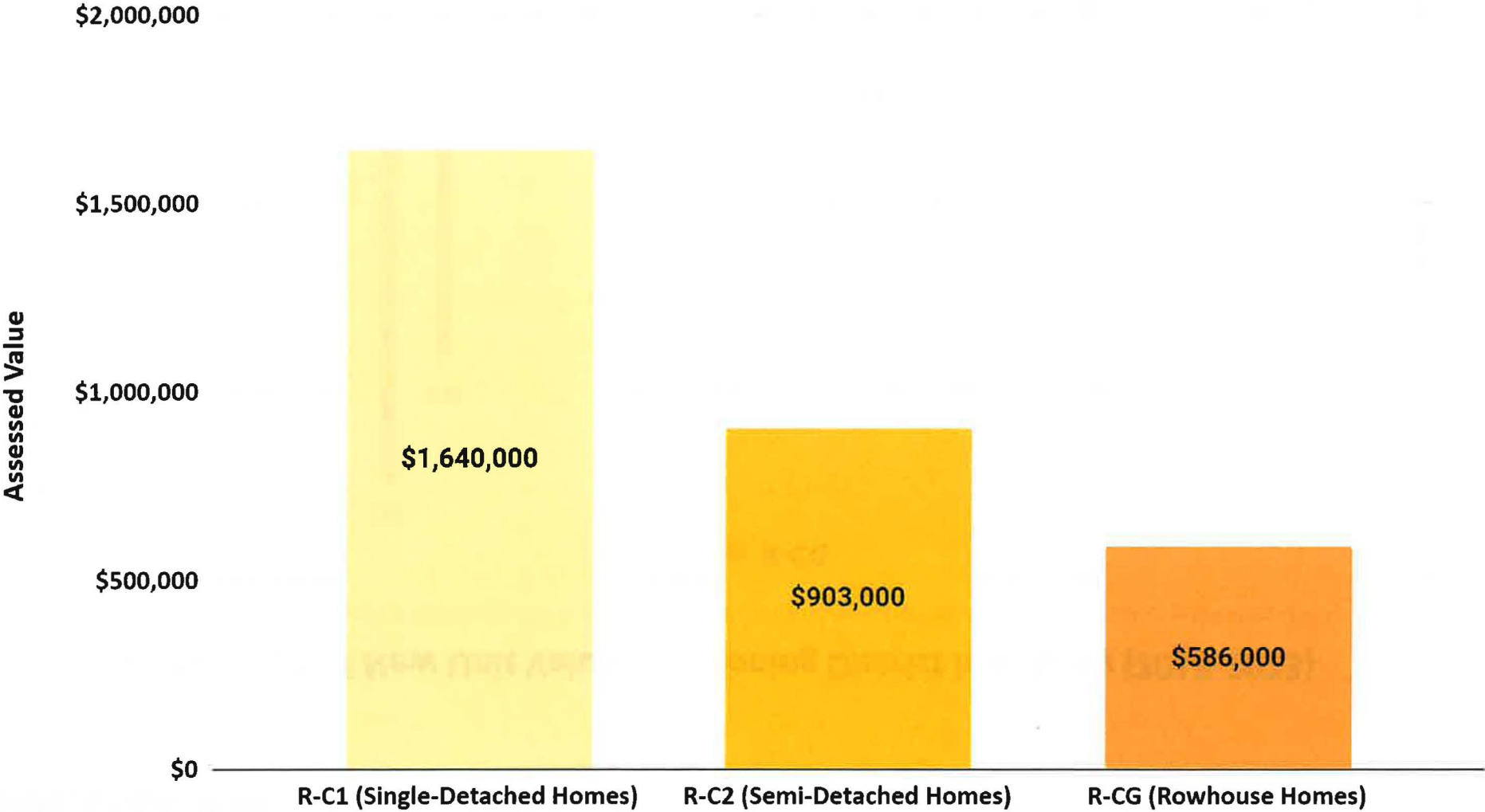


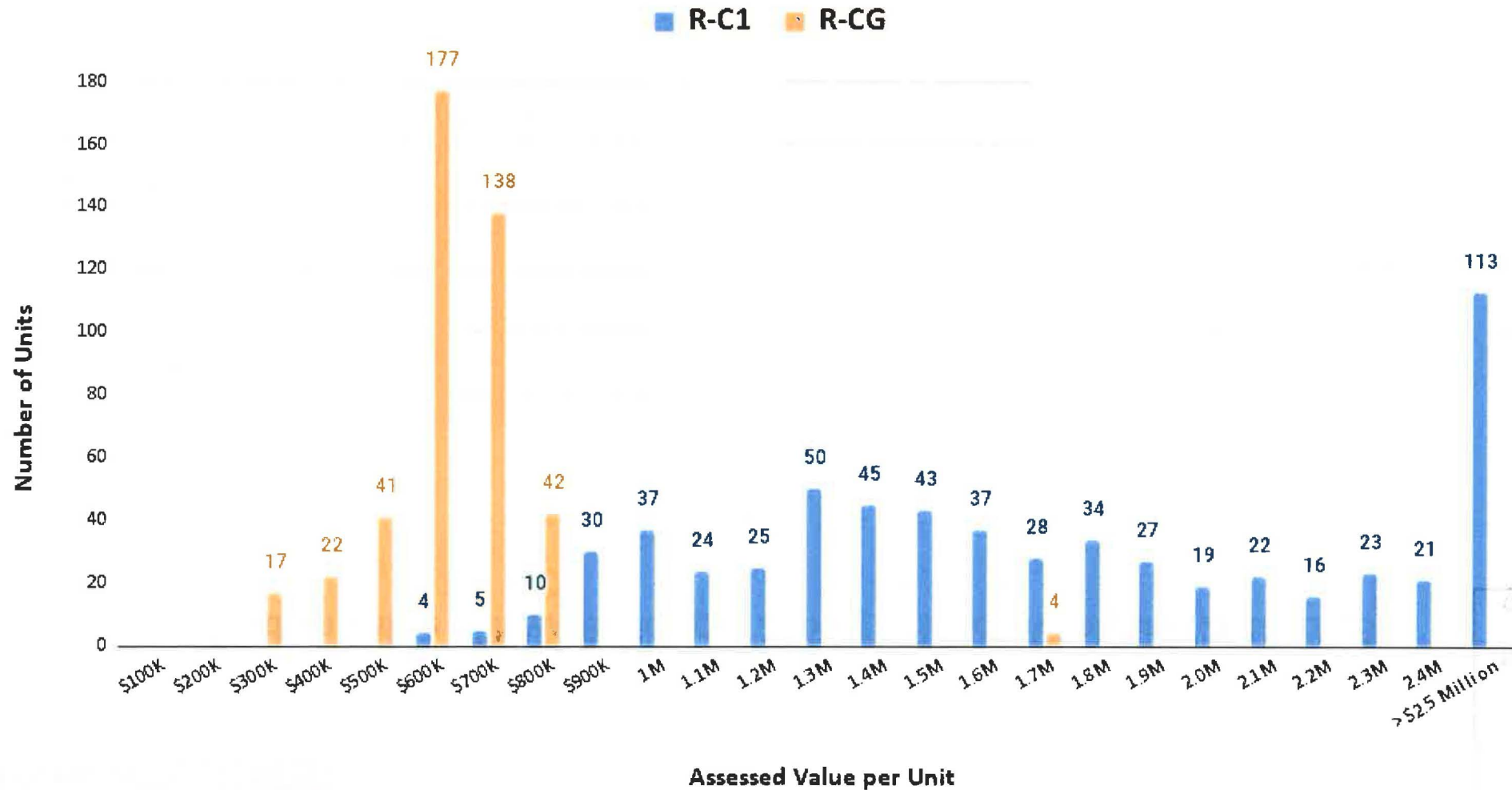
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 06 2023
ITEM: 9.3.1 C2023-0415
Distrib-Presentation
CITY CLERK'S DEPARTMENT

