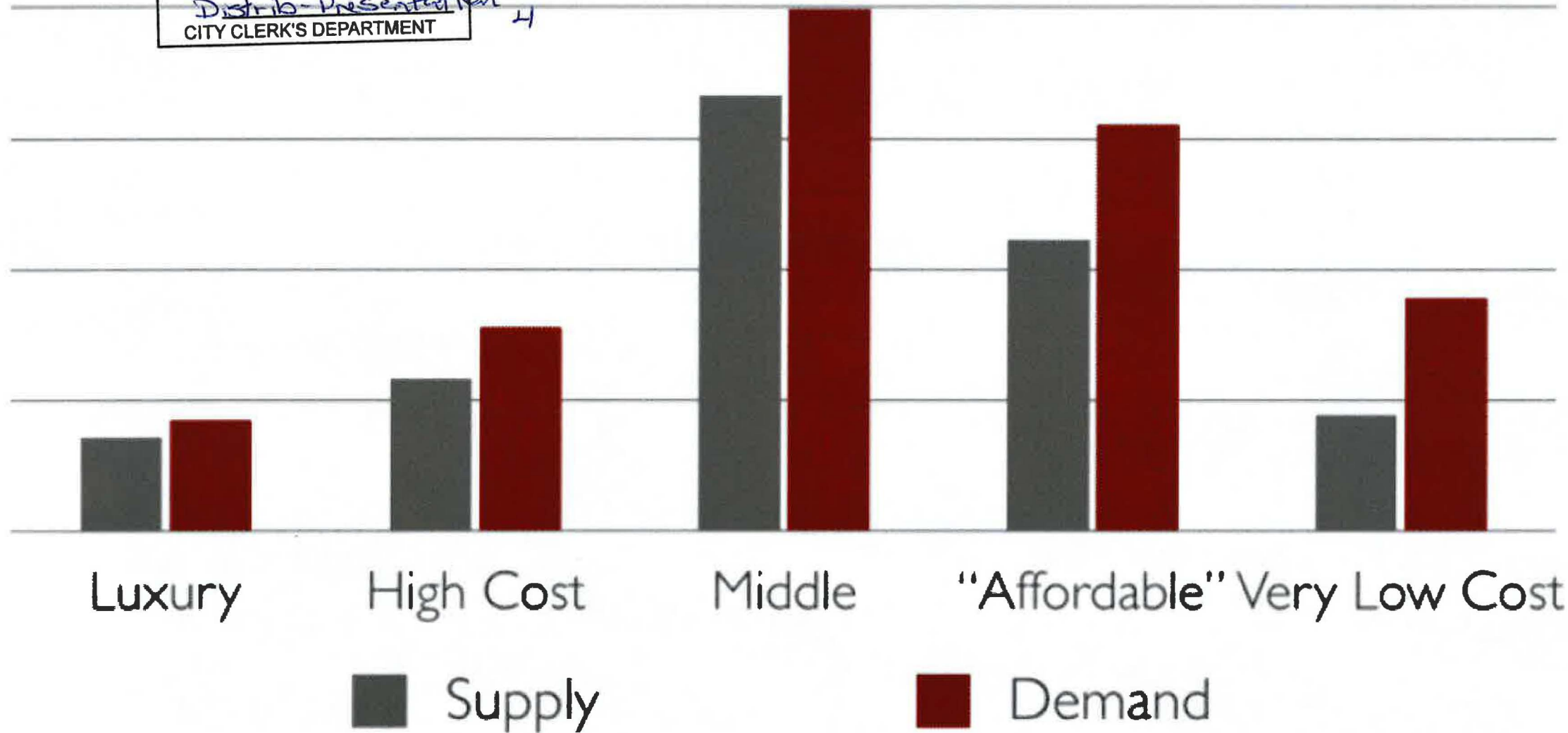


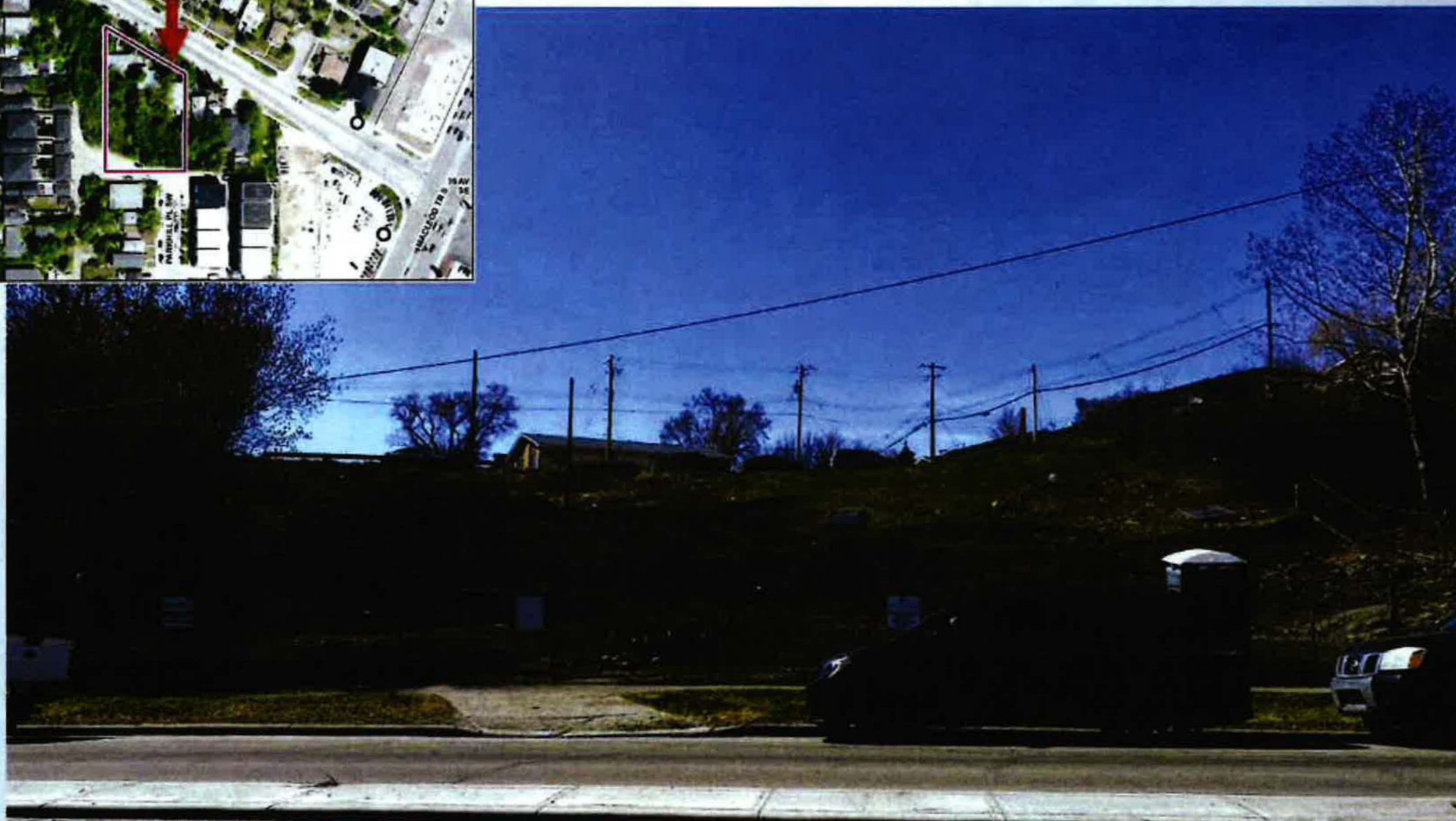
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 14 2023  
ITEM: 7.1 000023-0749  
Distrib-Presentation #4  
CITY CLERK'S DEPARTMENT



