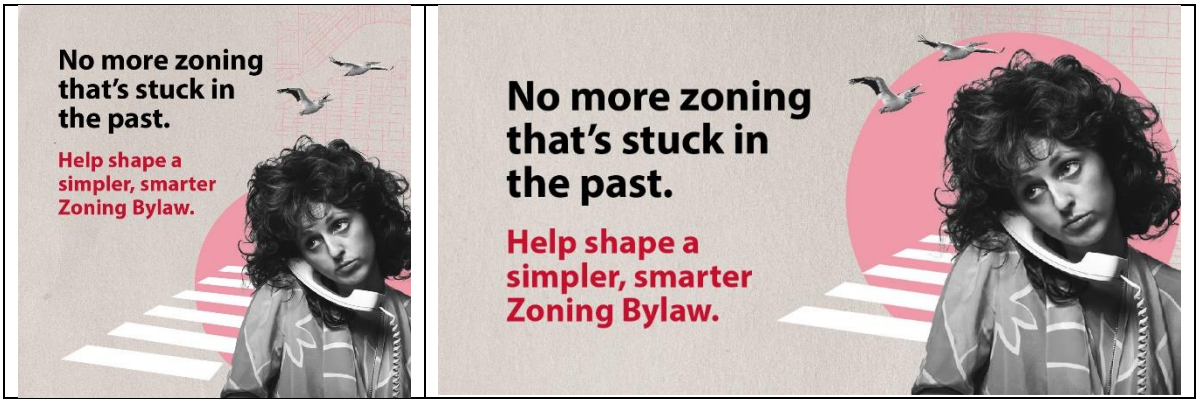
- Help shape a simpler, smarter Zoning Bylaw.
- No more zoning that's stuck in the past
- Visit **calgary.ca/citybuilding** to share your ideas about the Zoning Bylaw by October 20, 2024.

Please always include the "**calgary.ca/citybuilding**" URL in all outreach.

The Engage portal can be translated into multiple languages using the drop-down menu in the top right corner of the webpage.

Graphics

Download graphics to share on social media, in community newsletters, or other outreach methods to your networks.



LEARN: Education Materials

A series of educational materials are available for your use to learn and share information about the new Zoning Bylaw. Visit **calgary.ca/citybuilding** to view and download the following resources:

Intro video: Watch the video for an introduction to why the Zoning Bylaw is important to the growth and change in our city. Subtitles will be available in multiple languages.

Summary sheets: Pages for each zone and key topics, highlighting the new big ideas.

- Introduction
- Housing Zones
- Mixed Use Zones
- Commercial Zones
- Downtown Zones
- Industrial Zones
- Special Purpose Zones
- Parking Requirements
- General Regulations
- Combined Summary Sheet Document
- Use Table

Annotated Zoning Bylaw: For those interested in a deep dive, read the full, early draft Zoning Bylaw. This document is a work in progress, which includes notes from the project team highlighting key considerations.

What We Heard Reports: The Zoning Bylaw builds off what we have heard from Calgarians throughout the previous City Building engagements. Summaries of these engagement are available on the Engage portal:

- Phase 1 Public Engagement Report
- Phase 2 Public Engagement Report
- Phase 3 Calgary Plan Engagement Report
- Phase 1-2 Equity-Deserving Groups Engagement Report

For background on the entire City Building program and to find the pages for past engagement, visit engage.calgary.ca/citybuilding.

SHARE: Engagement Opportunities

Public feedback is essential for helping to guide our changes to the Zoning Bylaw, and to shape our education and engagement efforts over the next year.

We are encouraging Calgarians to do the following through this phase of engagement:

LEARN more about the new Zoning Bylaw:

- **Intro video** – An introduction to what the Zoning Bylaw is
- **Summary sheets** – Information about the highlights, changes and zones proposed in this draft of the Zoning Bylaw
- **Annotated Draft Zoning Bylaw** – This document is a work in progress, which includes notes from the project team highlighting key considerations

SHARE your input to help shape the new Zoning Bylaw:

- **Webinar series** – Register for an online session to learn more about the draft Zoning Bylaw, and ask questions of the project team.
- **Workshop series** – Register for a session to learn more, ask questions, and share your ideas with the project team online or in-person.
- **Online survey** – Share your thoughts in the form below.