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



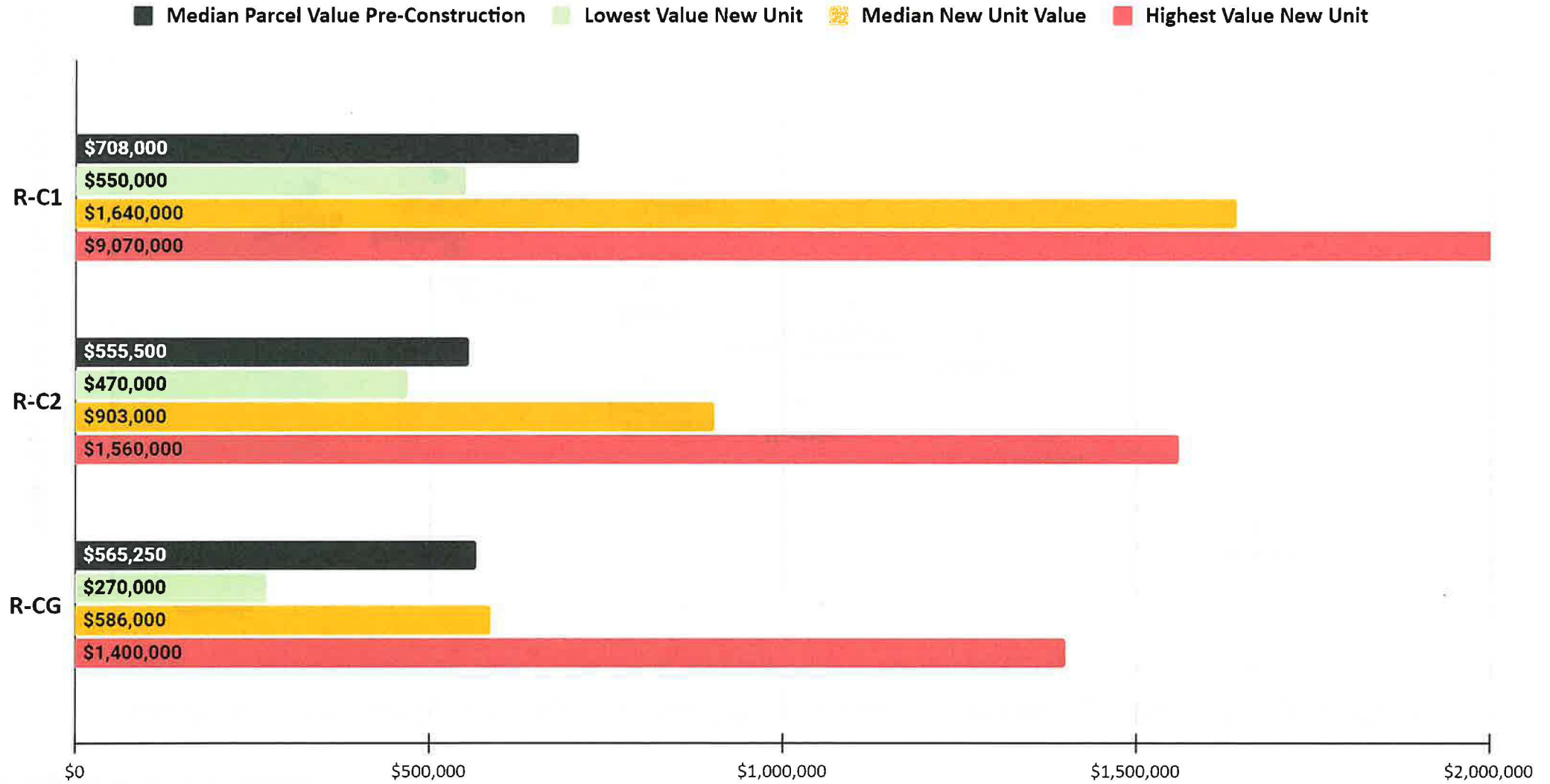
Distribution of New Unit Values per Zoning District in Calgary (2018-2023)

Value of new single-detached homes in the R-C1 district and value of new homes in the R-CG district built after 2018.



