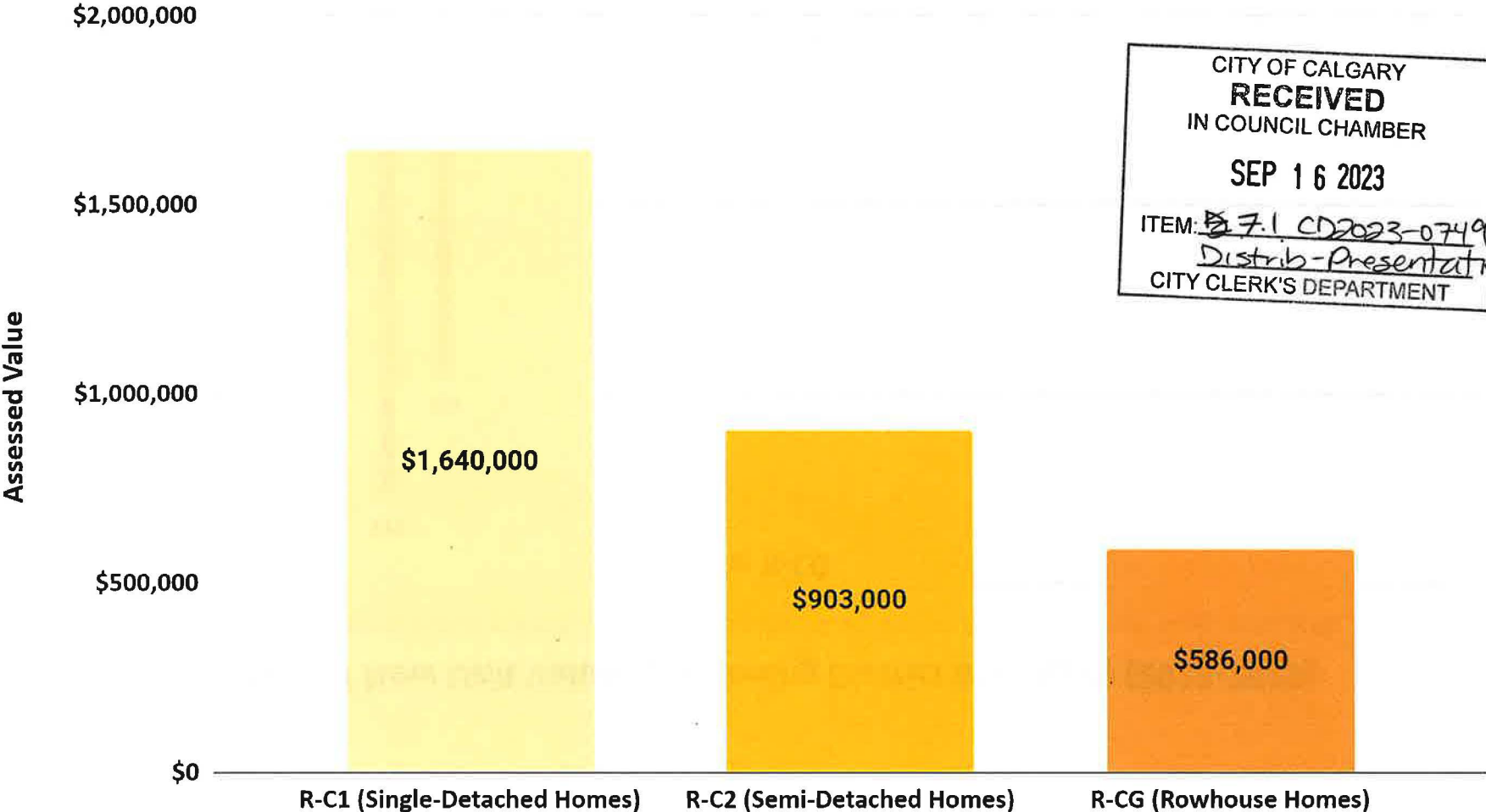


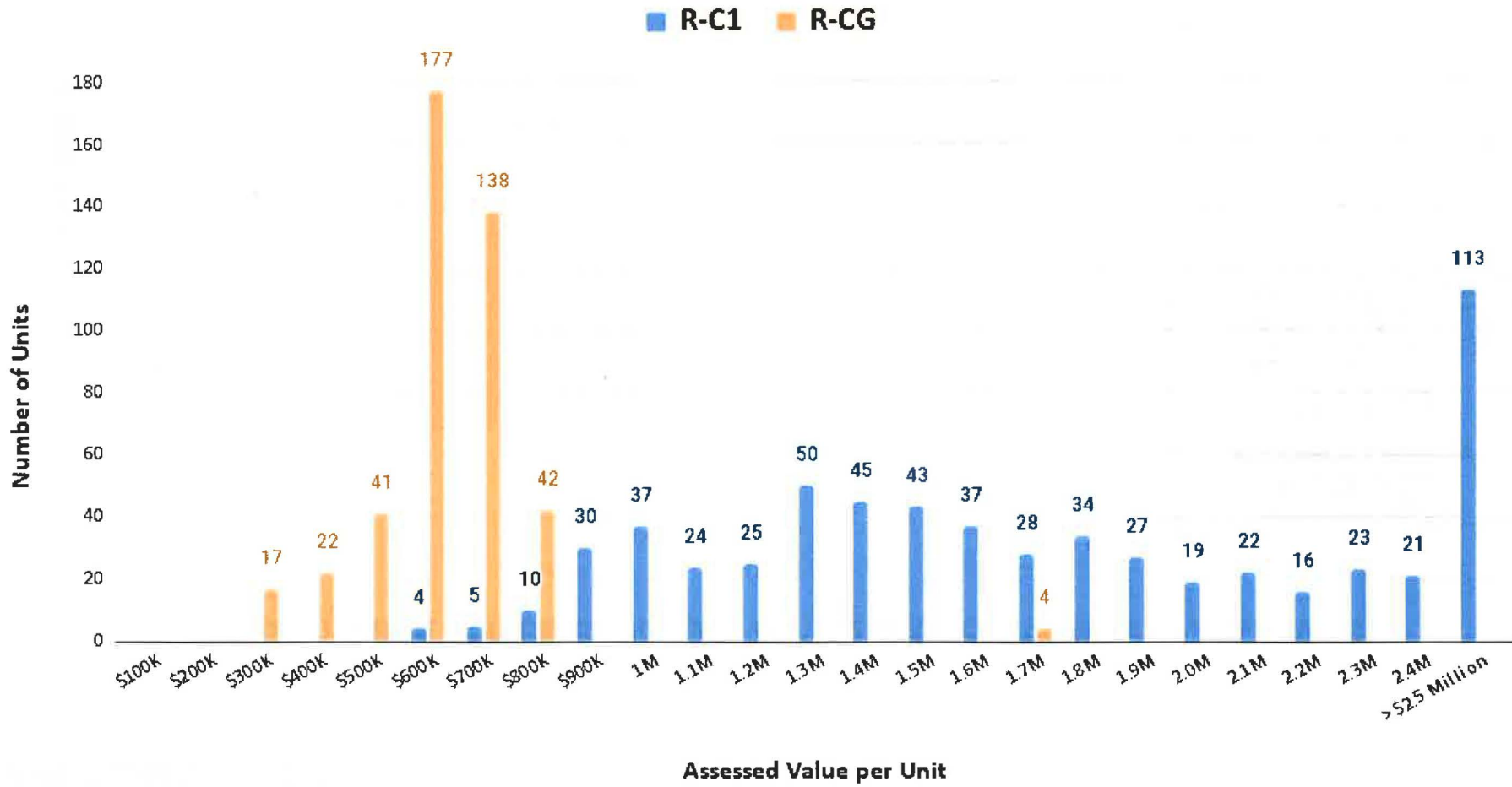
### Median Value of New Builds per Zoning District in Calgary (2018-2023)



CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
 SEP 16 2023  
 ITEM: B.7.1 CD2023-0749  
Distrib-Presentation 17  
 CITY CLERK'S DEPARTMENT

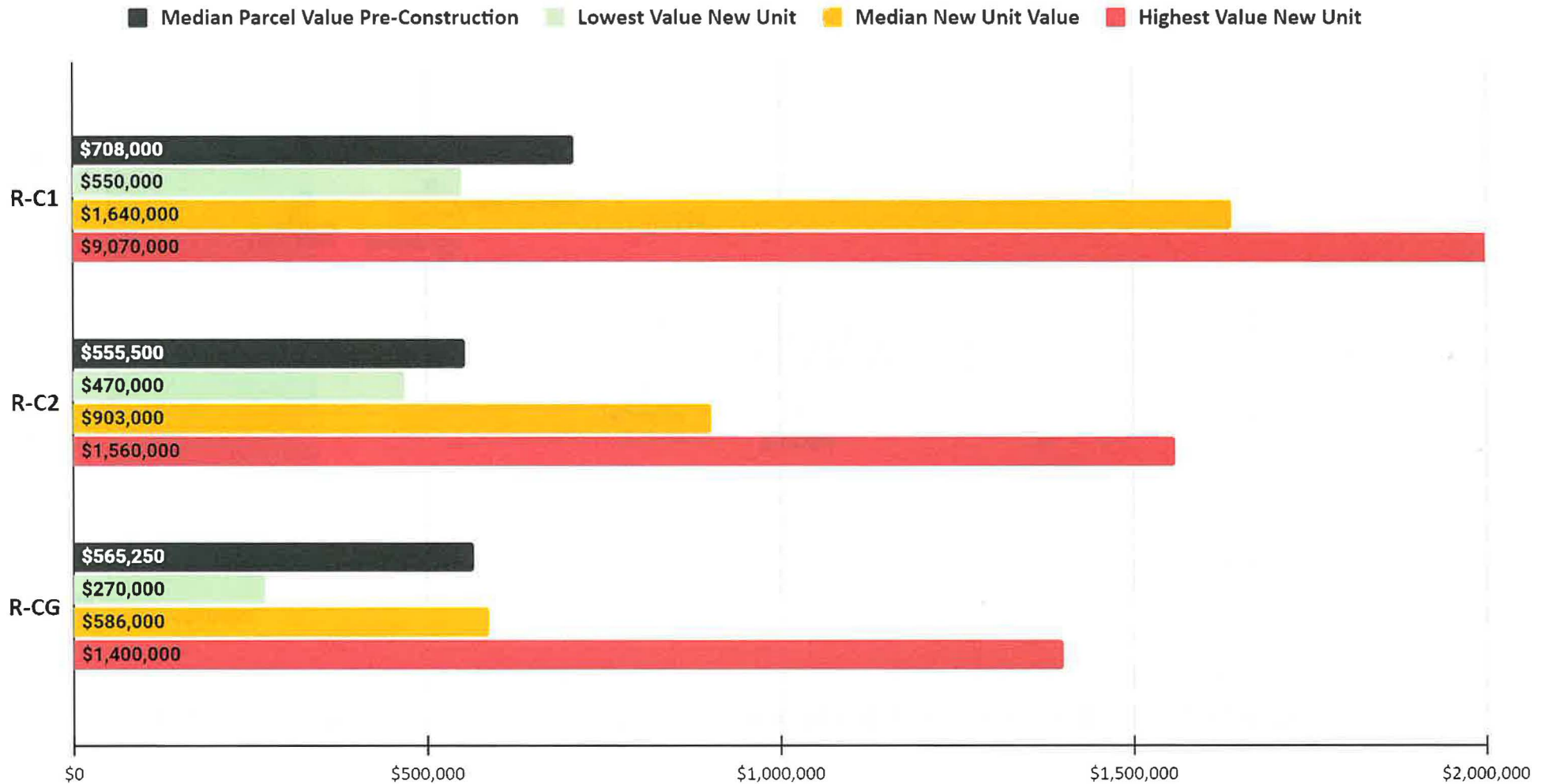
## Distribution of New Unit Values per Zoning District in Calgary (2018-2023)