The phase of engagement provides an opportunity to learn more about the new Zoning Bylaw, provide input on the proposed directions, and help shape future decisions.

Calgarians can share their ideas through one of the following ways:

Webinars: The webinars will provide an overview of the key changes and restructuring proposed in the draft Zoning Bylaw and offer an opportunity for participants to ask questions about the draft. The webinars are designed to be an opportunity to learn more about the Zoning Bylaw and ask any questions about the proposed changes. **Registration is required.**

- Virtual, 25 September 2024, 7:00 - 8:00 pm Register Here
- Virtual, 1 October 2024, 12:00 - 1:00 pm Register Here

Workshops: The workshops will provide an overview of the key changes and proposed changes in the draft Zoning Bylaw and offer an opportunity for participants to help shape its content. The workshops are designed to be interactive, encouraging participants to provide input, ask questions, and share new ideas. **Registration is required.**

In person

- Genesis Centre (Multipurpose Room A), 3 October 2024, 6:30 – 8:30 pm Register Here
- Southland Leisure Centre (Woodcreek Studio), 5 October 2024, 2:30 – 4:30 pm Register Here
- Rocky Ridge YMCA (Multipurpose Room 2), 8 October 2024, 6:30 – 8:30 pm Register Here
- Scarboro Community Hall, 9 October 2024, 6:30 – 8:30 pm Register Here

- Brookfield Residential YMCA at Seton, 10 October 2024, 6:30 – 8:30 pm Register Here

Virtual

- Virtual, 15 October 2024, 12:30 - 2:30 pm Register Here
- Virtual, 17 October 2024, 6:30 - 8:30 pm Register Here

Online Survey: Share your ideas about the new Zoning Bylaw and help us shape our future education and engagement through the online survey. The survey is open September 23 to October 20, 2024. Visit calgary.ca/citybuilding to take the survey.

Email citybuilding@calgary.ca with any further questions or input.

Background Information

Program overview

- The City of Calgary is updating its citywide planning documents to create a concise 30-year vision and 10-year action plan for Calgary's future. The City Building Program's results in three planning tools: the Calgary Plan, the Zoning Bylaw, and the Street Manual.
- The three documents are:
    - **The Calgary Plan** (final proposed draft to be released this fall) merges the Municipal Development Plan with the Calgary Transportation Plan into one updated document. This plan will guide the way we move and use land across the city.
    - The new **Zoning Bylaw** (currently called the Land Use Bylaw 1P2007 and is currently in draft mode and seeking public input) aims to simplify the rules that govern the use of land and the form of building to effectively implement the goals of the Calgary Plan.
    - The new **Street Manual** (currently called the Complete Streets Policy & Guide) provides updated direction for the design of Calgary's streets to support safe travel options for all Calgarians.

- The City Building Program is currently engaging on an early draft of the new Zoning Bylaw (September 23-October 20, 2024).

Supporting Messages-The Zoning Bylaw

- **What is a zoning bylaw?**
    - A zoning bylaw directs the shape and size of buildings, and the uses (activities) allowed on a property

- **What's new in the Zoning Bylaw (current Land Use Bylaw)?**
    - The new Zoning Bylaw will simplify zoning rules across the city. This means starting a business renovating your home, or building something new will be easier.
- **The new Zoning Bylaw will be simplified by:**
    - Adding common sense and flexibility to regulations
    - Reducing the number of zones
    - Simplifying the list of uses
    - Adding more graphics and plain language

- **What is a Zone?**
    - Zones identify appropriate places across the city for all types of buildings and uses, including housing, commercial and industrial development. This organizes the City's land into categories.

- **What is a Use?**
    - Each zone outlines the types of activities (or uses) that are:

- Automatically allowed to take place
- Allowed with approval from The City
- Not allowed

- **What are Rules?**
    - Rules for new buildings and uses, including maximum building height, setback difference from the street, parking and others.

- **The new Zoning Bylaw will align to the new Calgary Plan, helping deliver on that plan's visions for:**
    - Improved housing choice
    - Great transit
    - A vibrant downtown
    - Walkable, mixed-use communities
    - Align to the new Street Manual, ensuring that the way we use land and the way we get around are all part of the same strategy
    - Align with other City plans making achieving Calgary's goals easier, cutting red tape, and adding certainty for local builders and residents.