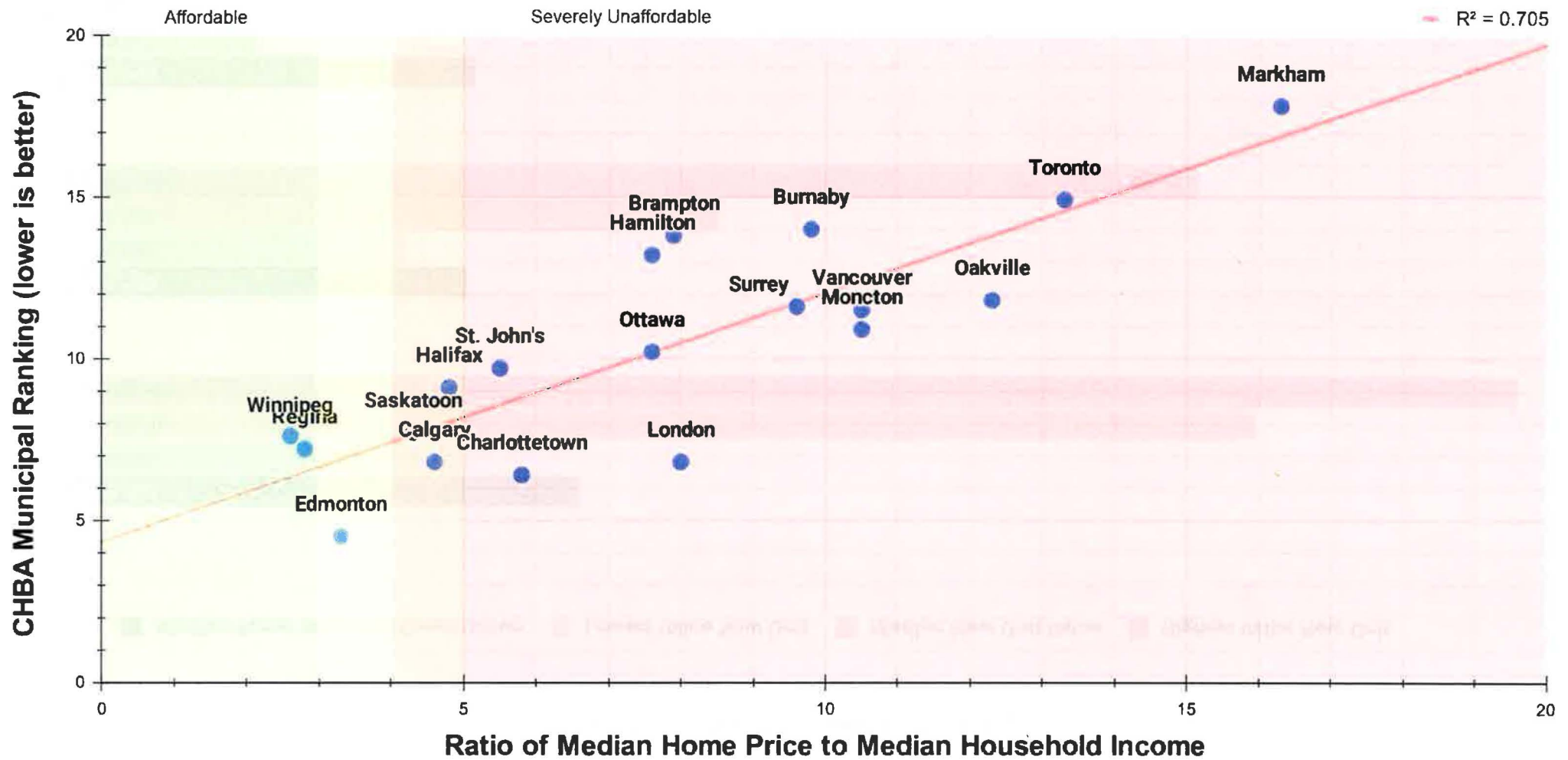
Values of New Build Homes in Calgary

The assessed values of single, semi and rowhomes built in the R-C1, R-C2 and R-CG districts between 2018 and 2023.



Quality of Municipal Housing Approval Processes and Housing Affordability in Canada

Canadian Home Builders Association (CHBA) 2022 Benchmarking Study ranked cities on their development approval processes, timelines, and government charges.



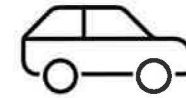
Middle-income housing affordability is rated in four categories, ranging from the most affordable ("affordable") to the least affordable (severely unaffordable) with classification taken from 2022 Demographia International Housing Affordability Report.



Old Single-Family Home (Inner-City)



Building Emissions
Highest



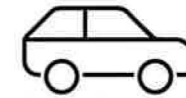
Transport Emissions
Medium



New 4-Unit Rowhouse (Inner-City)



Building Emissions
Lowest



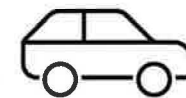
Transport Emissions
Medium



New 4 Single-Family Homes (New Community)