*\* Totally made up data*









# Location Map

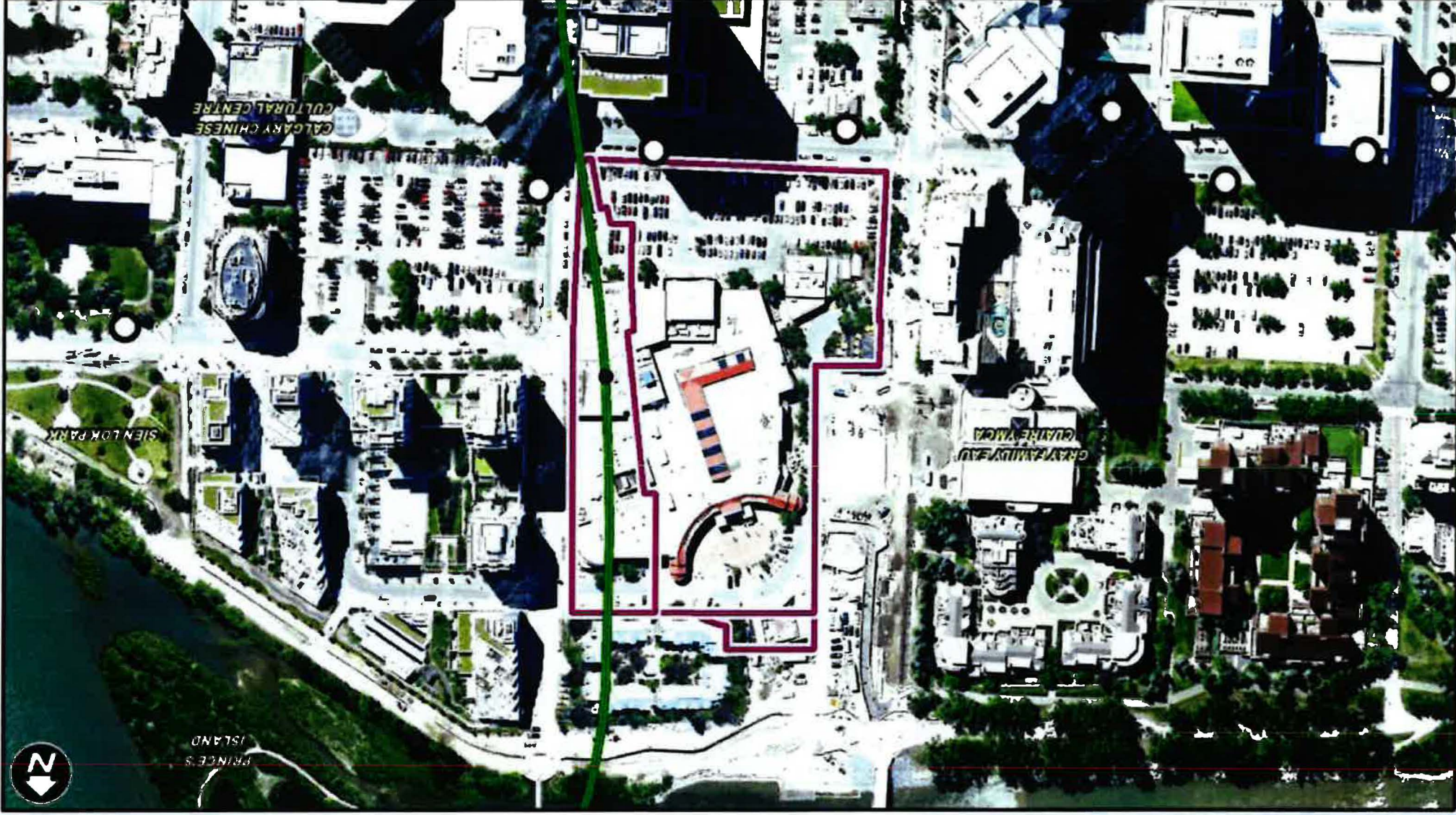
Legend:



Green Line

Bus Stop

Parcel Size:  
2.94 ha

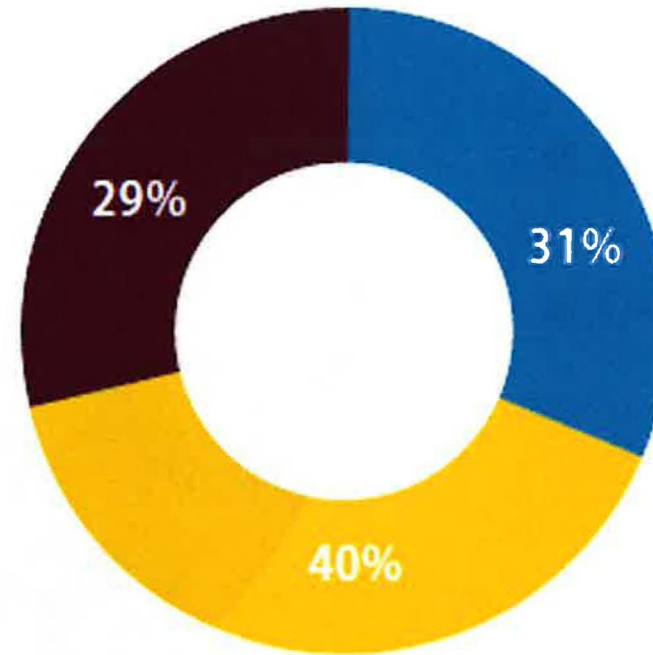




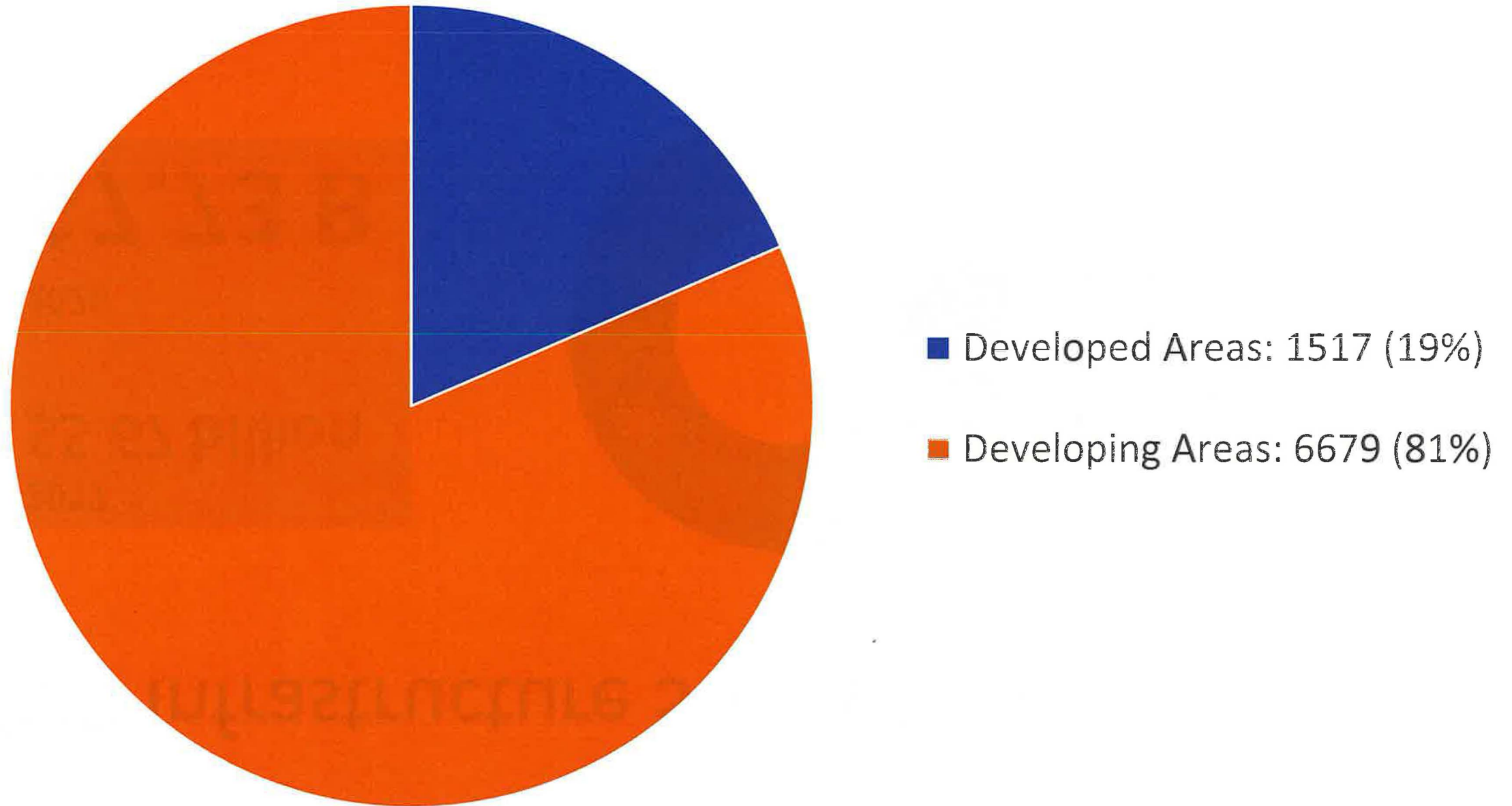
# 2020 Infrastructure Status Report

2017  
**\$5.67 billion**

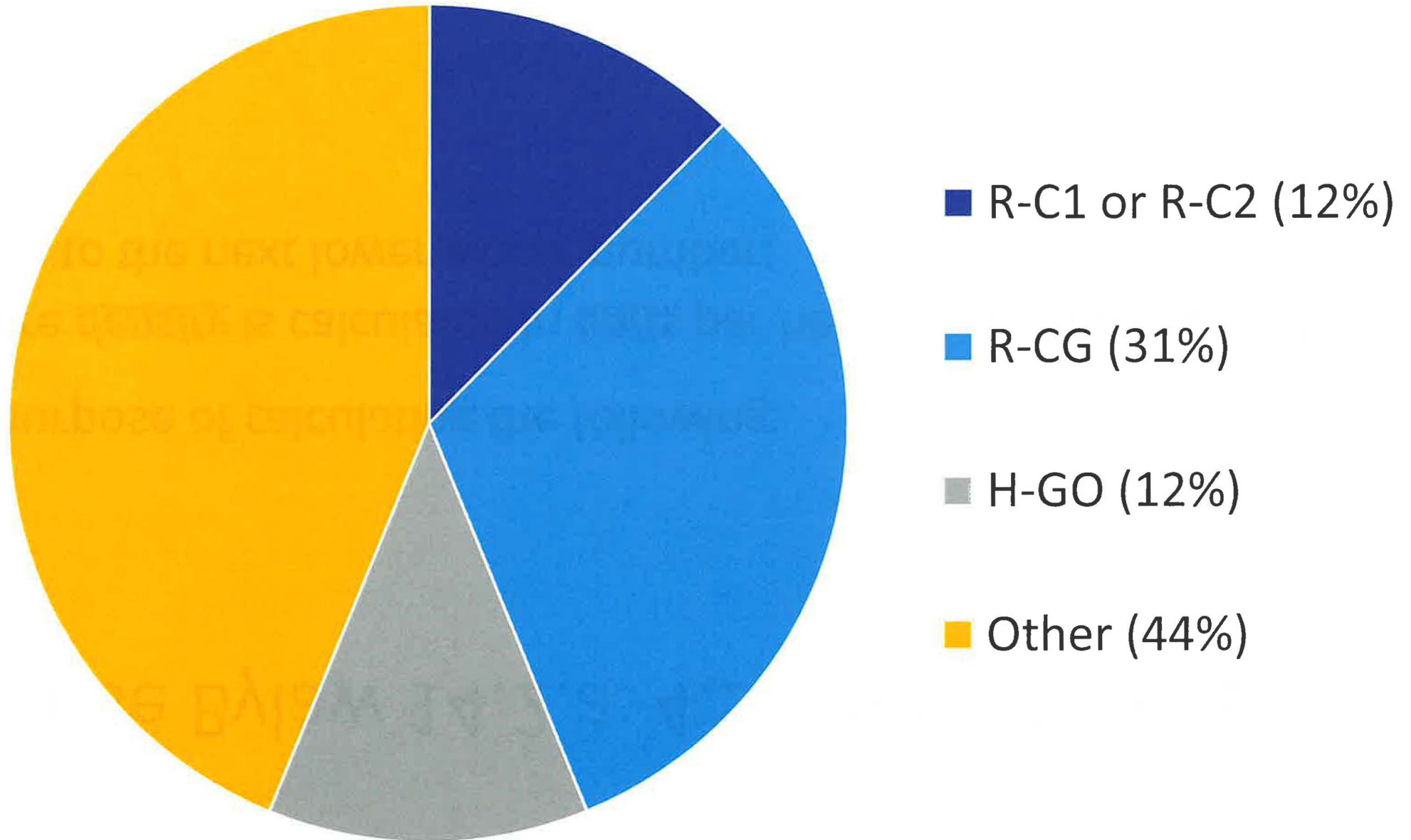
2020  
**\$7.73 B**



# Net increase in units and suites from 105 Land Use Amendments at Planning Commission since 6 June 2023



# Land Use Amendments at Planning Commission Since 6 June 2023



Land Use Bylaw 14.2.a: 4.5 units = 4 units

(2) For the purpose of calculating the following:

(a) where *density* is calculated in *units* per hectare, it is always to be rounded down to the next lower whole number;



# Land Use Bylaw 14.2.a: 4.5 units = 4 units

33 R-CG applications since 6 June 2023

64% (21) of R-CG applications rounded down units

If we used elementary school math ( $0.5 \rightarrow 1$ ), we could have had another 22 units and 22 suites.

68-72 people =  $22 \times 2.23$  people/unit +  $22 \times 1$  or 1.1 people/suite

Since June, LUB 14.2.a shaved off homes for 1 day's arrivals

How many homes have we lost since 2009?

People can't rebuild these houses because of lot minimum sizes, lot coverage, and parking requirements







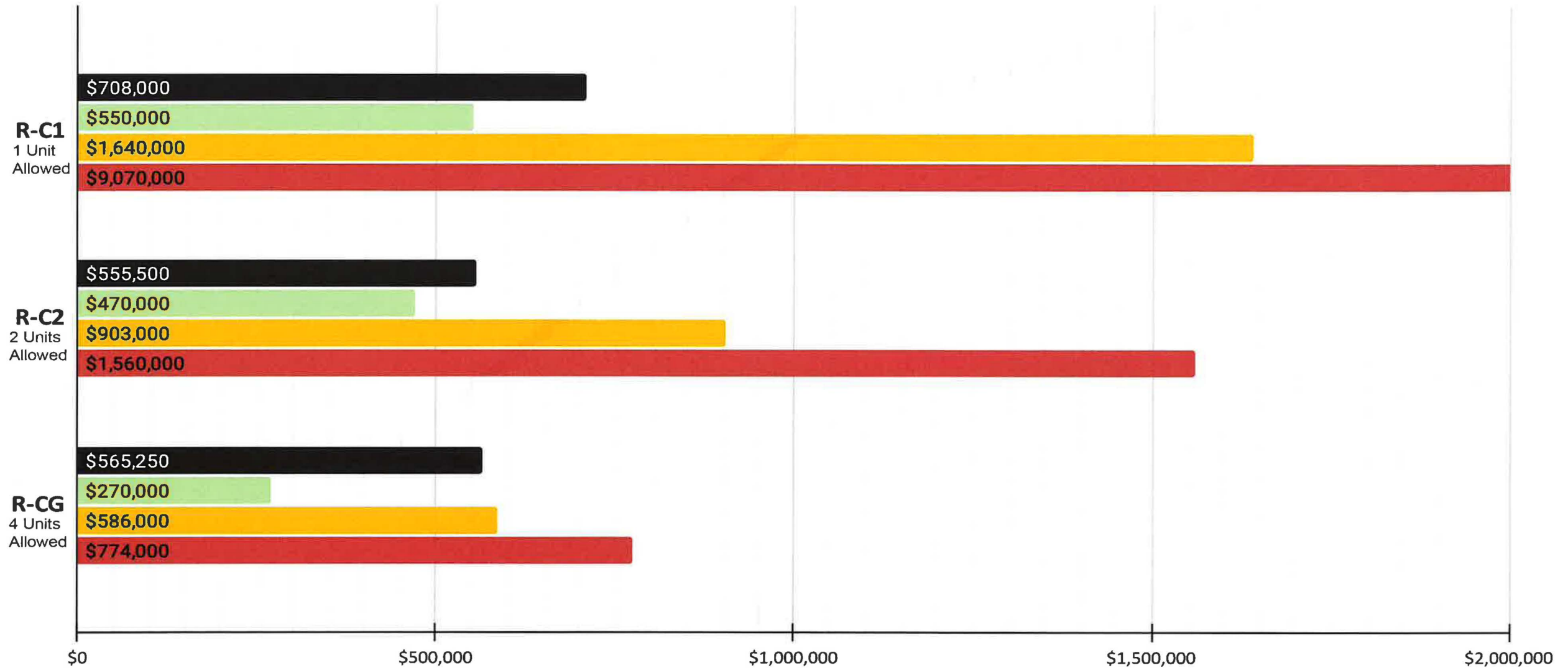
# Supplementary Slides



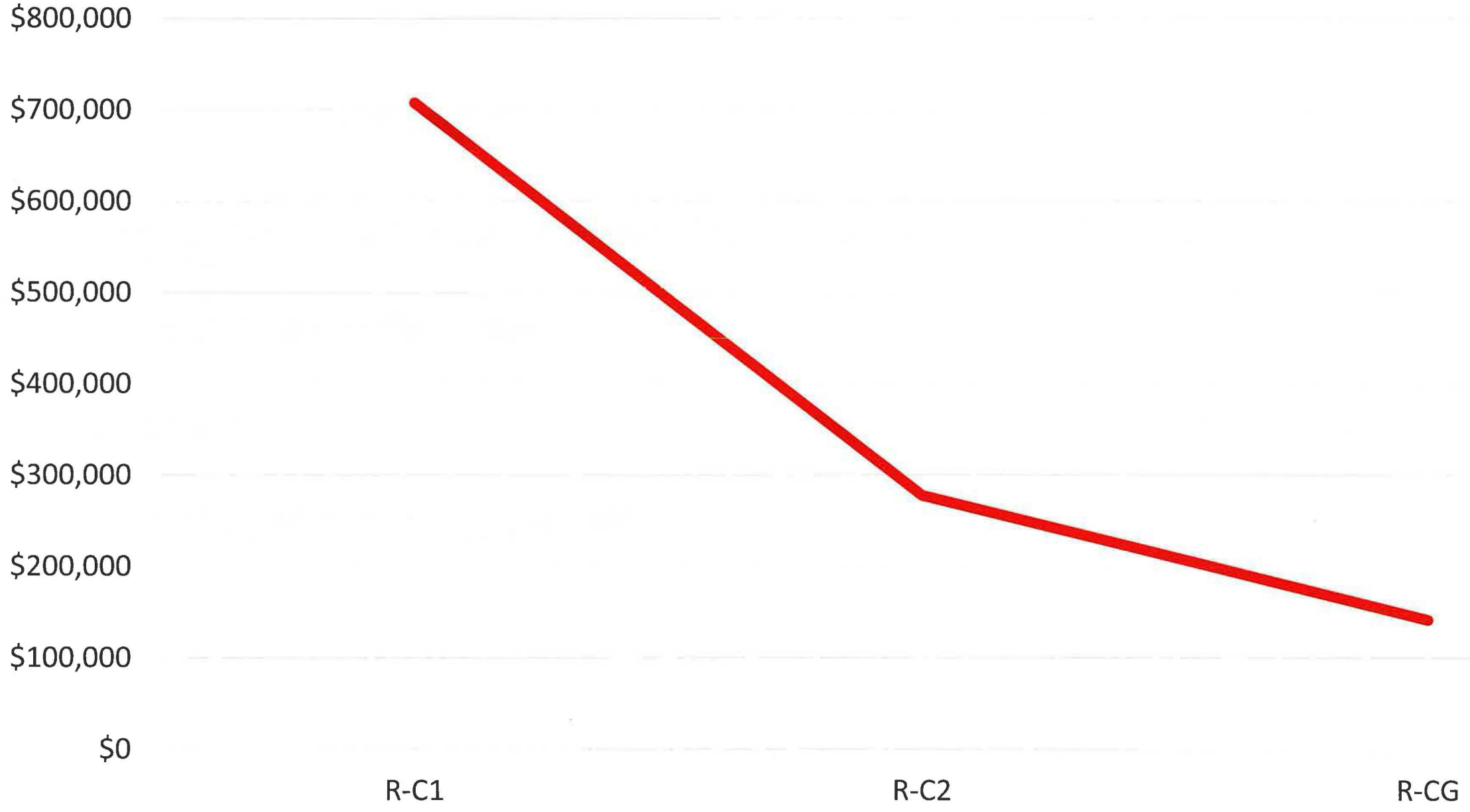
# Values of New Build Homes in Calgary

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

■ Median Parcel Value Pre-Construction   ■ Lowest Value New Unit   ■ Median New Unit Value   ■ Highest Value New Unit