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



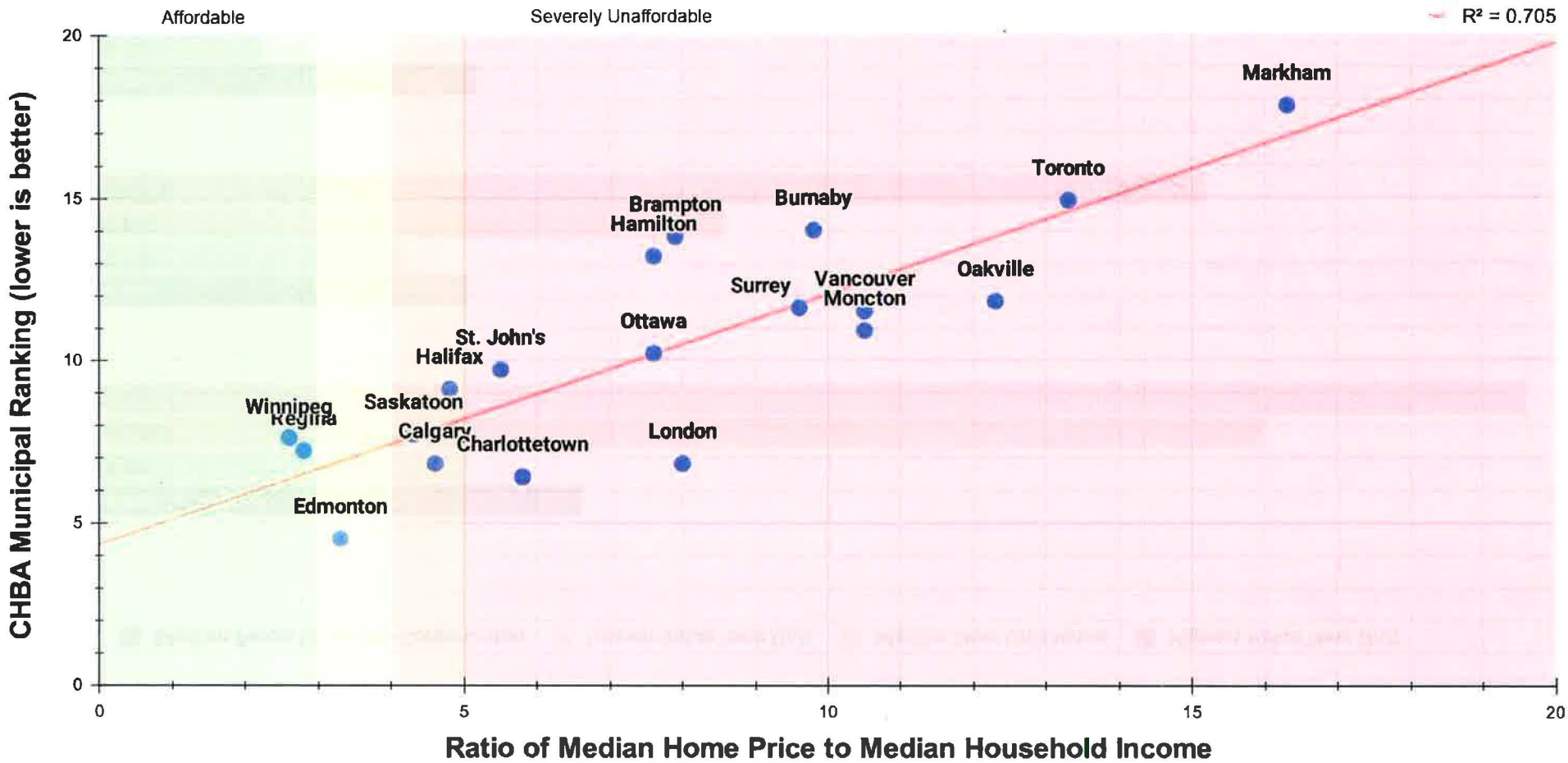
## Values of New Build Homes in Calgary

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

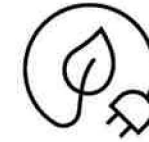
Canadian Home Builders Association (CHBA) 2022 Benchmarking Study ranked cities on their development approval processes, timelines, and government charges.



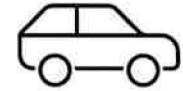
Middle-income housing affordability is rated in four categories, ranging from the most affordable ("affordable") to the least affordable (severely unaffordable) with classification taken from 2022 Demographia International Housing Affordability Report.



Old Single-Family Home (Inner-City)



Building Emissions  
**Highest**



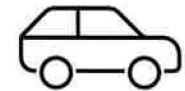
Transport Emissions  
**Medium**



New 4-Unit Rowhouse (Inner-City)



Building Emissions  
**Lowest**



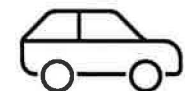
Transport Emissions  
**Medium**



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)
<b>Rezoning Required:</b>	No	No	No	No	No	No
<b>Allowed Dwellings:</b>	3	6	5	8	8	2
<b>Council Status:</b>	Approved August 2016	Approved January 2023	Approved May 2023	TBD October 2023	TBD Fall 2023	TBD Q2 2024
<b>Result:</b>	4'000 more homes per year	No Applications	TBD	TBD	TBD	TBD

Provincial	Ontario	British Columbia
<b>Rezoning Required:</b>	No	No
<b>Allowed Dwellings:</b>	3	4
<b>Legislative Status:</b>	Approved November 2022	First Reading



# Base Residential Districts – Updated September 13, 2023

Municipal	Auckland	Victoria	Toronto	Edmonton	Vancouver	London	Ottawa	Calgary (R-C1)
<b>Rezoning Required:</b>	No	No	No	No	No	No	No	No
<b>Allowed Dwellings:</b>	3	6	5	8	8	4	3	2
<b>Council Status:</b>	Approved August 2016	Approved January 2023	Approved May 2023	TBD Public Hearing October 2023	TBD Public Hearing September 2023	August 2023	TBD Q2 2025	TBD Q2 2024
<b>Result:</b>	4'000 more homes per year	No Applications	TBD	TBD	TBD	TBD	TBD	TBD

Provincial	Ontario	British Columbia
<b>Rezoning Required:</b>	No	No
<b>Allowed Dwellings:</b>	3	4
<b>Legislative Status:</b>	Approved November 2022	First Reading





# Base District Development Rules

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



# Parking Availability



# Other Factors in Redevelopment

**Land Value**



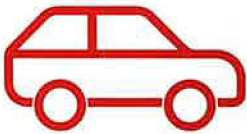
**Home Quality**



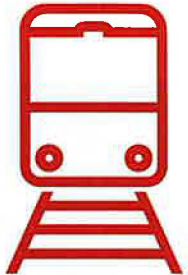
**Parcel Shape**



**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

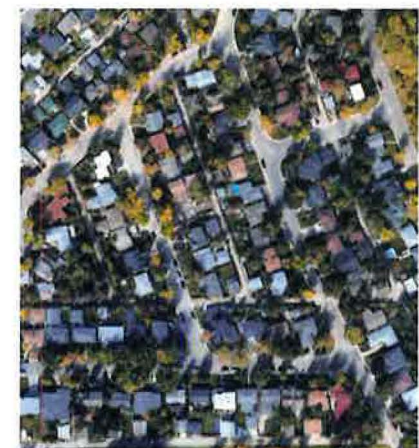


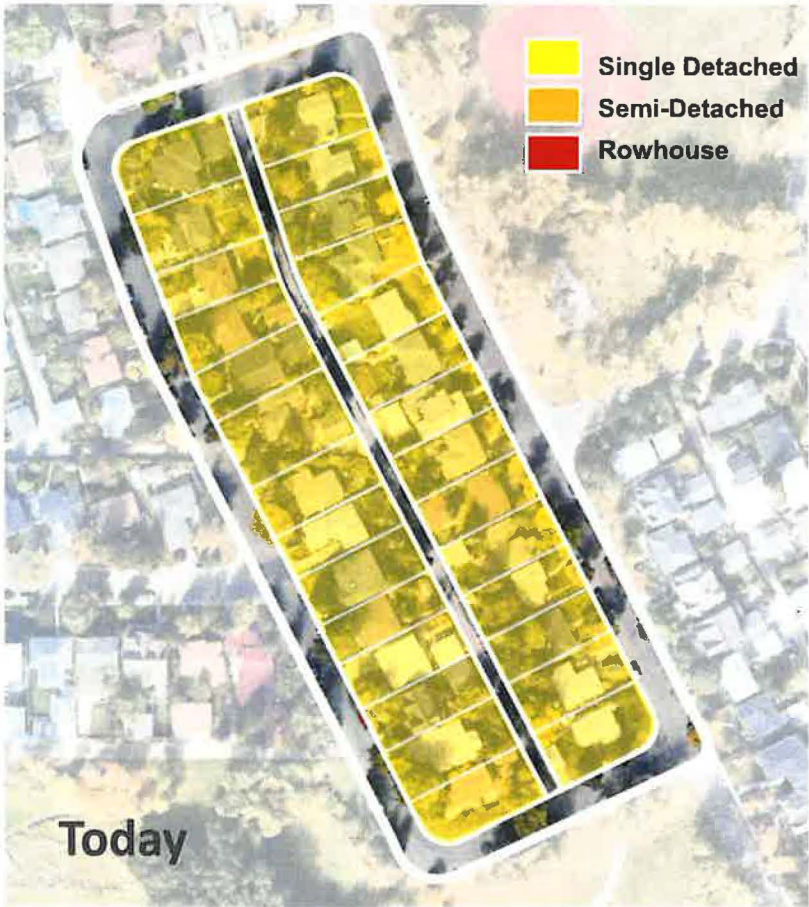
## Killarney (1.2%)