- **The new Zoning Bylaw's Guiding Principles:**
    - Address equity
    - Climate change adaptation and mitigation
    - Economic resilience
    - Truth and Reconciliation
    - Make it easier to use and understand the bylaw
    - Make it easier to build the things Calgarians want and need

- **The new Zoning Bylaw's Goals:**
    - Align plans and tools to achieve targets
    - Reinforce guiding principles
    - Improve outcomes
    - Clarify grown priorities
    - Make it easy

- **Going from 200+ Uses to ~60 uses**
    - Consolidating uses based on development impacts
    - Removing the need for Change of Use applications for uses with similar impacts
    - Relocating regulations from use definitions to bylaw regulations which can be relaxed
    - Simplifying use definitions

- **Going from 70 Districts to 21 Zones**
    - The main changes of the Zoning Bylaw focus on alignment and usability, including:
        - Consolidating zones to allow a greater range of uses and types of development within each
        - Simplifying the zones
        - Updating development regulations to match new and evolving needs

Supporting Messages-Rezoning for Housing

- In September 2023, City Council acted on addressing the housing crisis confronting Calgarians by directing Administration to rezone low-density residential properties to the R-CG district as recommended in the **Home is Here: The City of Calgary's Housing Strategy.** After a public hearing on May 14, 2024, City Council approved citywide rezoning with amendments:
    - Zoning changes now in effect include:
        - R-CG as the citywide base low-density residential zone in developed communities
        - R-G as the base low-density residential zone in developing communities
        - H-GO in areas identified in approved Local Area Plans.

- **How is Rezoning for Housing different than the new Zoning Bylaw?**
    - Rezoning for Housing was focused on increasing housing supply and affordability. The project used the existing RC-G, R-G and H-GO districts of Land Use Bylaw 1P2007. The new Zoning Bylaw is simultaneously in the process of developing new zoning districts and replacing R-CG, R-G and H-GO.
    - For more information, please see the Housing Zones summary sheet.

- **Would a new zoning bylaw be required if rezoning was not implemented?**
    - Yes. This work was planned well before Rezoning for Housing as an update to Calgary's existing Land Use Bylaw (approved in 2021). In support of building a city for 2M people, this work would have proceeded regardless of the outcome of Rezoning for Housing.

Public Engagement

Public engagement, including Indigenous Peoples, equity-denied communities, interested parties and the general public were a key part of the first two phases of engagement where we focused on "Where are we going?" and "How are going to get there?". These phases helped drive and shape the direction and content of the first drafts of all three documents.

- Phase 1 of public engagement ran from October 23 to December 3, 2023, and included an online survey, 16 pop-up events, City Engage page and a webpage.

- Phase 2 of public engagement ran from January 29 to March 3, 2024, and included an online survey, six open houses, two webinars, City Engage page and a webpage.

- Phase 3 of public engagement, What comes next for The Calgary Plan, focused on reviewing and validating the proposed direction for Calgary's future. This phase ran June 24 to July 21, 2024, and included an online survey, 14 pop-up events, City Engage page and a webpage.
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- Phase 4 of public engagement, What comes next for the Zoning Bylaw and Street Manual, is focused on sharing and providing education opportunities on the current draft Zoning Bylaw, getting Calgarians feedback on the document

- **Phase 1: Where are we going?** October 23- December 3, 2023
    - Learn about the City Building program
    - Share your values and experience of living in Calgary
- **Phase 2: How are we going to get there?** January 29-March 3, 2024
    - Engage on specific City Building topics
- **Phase 3: What comes next for the Calgary Plan?** June 24-July 21, 2024
    - Review the proposed direction of The Calgary Plan
- **Phase 4: What comes next for the Zoning Bylaw and Street Manual?** September 23-October 20, 2024
    - Learn and share feedback about the draft zoning concepts
    - Learn about the progress on the Street Manual

Who are we engaging in this process?