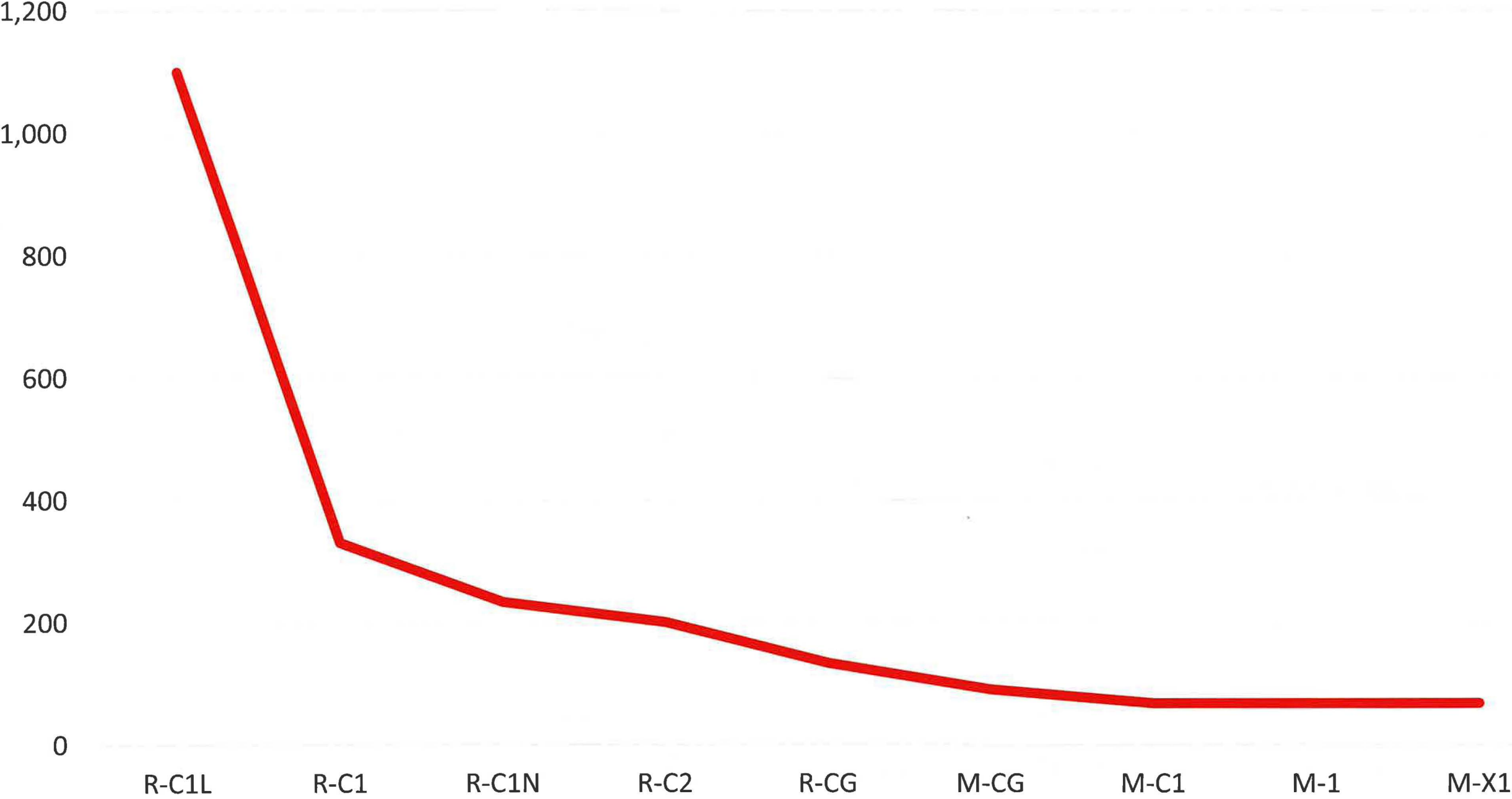


Average Land Costs/Unit by Land Use District, 2018-2023  
(\$/unit)