- 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**



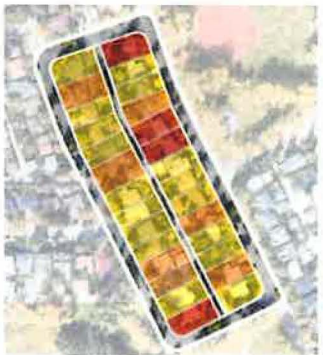
**2030**

Population: 79  
 Dwellings: 30



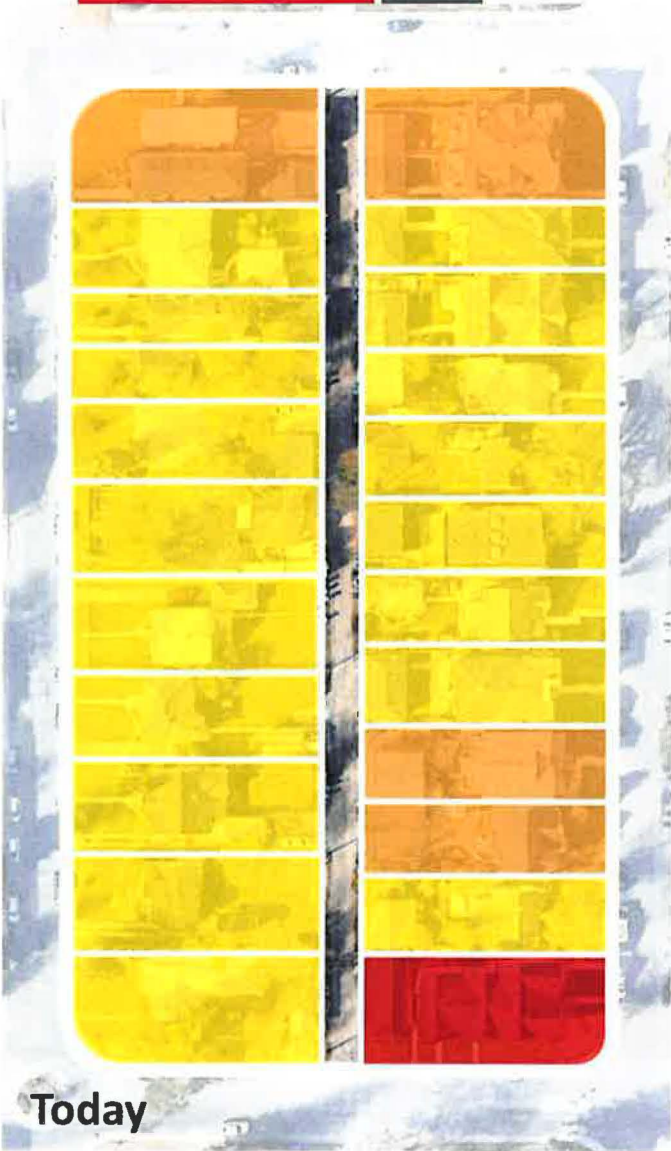
**2040**

Population: 98  
 Dwellings: 40



**2070**

Population: 144  
 Dwellings: 61

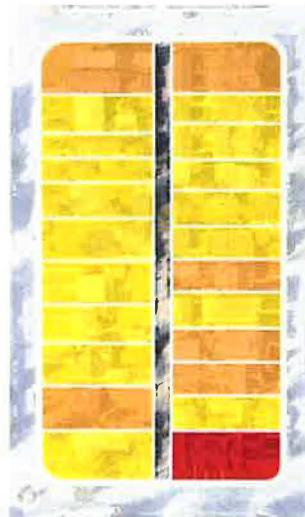


Today

# Rate of Change: 1.2%

Inner-City Communities

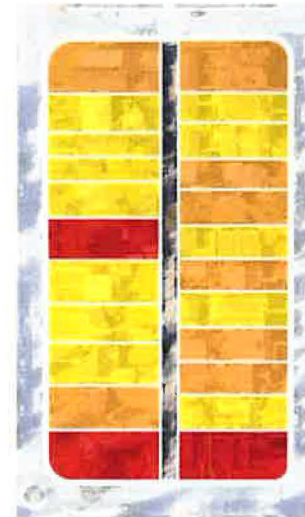
Example: Residential Block in **Killarney**