Building Emissions
Medium



Transport Emissions
Highest

Auckland



Auckland Unitary Plan

Victoria



Building Missing Middle Housing

Toronto



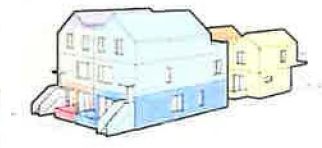
Expanding Housing Options

Edmonton

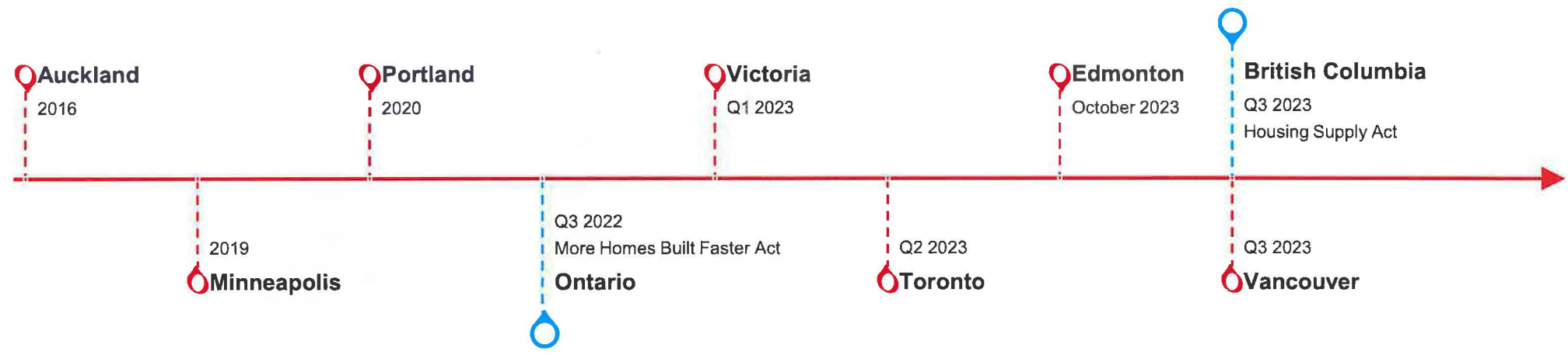


Zoning Bylaw Renewal

Vancouver



Adding Missing Middle Housing





Base Residential Districts

| Municipal | Auckland | Victoria | Toronto | Edmonton | Vancouver | Calgary (R-C1) |
|---------------------------|---------------------------|-----------------------|-------------------|------------------|---------------|----------------|
| Rezoning Required: | No | No | No | No | No | No |
| Allowed Dwellings: | 3 | 6 | 5 | 8 | 8 | 2 |
| Council Status: | Approved August 2016 | Approved January 2023 | Approved May 2023 | TBD October 2023 | TBD Fall 2023 | TBD Q2 2024 |
| Result: | 4'000 more homes per year | No Applications | TBD | TBD | TBD | TBD |

| Provincial | Ontario | British Columbia |
|----------------------------|------------------------|------------------|
| Rezoning Required: | No | No |
| Allowed Dwellings: | 3 | 4 |
| Legislative Status: | Approved November 2022 | First Reading |



Base District Development Rules

| | Auckland | Victoria | Toronto | Edmonton | Vancouver | Calgary (R-C1) |
|---------------------------|-------------|---------------|-------------|-------------|----------------|----------------|
| Maximum Dwellings: | 3 | 6 | 5 | 8 | 8 | 2 |
| Parking: | Open-Option | 0.77 per Unit | Open-Option | Open-Option | 1.0 per Parcel | 1 per Unit |
| Maximum Height: | 12m | 9m | 10m | 10.5m | 11m | 10m* |
| Front Setback: | 1m | 6.1m | 6m | 3m* | 3.7m* | Contextual |
| Lot Coverage: | 60% | 40% | 50% | 47% | 60%* | 45% |

Parking Availability



Other Factors in Redevelopment

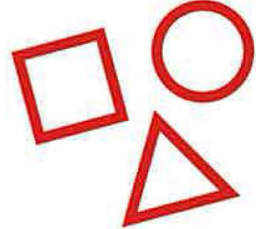
Land Value



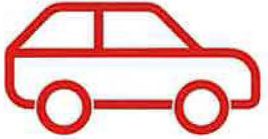
Home Quality



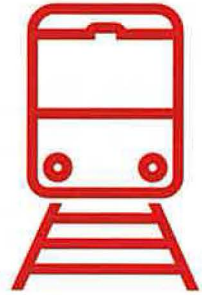
Parcel Shape



Lane Access



Proximity





Redevelopment Probability



Citadel (0%)

- Post-1965
- Triangle Lot
- No Rear Lane
- Far from Downtown

Mount Royal (0%)

- Pre-1965
- Odd Lot Shape
- No Rear Lane
- Close but high Land Costs



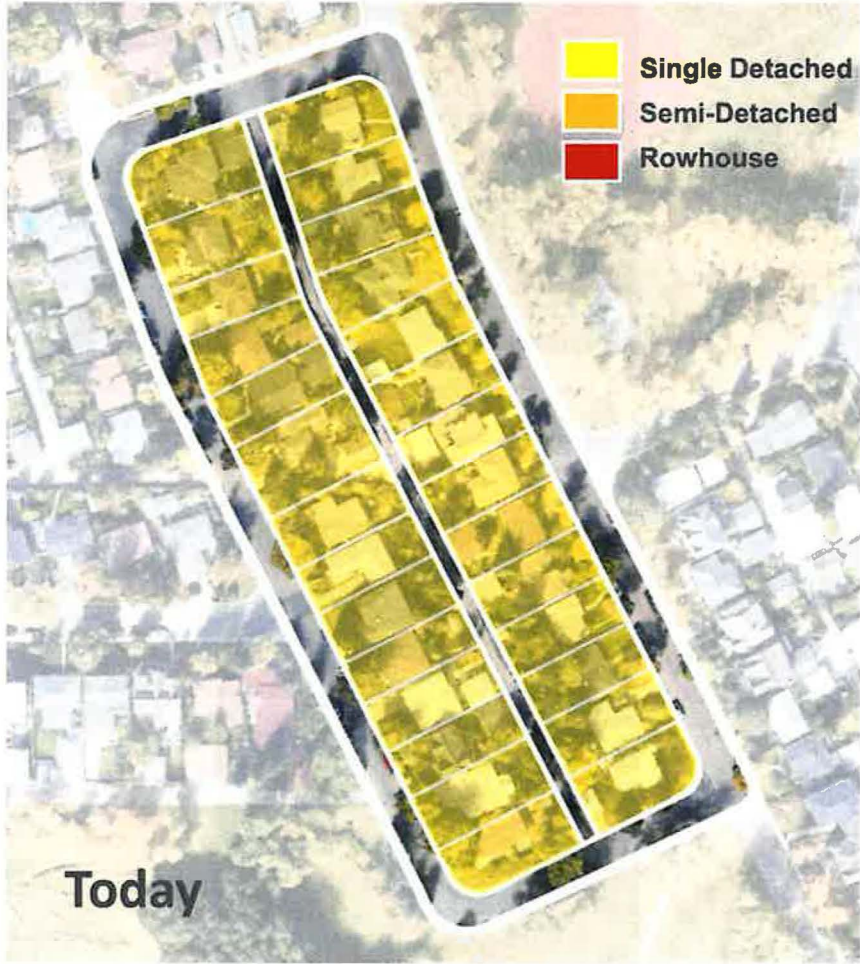
Killarney (1.2%)