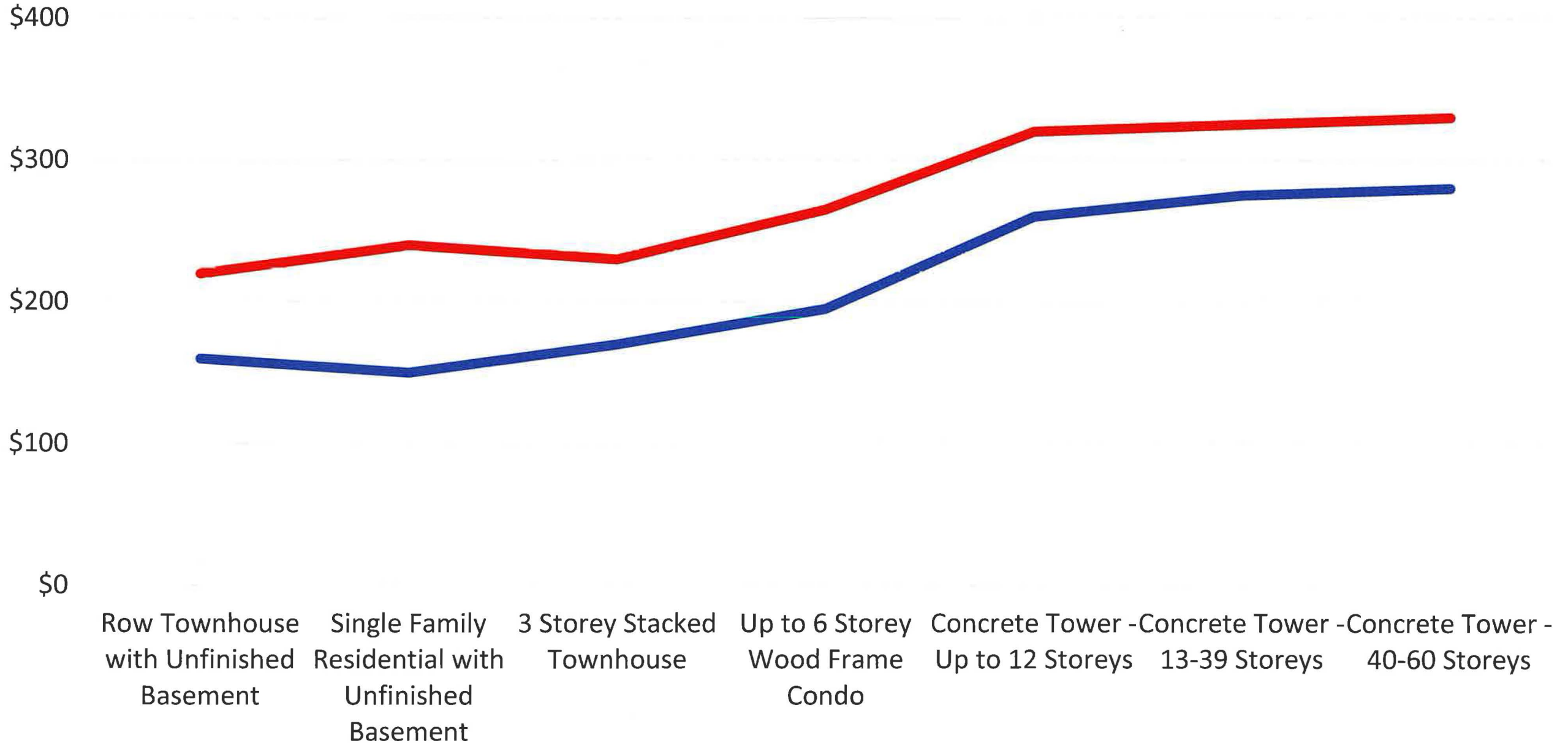


# Calgary's Minimum Lot Requirements (m<sup>2</sup>/unit)



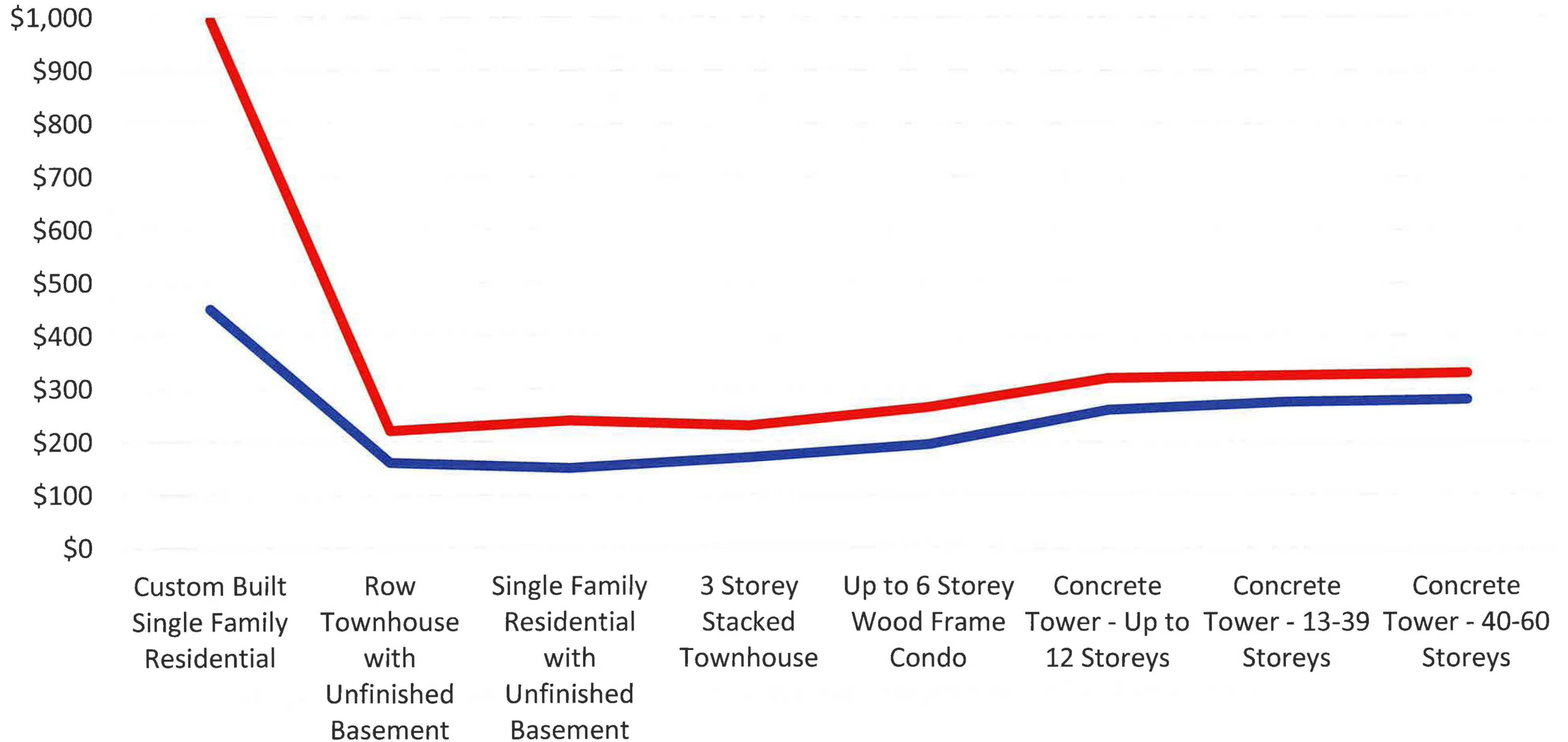
# Construction Costs in Calgary by Building Form (Low and High, \$/sqft)

Source: 2023 Canadian Cost Guide, Altus Group



# Construction Costs in Calgary by Building Form (Low and High, \$/sqft)

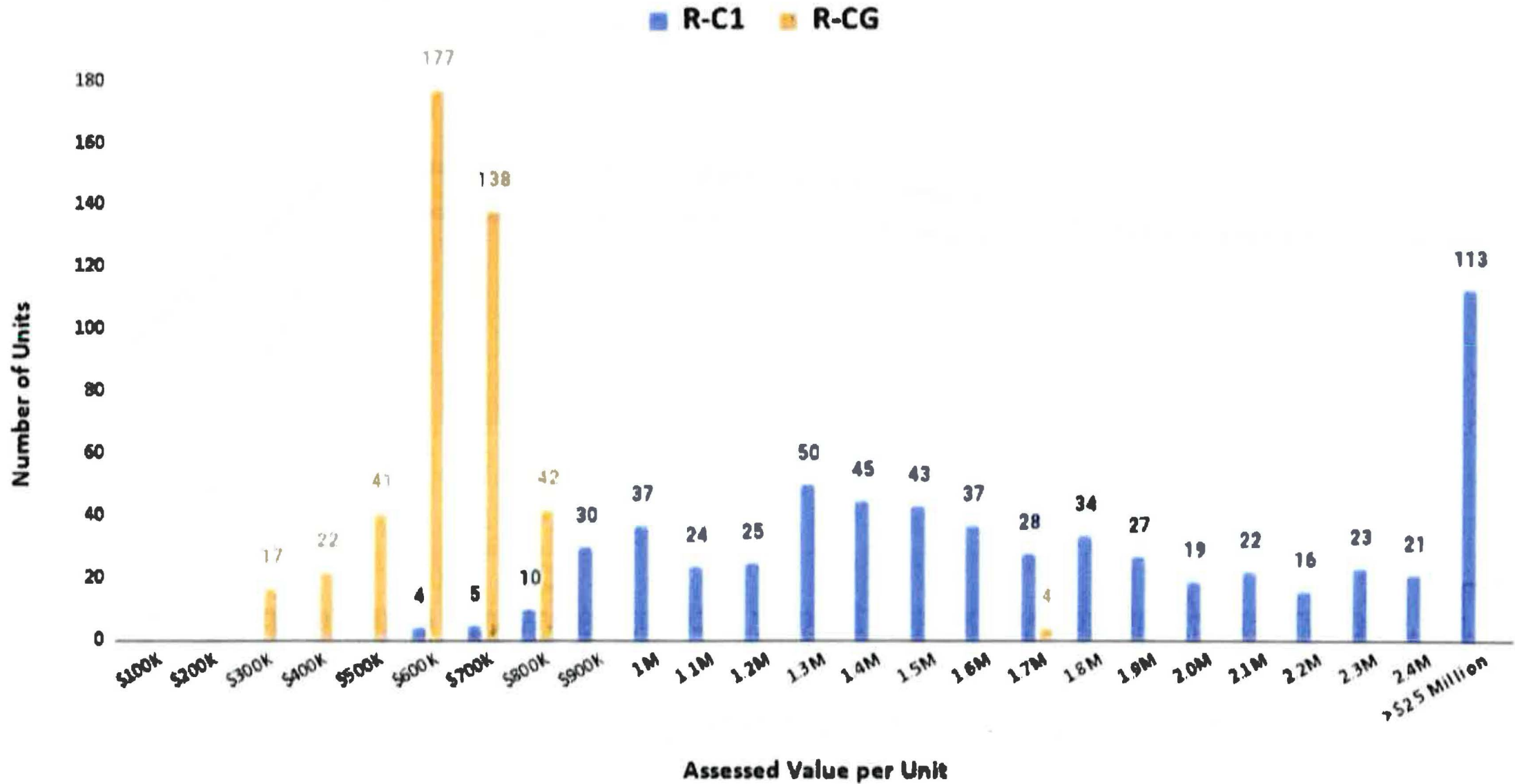
Source: 2023 Canadian Cost Guide, Altus Group





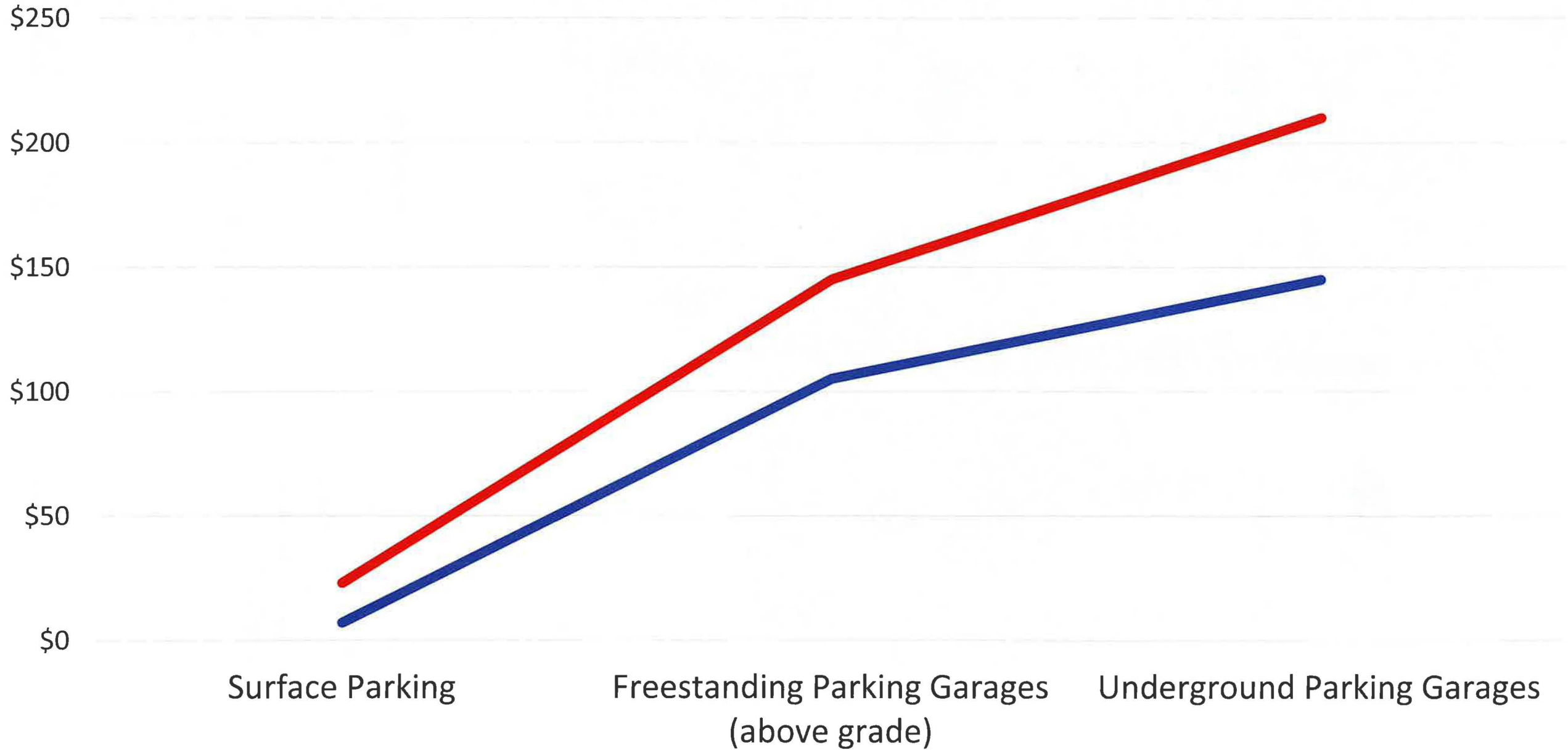
# Distribution of New Unit Values per Zoning District in Calgary (2018-2023)