2030

Population: 105

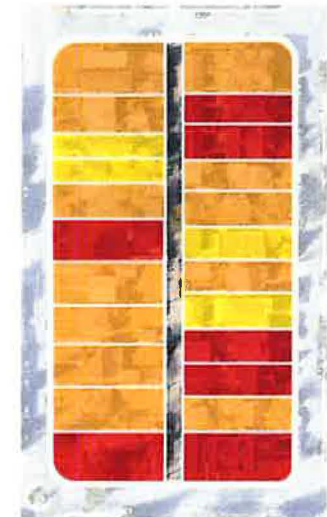
Dwellings: 80



2045

Population: 123

Dwellings: 90

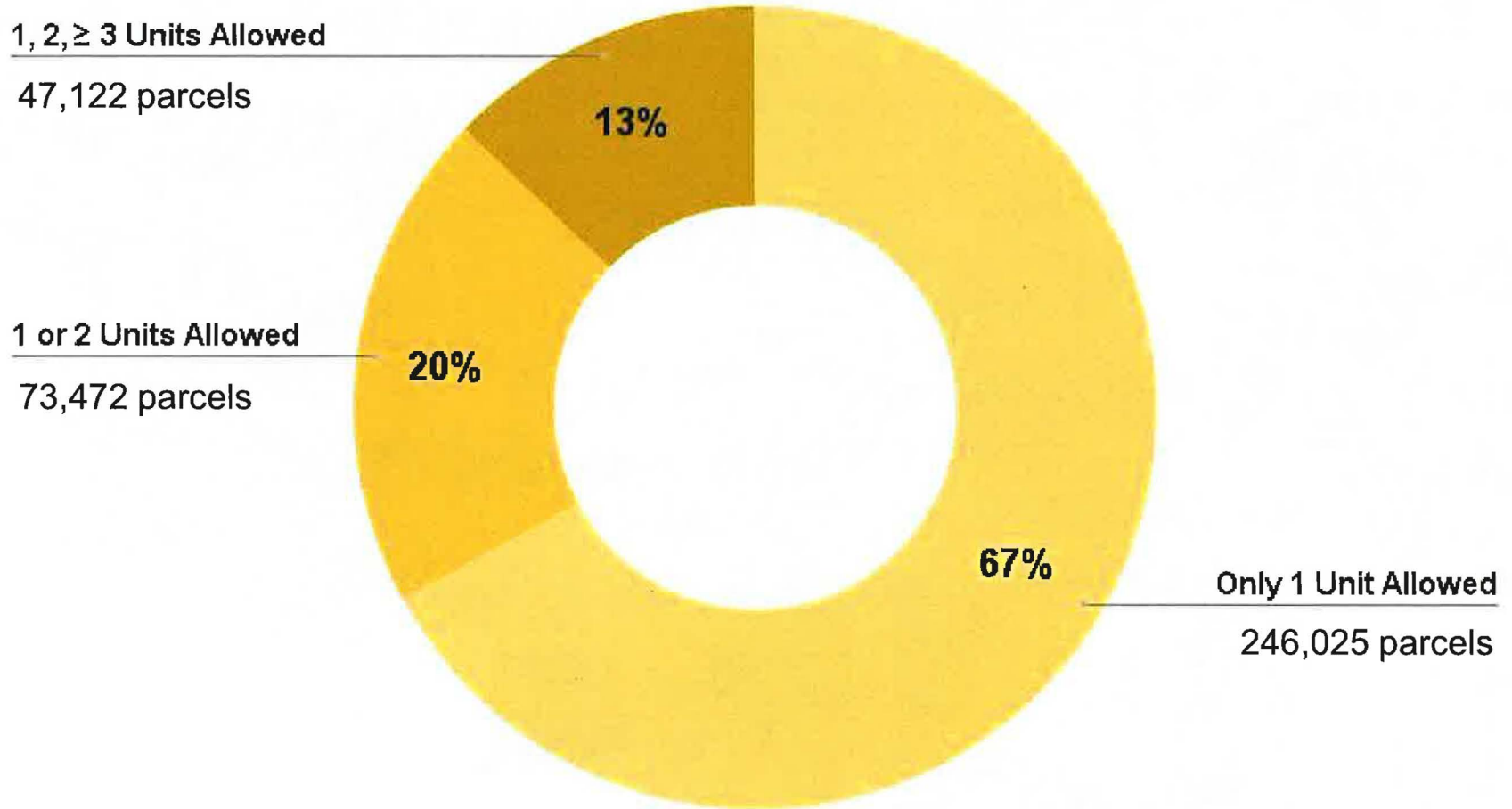


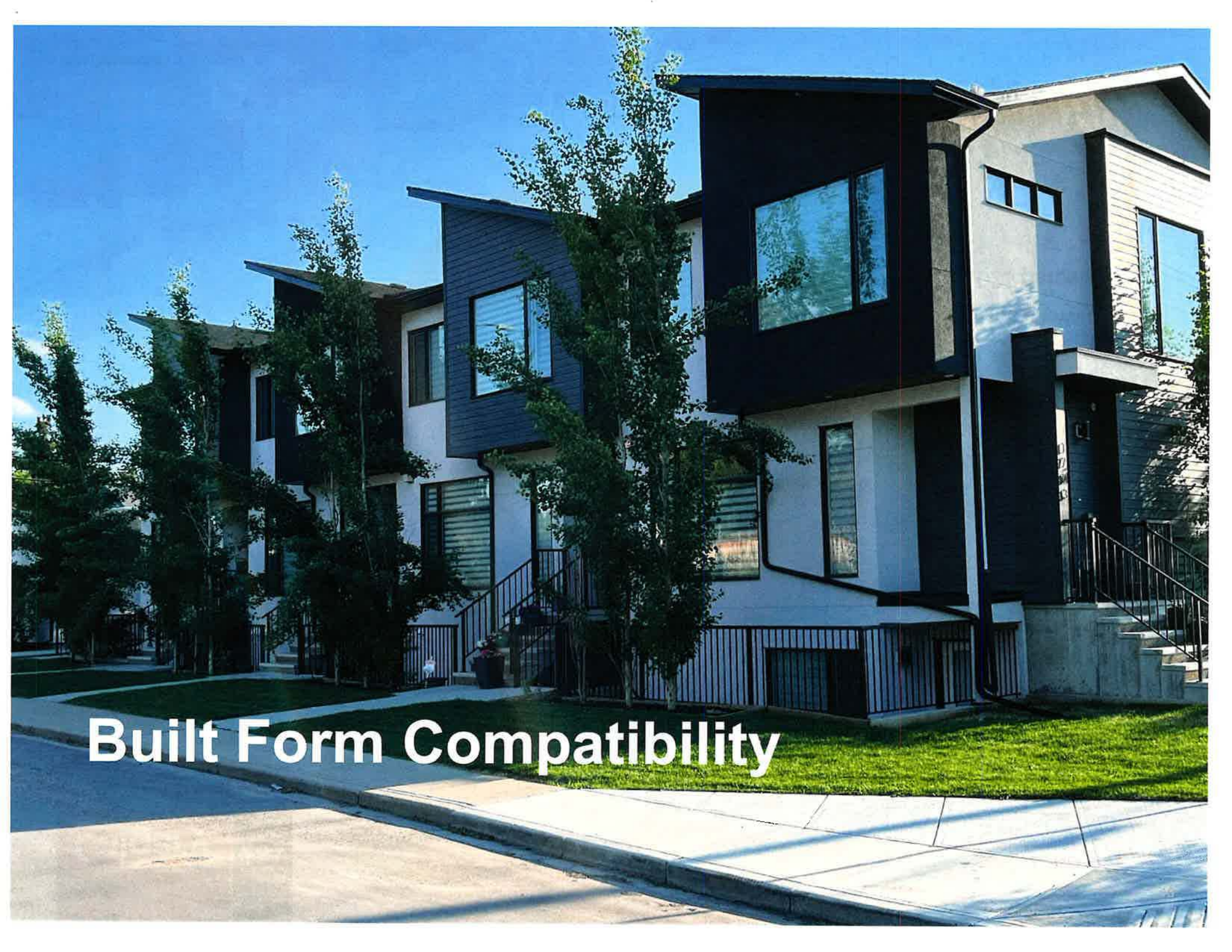
2070

Population: 173

Dwellings: 118

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





**Built Form Compatibility**





R-C2

R-CG

R-CG

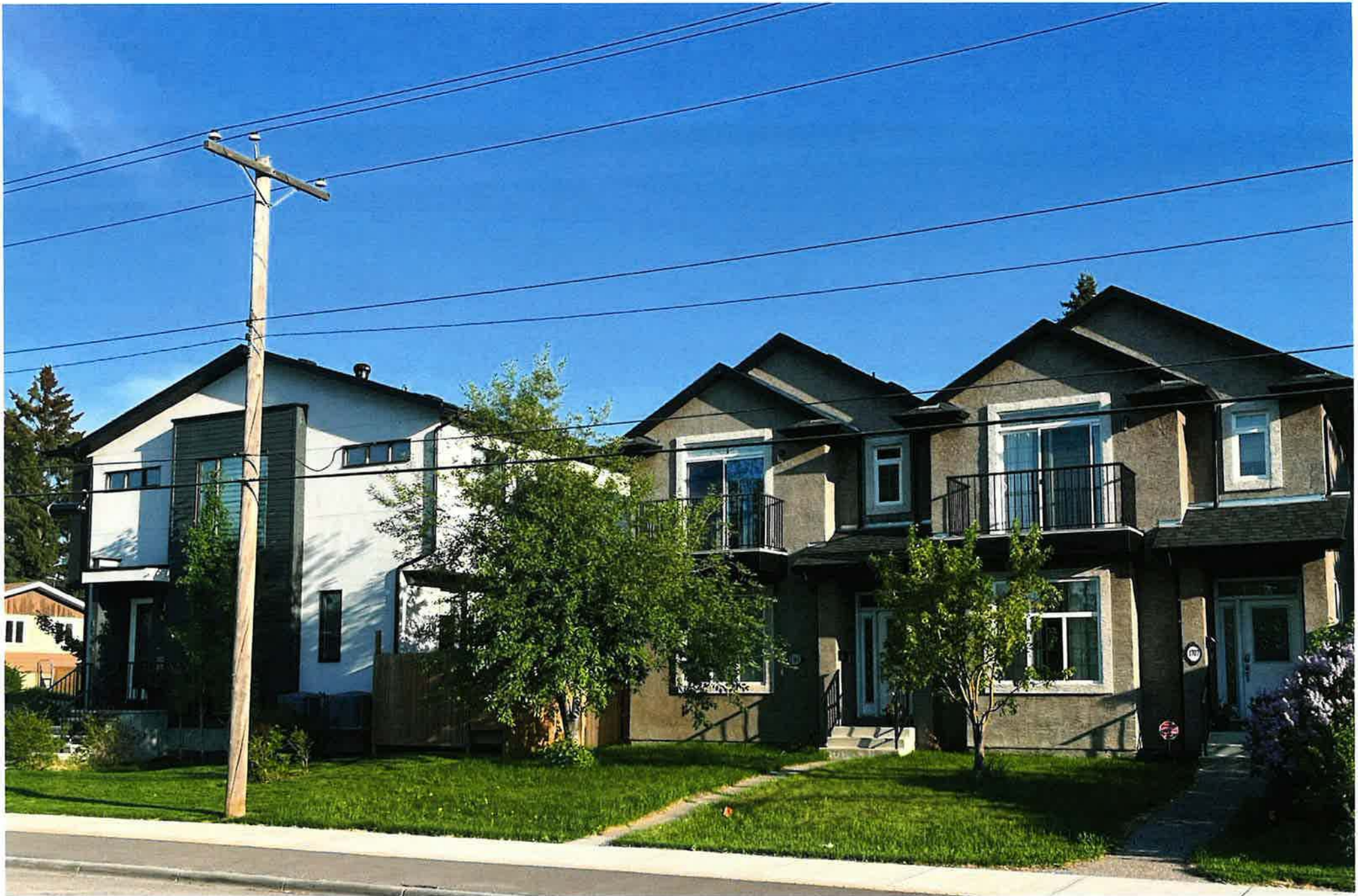






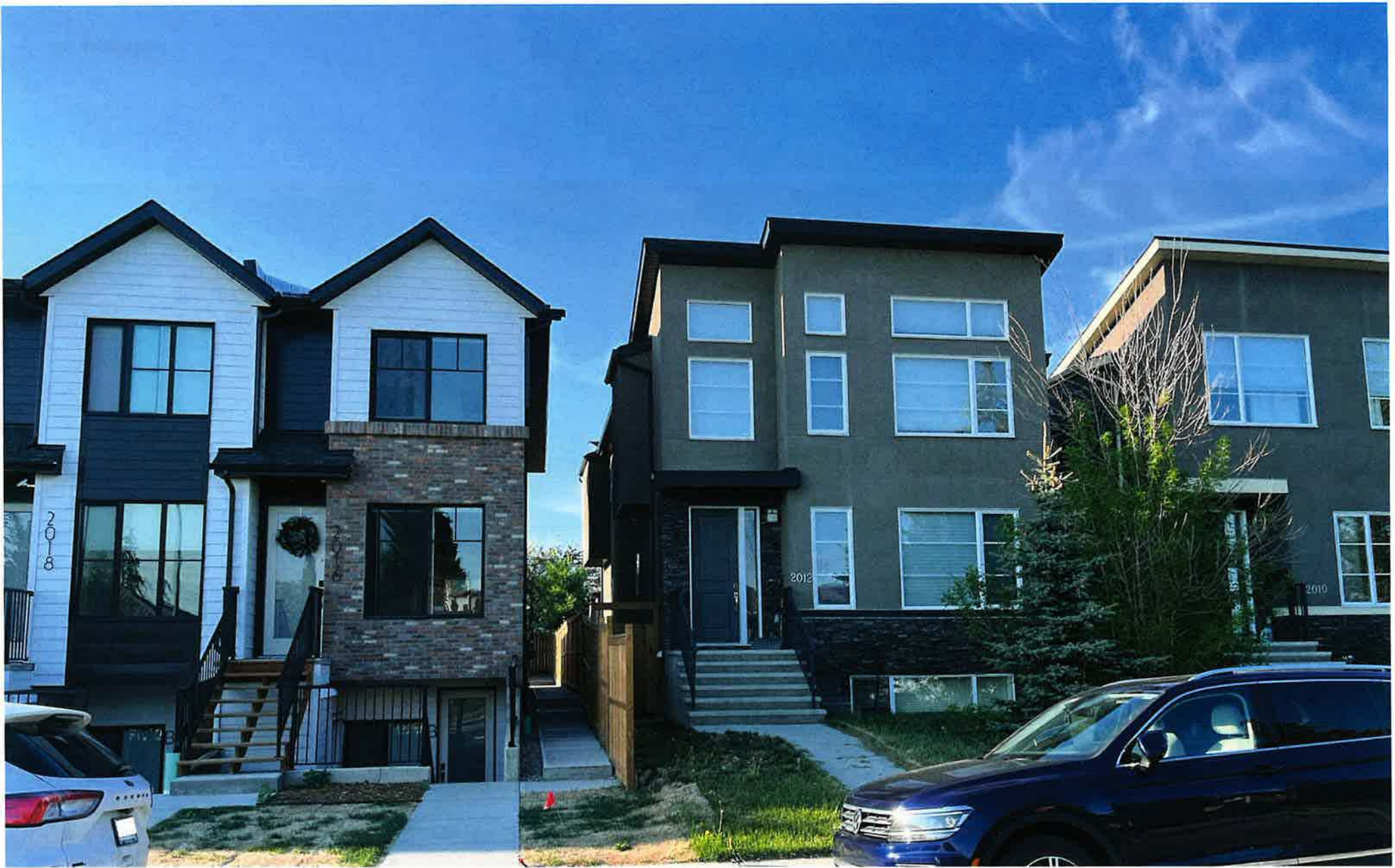