- Pre-1965
- Rectangle Lot
- Rear Lane
- Close to Downtown

Charleswood (0.6%)

- Pre-1965
- Rectangle Lot
- Rear Lane
- Close to Downtown





Rate of Change: <1%

Established Area Communities
 Example: Residential Block in **Charleswood**



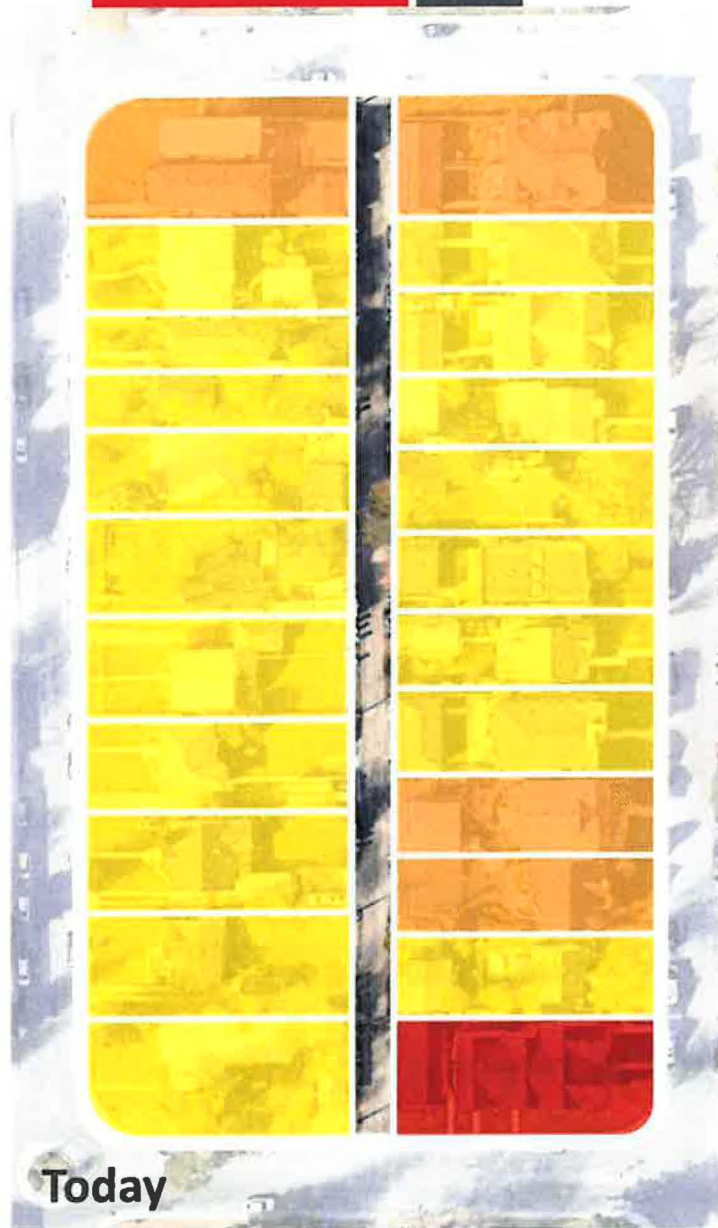
2030
 Population: 79
 Dwellings: 30



2040
 Population: 98
 Dwellings: 40



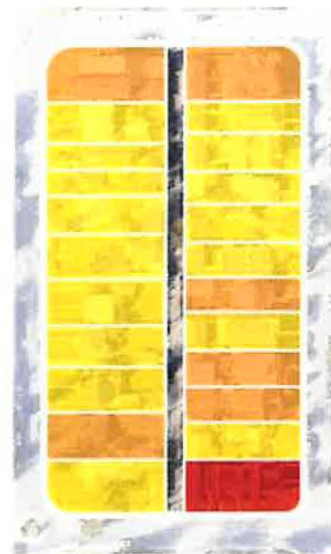
2070
 Population: 144
 Dwellings: 61



Rate of Change: 1.2%

Inner-City Communities

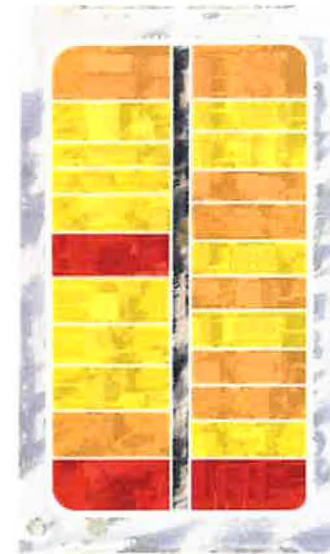
Example: Residential Block in Killarney



2030

Population: 105

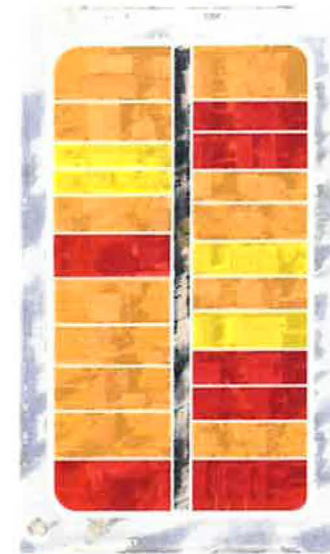
Dwellings: 80



2045

Population: 123

Dwellings: 90



2070

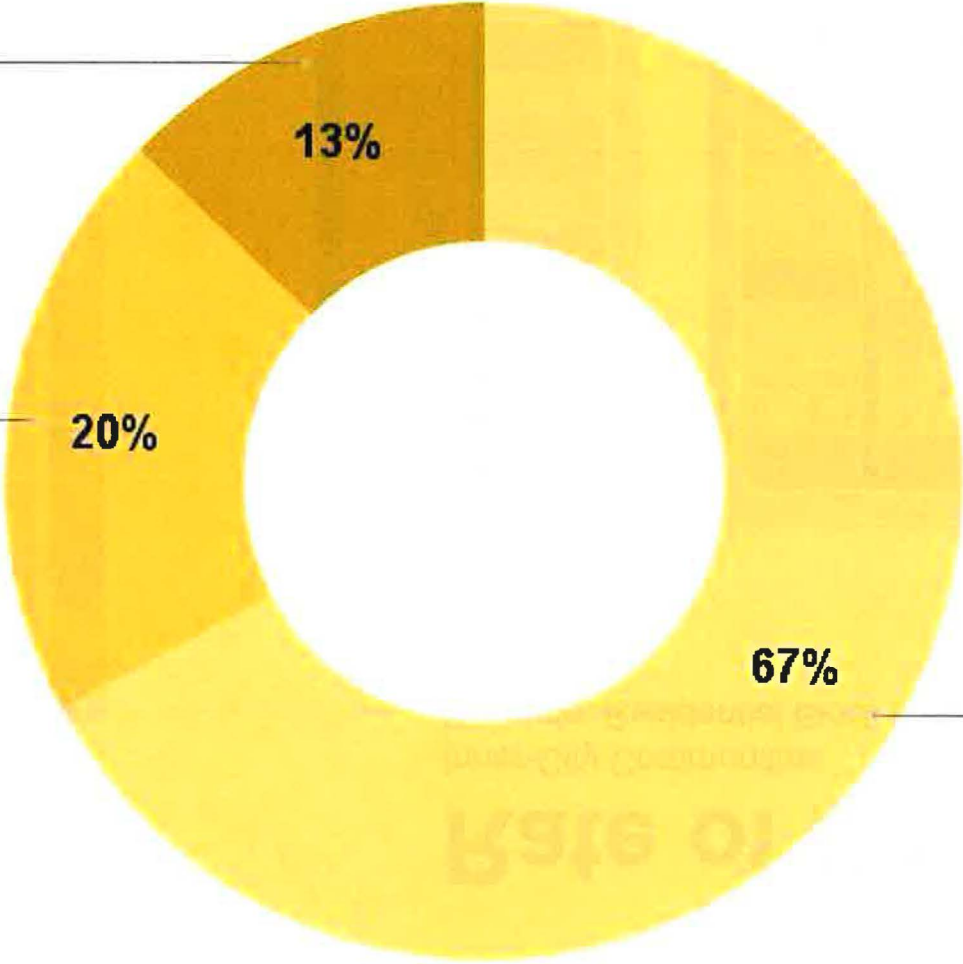
Population: 173

Dwellings: 118

Number of Units allowed on Residential Parcels in Calgary (2023)