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



# Parking Construction Costs by Form (Low and High, \$/sqft)

Source: 2023 Canadian Cost Guide, Altus Group

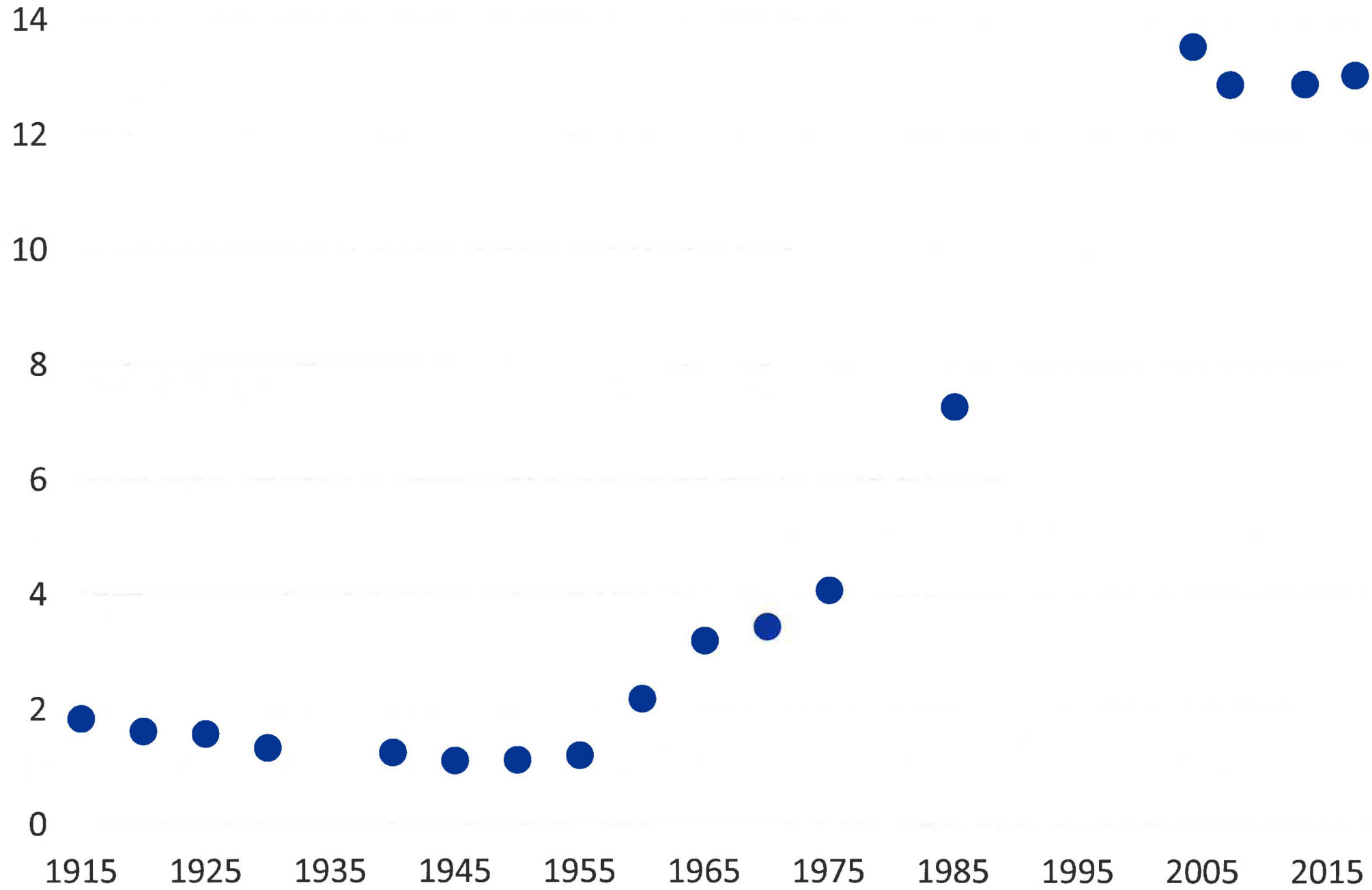






***I mean, it's one parking stall, Michael. What could it cost? 10 dollars?***

Street pavement per person in Calgary (lane m)





# How many homes do we need to build?

## Arrivals

City estimates have Calgary growing by 62 new residents a day for the next several years, adding 110,000 people by 2027 — more than the population of Red Deer.

Calgary's average household: 2.6 people

$62 \text{ people/day} / 2.6 \text{ people/household}$

$= 24 \text{ homes/day}$

# How many homes do we need to build?

Affordable Housing (Housing Needs Assessment)

Based on Calgary's forecasted population growth and the historical rate of housing need, **the number of households in need of affordable housing options is forecasted to reach close to 100,000 by 2026.** See Figure 11.

100,000 households / (365 days x 4 years)

= 68 homes/day

# How many homes do we need to build?

## Suppressed Household Formation

Jens von Bergmann and Nathan Lauster (2022):

40,000-50,000 household unformed

Would take 3-5 years to meet that pent-up demand at double 2016 building rates

2 x 35 homes/day

= 70 homes/day



# How many homes do we need to build?

24 homes/day (Arrivals)

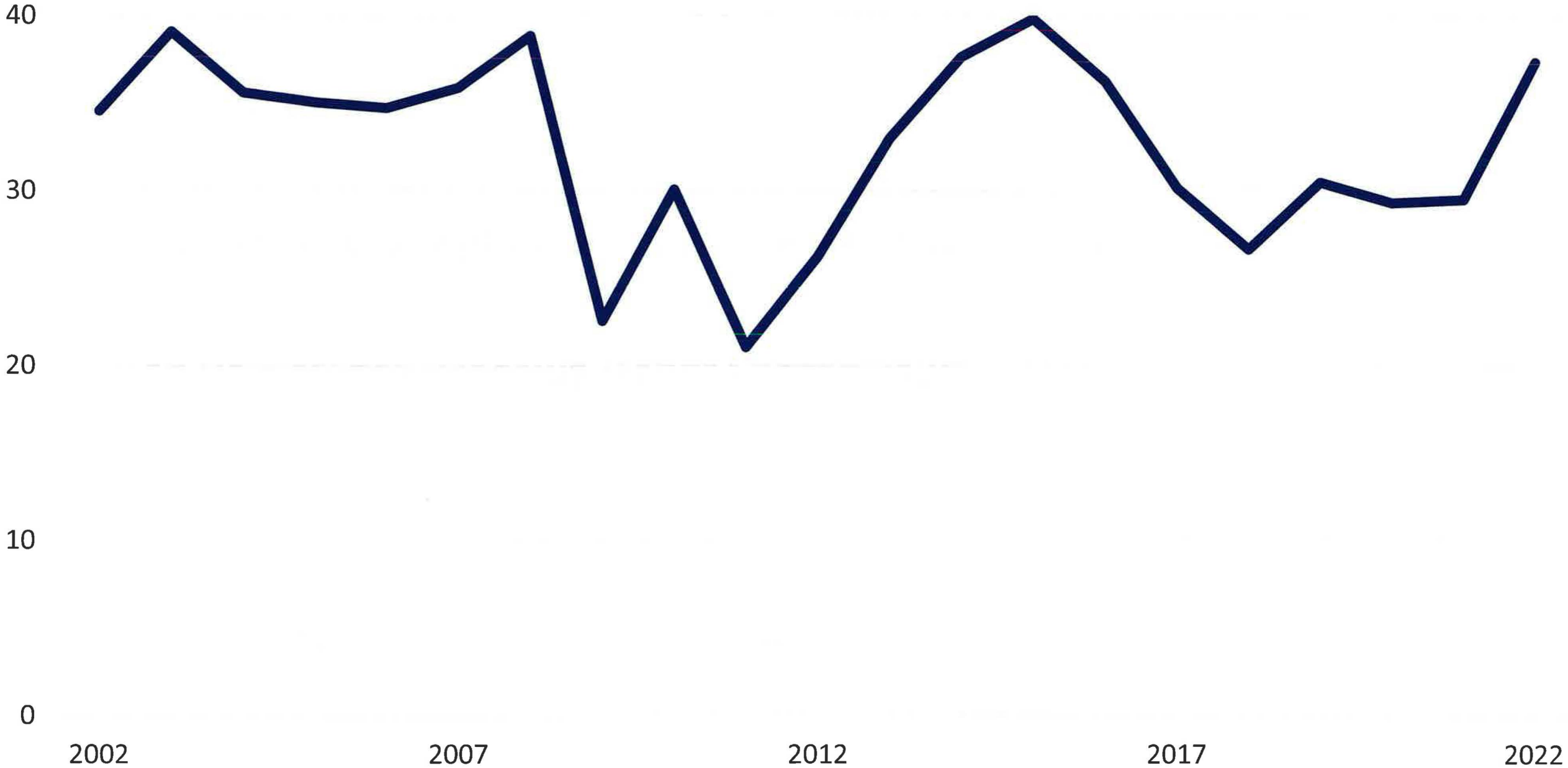
68 homes/day (Housing Needs Assessment)