R-C2

R-CG



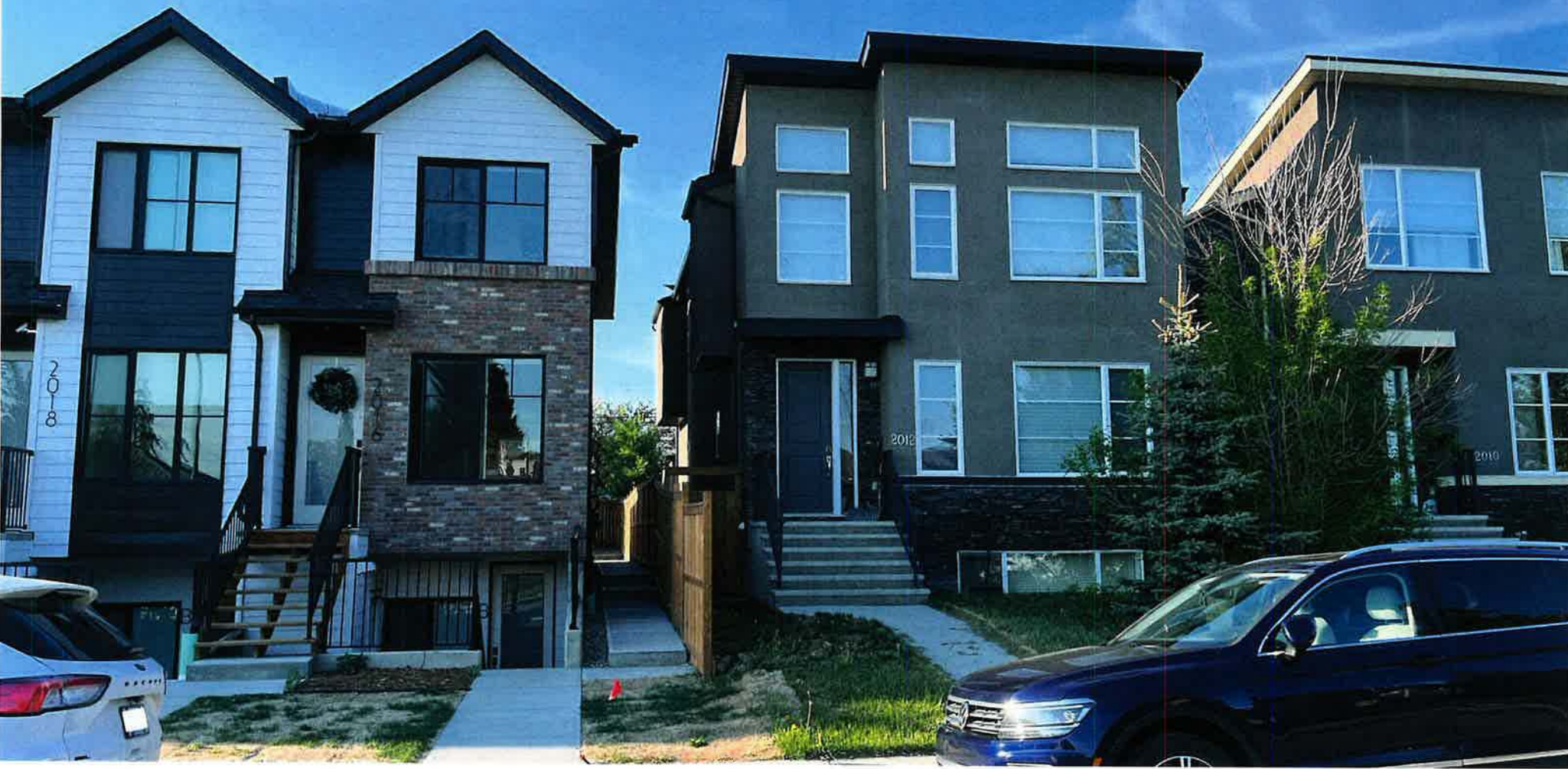
R-CG

R-C2

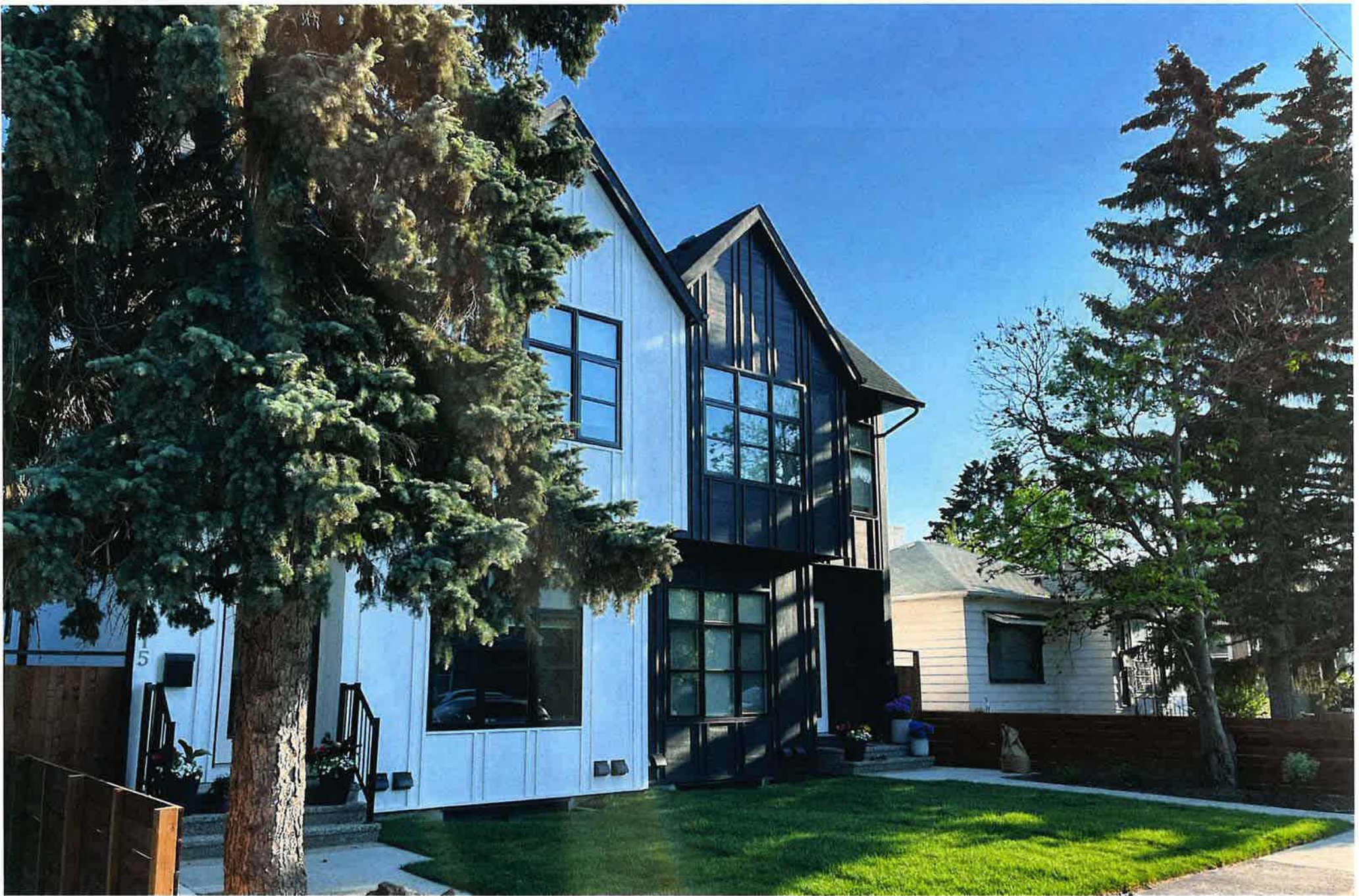


R-CG

R-C2









R-C2  
Duplex

R-C2  
Single



R-C1

R-C1











R-CG





# Decision Process

for Implementation of the Task Force Recommendations

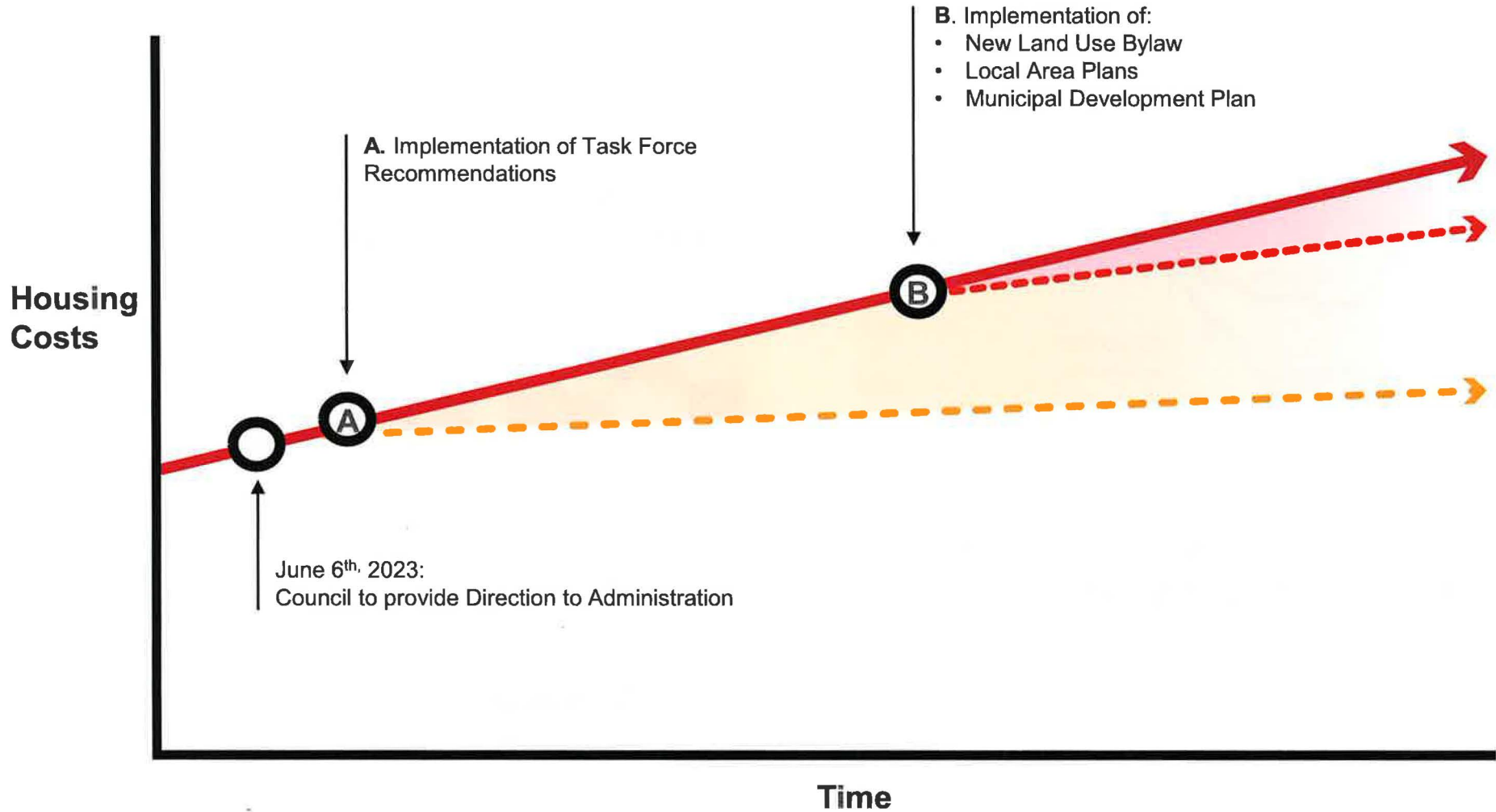


- Parcel identification and mapping
- Prepare notification letters for mail-out and all other communication materials