- **General public:** Engagement with the public will occur through three phases. We want to gather input from Calgarians through a variety of online and in-person opportunities across the city, including surveys, community pop-ups, drop-in events, webinars, interactive displays and other activities.
- **Equity-deserving communities:** Engagement with equity-deserving communities in Calgary will focus on under-represented and historically marginalized populations to build trust, understand lived experiences, and ideate solutions. We want to understand the ways our current policies have affected Calgarians living with vulnerabilities, the implications of implementing changes to these policies and how best to prioritize these changes.
- **Indigenous Peoples:** Engagement with Indigenous communities, including the Blackfoot Nations of Siksika, Piikani, and Kainai, the Stoney Nakoda First Nations tribes of Chiniki, Bearspaw, and Wesley, the Tsuut'ina First Nation, and the Métis Nation of Alberta, Regions 5 & 6. This strengthens relationships, reflects community priorities, and incorporates Indigenous knowledge.
- **Interested parties:** Engagement with organizations and representatives (such as the development and building industry, community groups, and non-profit organizations) expressing specific interest in one or more aspects of the project. These entities are providing valuable subject matter expertise into the City Building program.
- **Internal City staff:** Engagement with City of Calgary employees and partners who will play a role in influencing and utilizing the deliverables from the City Building program. This stream ensures internal alignment and collaboration.

How will public input be used to inform the plans?

During project engagement, the Engage Resource Unit (ERU) works to create transparency by ensuring that Calgarians involved in the process understand why they're being engaged, what will be done with their feedback, and when they can expect to see how their feedback was

incorporated. If changes are made to the engagement program once underway, Calgarians involved are informed of the reason for this change, and how it will impact scope and timelines. In subsequent phases of engagement, or at the end of a single-phase engagement program, we communicate to Calgarians how their feedback was used, as well as reasons for which certain feedback could not be incorporated. When combined, these efforts provide clarity and transparency for Calgarians throughout an engagement process.

What is the budget for this program?
The program budget was council-approved at the 2023 – 2026 Service Plans and Budget. The program budget is $17-million dollars that is funded through taxes and fees. The budget funds the work for these plans, which includes engagement activities, research, outreach and writing the updates to these three documents.

How does the City Building program align with other City plans and projects underway?
We're planning and building our city to ensure it is sustainable, diverse, accessible, equitable and livable. Some current initiatives underway work together to achieve this vision.

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

This strategy aspires to ensure that everyone living in Calgary has an affordable place to call home.

City Building and Housing Strategy teams will be working together to keep each other informed of progress, major decisions, and opportunities for the public to receive information and provide feedback.

Some of the Housing Strategy actions approved by Council will fall into the scope of the City Building program, including:

- residential parking requirements
- exploring more permitted housing uses in new districts
- making non-market housing easier to build
- improving policies and land use districts to increase affordable housing supply and housing choice in every community

The City Building team will be updating policy and all zoning regulations (including all residential zones). Changes proposed through City Building will be part of the education and engagement campaigns for the program.

Rezoning for Housing

For additional information about Rezoning for Housing visit http://calgary.ca/rezoning.

Local Area Plan Program

Local area plans provide area-specific direction on redevelopment and reinvestment that will guide livable, equitable and diverse growth in our communities over the next 30 years.

We are collaborating and getting feedback from other internal projects and departments to ensure we have alignment and coordination between other bodies of work. Visit Local Area Planning in Calgary for more information about the plans currently underway.

Calgary River Valleys Project

Directs land use policies and building regulations in flood hazard areas to guide how we plan and develop in river communities to make them more resilient.

As our city continues to grow and the information available about flood risk evolves, it is important that we continue to revisit our land use policies and building regulations in flood hazard areas to guide how we plan and develop in river communities to make them more resilient.

Key outcomes of the Calgary River Valleys Project include adding updated river valley and flood hazard policy content in the Calgary Plan and updating Flood Hazard Area regulations in the updated Land Use (Zoning) Bylaw.

Calgary Climate Strategy

The City Building team will incorporate the relevant policies and actions from Calgary's Climate Strategy.

- In general, housing development initiatives that provide densification in established areas and are oriented around public and active transit opportunities are in alignment with Calgary's Climate Strategy.
- Housing development initiatives, however, should all consider building energy performance, as building performance needs to improve rapidly to hit our emissions targets.
- Housing development initiatives should also incorporate climate resilience measures to reduce climate risk and susceptibility to increasing extreme weather events.