+ 70 homes/day (Suppressed Household Formation)

= 162 homes/day

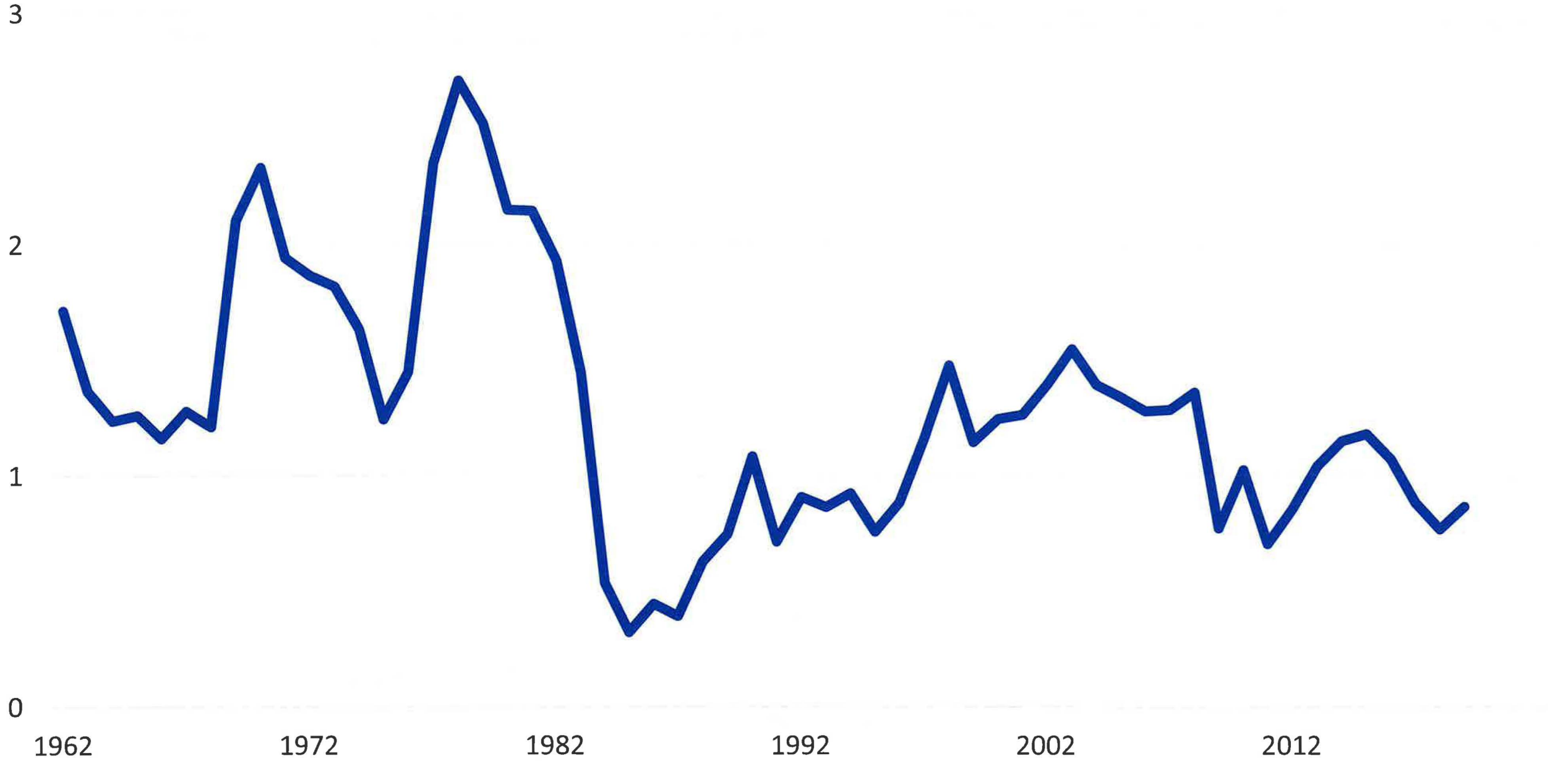
# Housing Completions in Calgary/day

Source: CMHC, Open Canada



# Home Completions/100 Calgarians

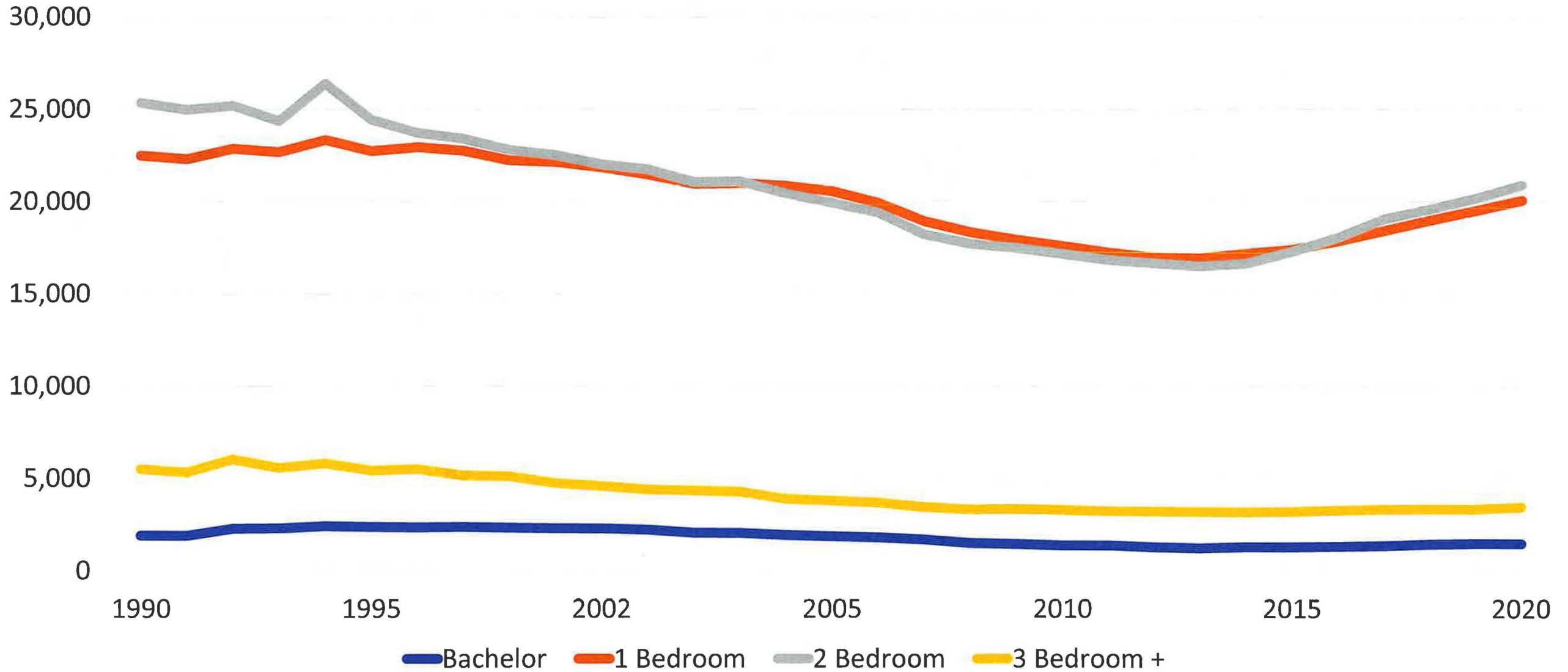
Source: CMHC, Open Canada; Calgary Municipal Census