- Analysis and drafting

- 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.

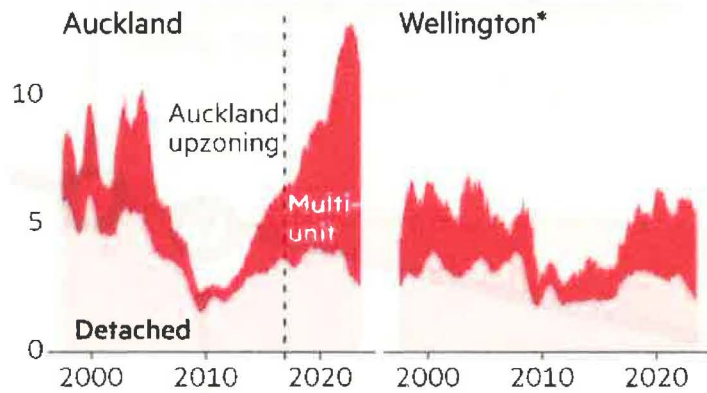
# Today's Decision





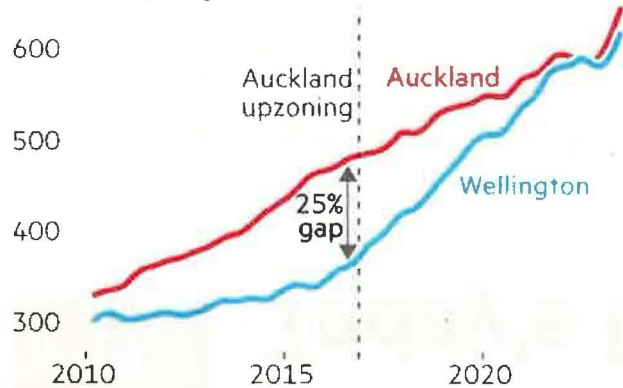
### Upzoning in Auckland spurred a surge in high-density housebuilding...

New dwelling approvals per 1,000 people (rolling 1 yr avg)



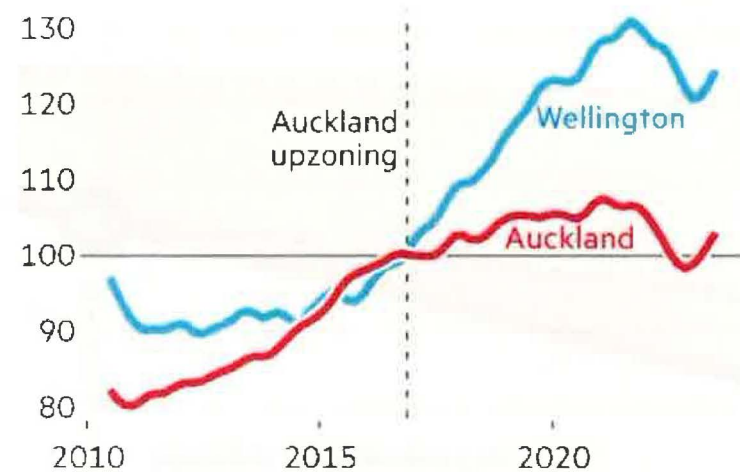
### ...which slowed rent rises, erasing a 25% premium compared to