1, 2, ≥ 3 Units Allowed
47,122 parcels

1 or 2 Units Allowed
73,472 parcels



Only 1 Unit Allowed
246,025 parcels



Built Form Compatibility



R-C2

R-CG

R-CG

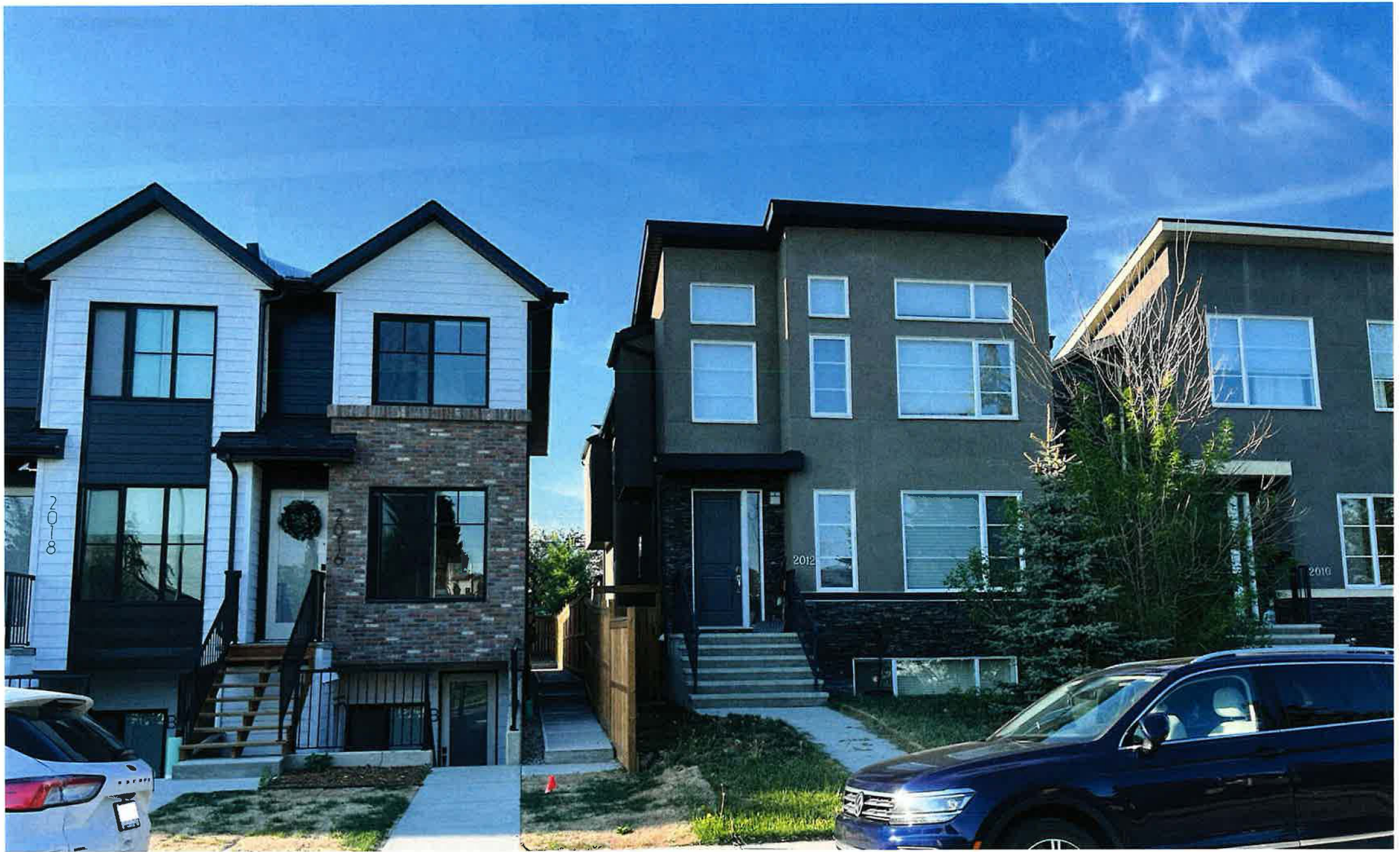






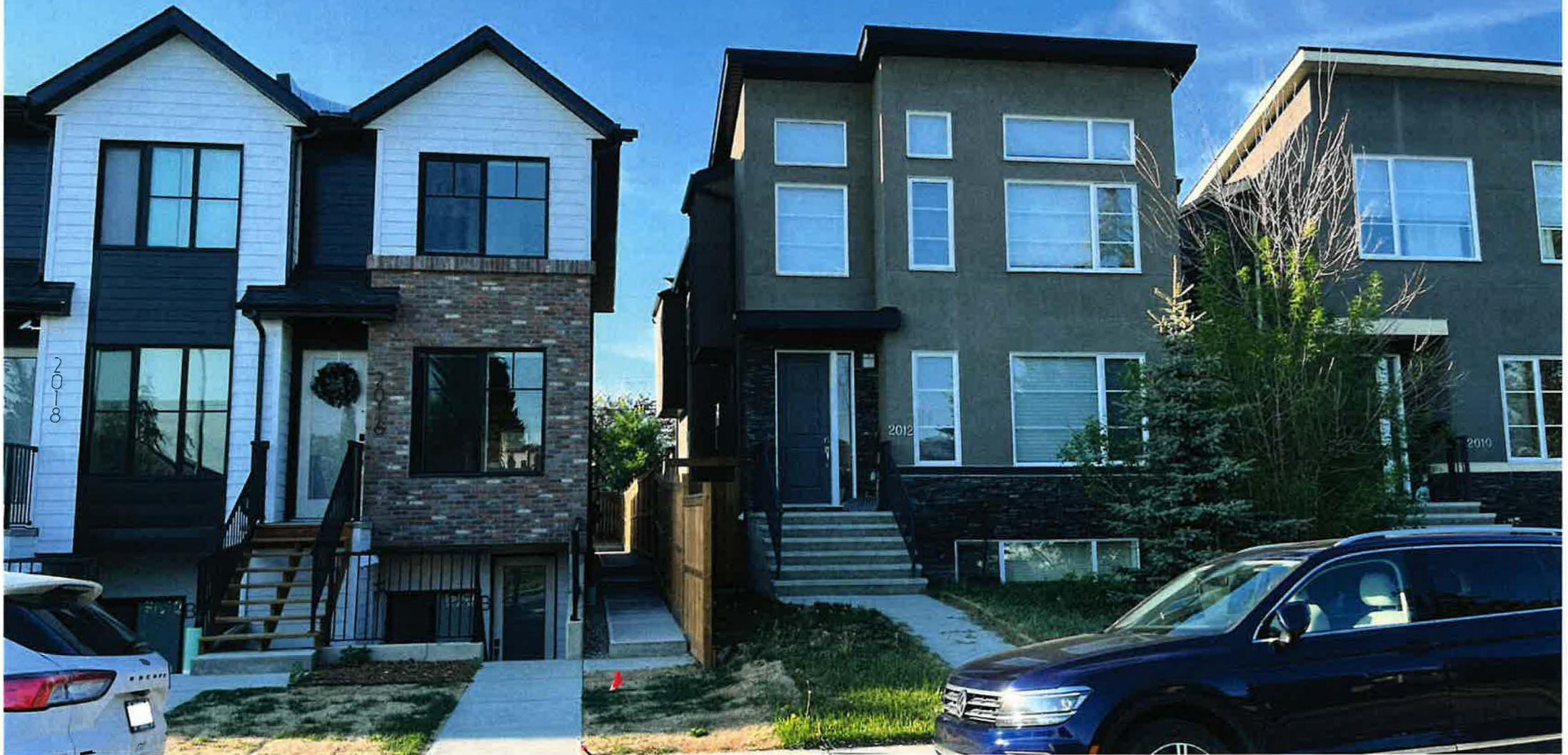


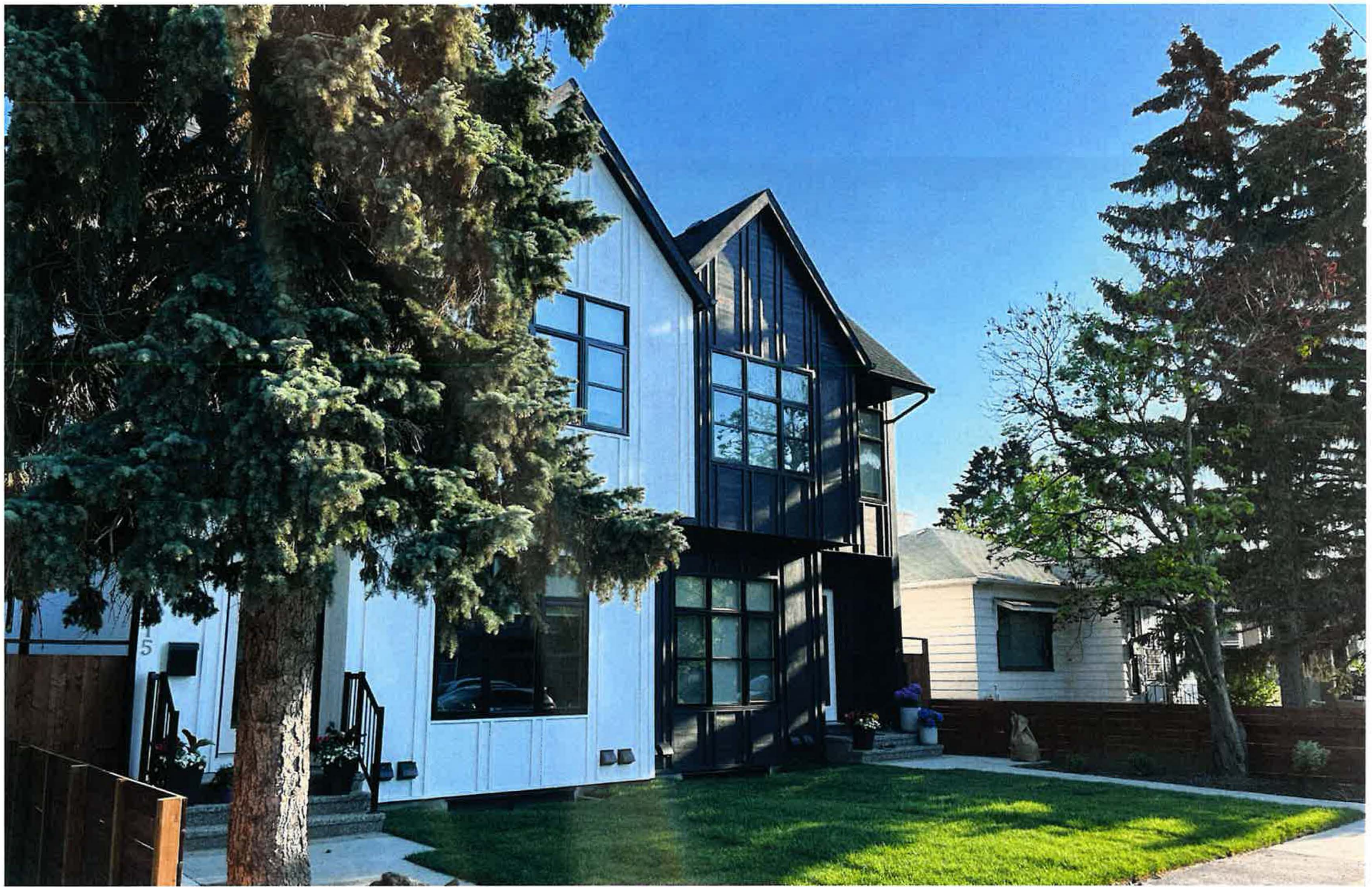




R-CG