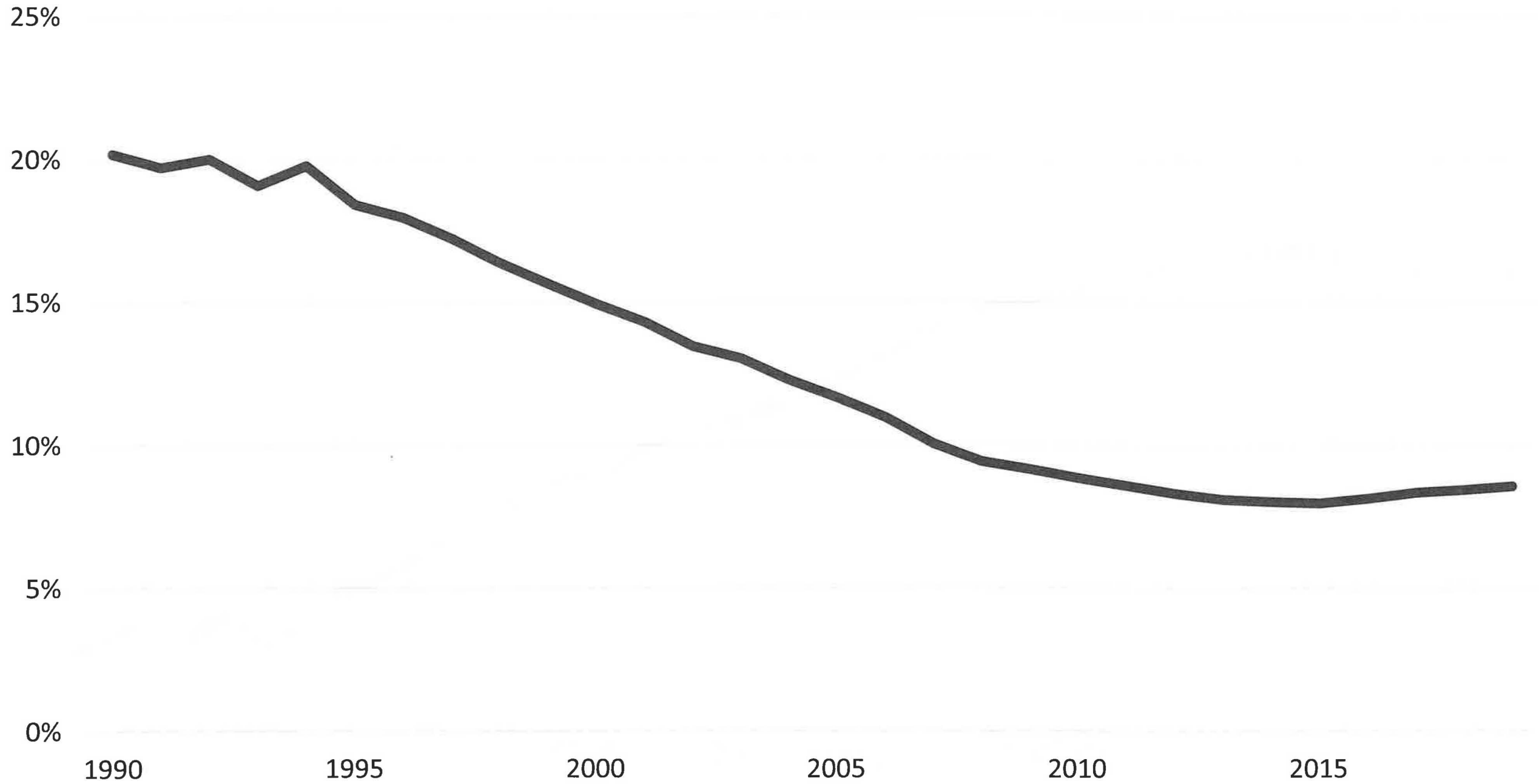


# Purpose Built Rentals in Calgary

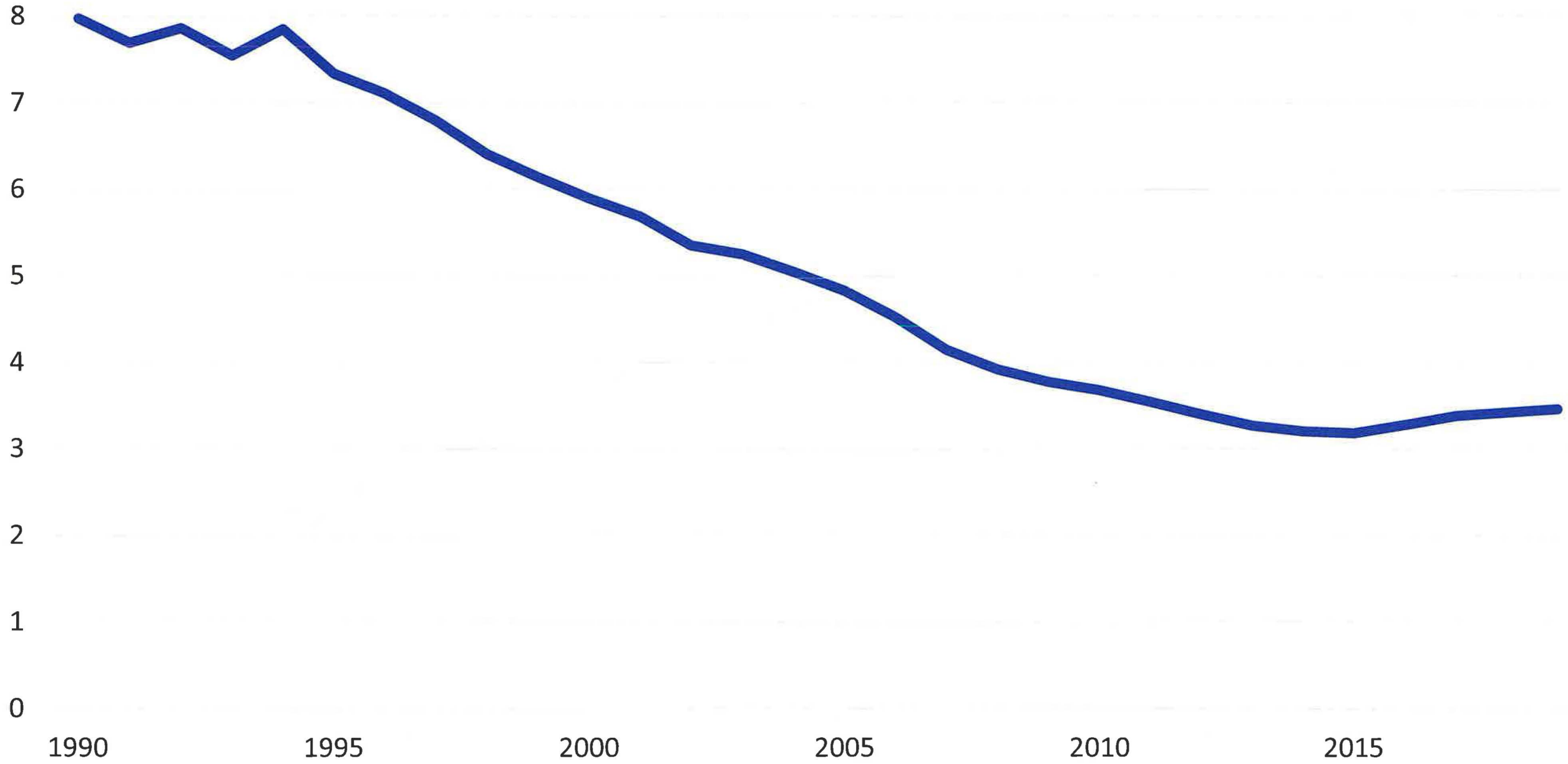
## From CMHC Table: Calgary - Primary rental market - Historical Universe by Bedroom Type



# Purpose Built Rentals as percentage of all dwellings in Calgary



# Purpose Built Rentals/100 Calgarians

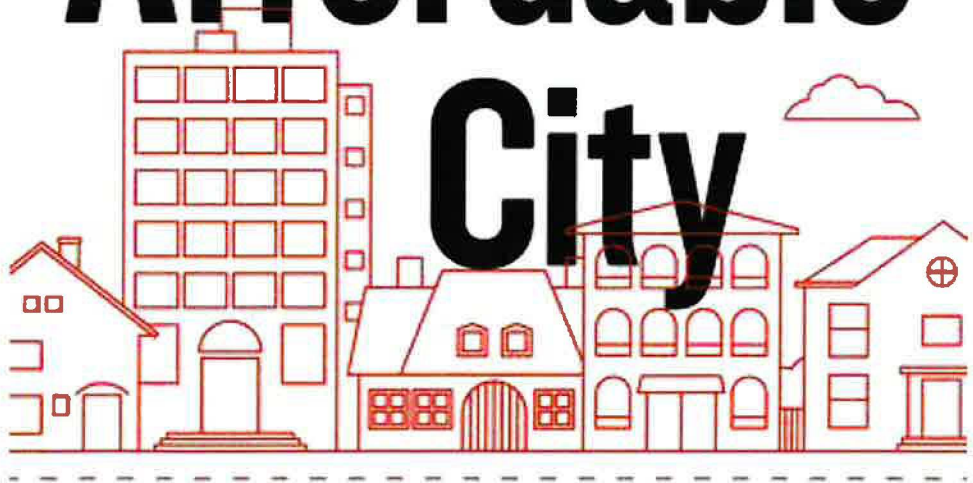




**Strategies for Putting  
Housing Within Reach**  
(and Keeping it There)



# The Affordable City



**SHANE PHILLIPS**

3 S's of an Affordable City:

1. Supply – Enough homes
2. Stability – Tenant protections
3. Subsidy – Help people that the market cannot serve now