R-C2







R-C2
Duplex

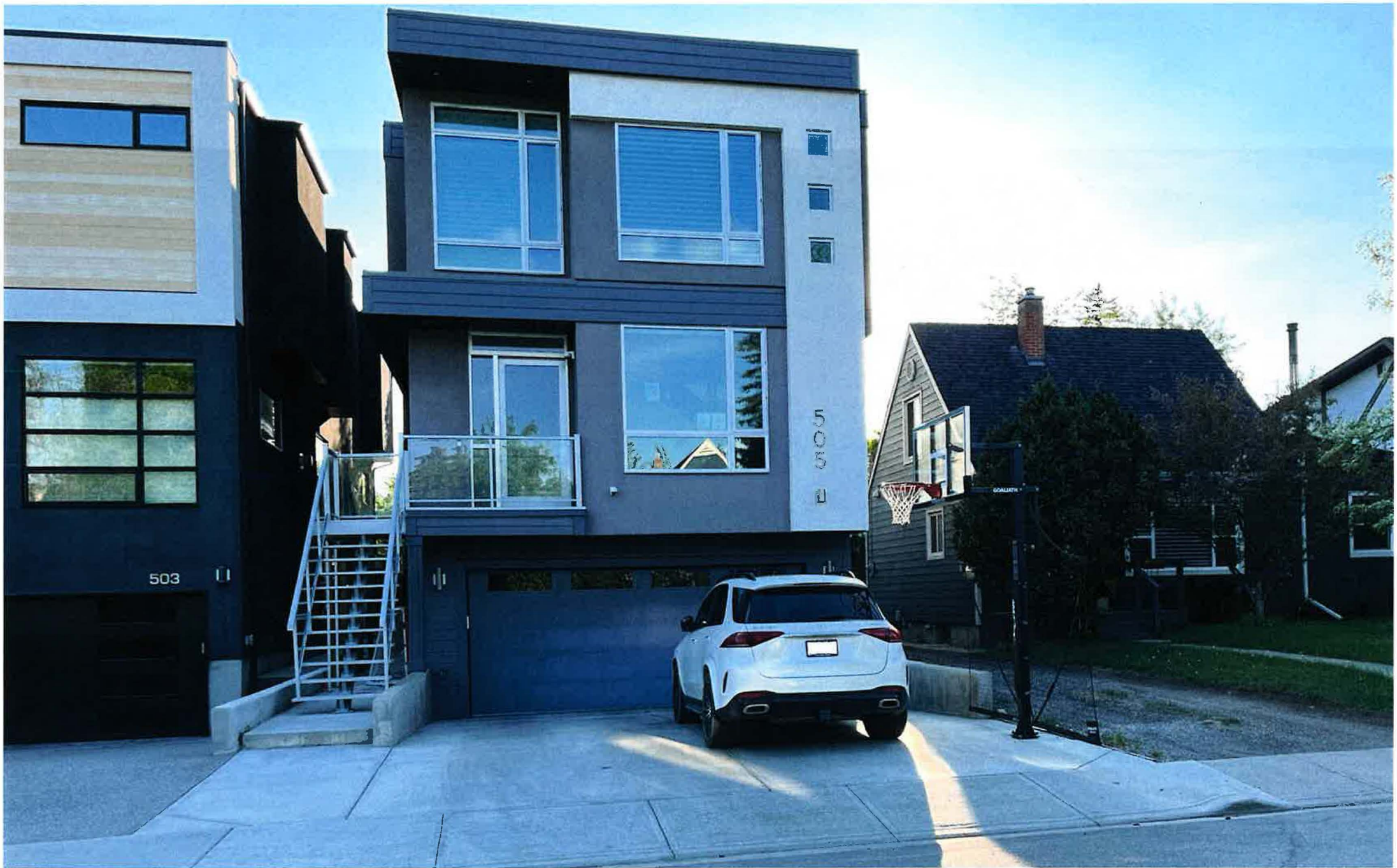
R-C2
Single













R-CG



Decision Process

for Implementation of the Task Force Recommendations



- Parcel identification and mapping
- Prepare notification letters for mail-out and all other communication materials
- Analysis and drafting

- Affected landowner mail-out
- Plain-language communication and legal letters
- Letters, bold signs, social media, City website, and all other tactics
- Advertise Public Hearing

- Public Hearing where the public can make their views known
- Council makes the final decision.

Today's Decision