Wellington

Nominal median monthly rents (NZ\$), seasonally adjusted



### ...and caused rents to stabilise after adjusting for inflation

Real-terms change in rent (Nov 2016 = 100)



\*Excludes Lower Hutt, which also upzoned in 2020

Sources: FT analysis of data from Stats NZ, New Zealand Tenancy Services, Reserve Bank of New Zealand.

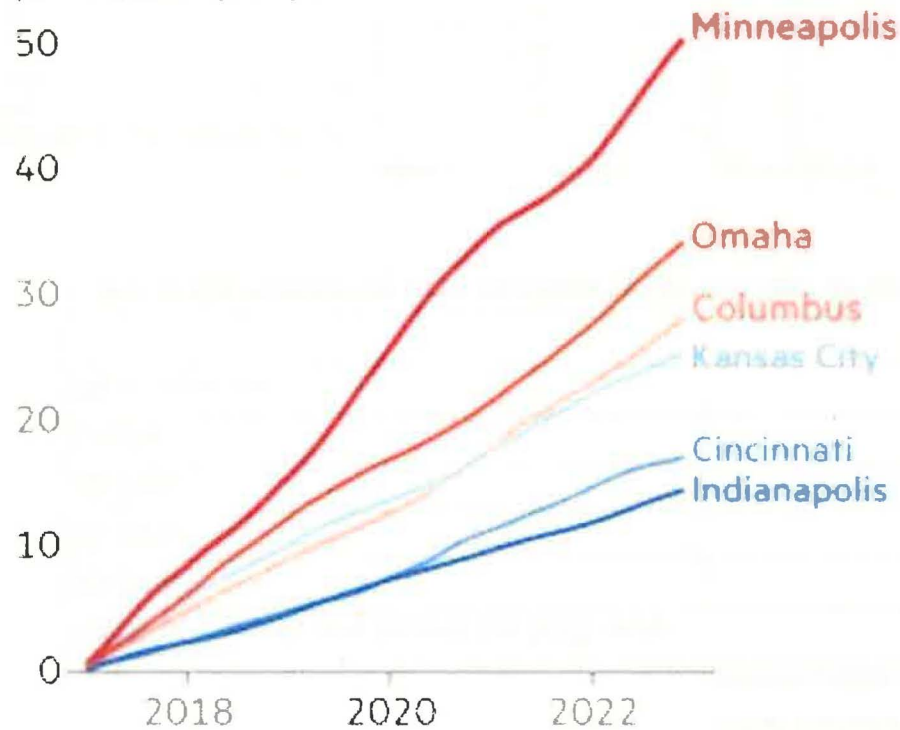
Based on prior work by Matthew Maltman

FT graphic: John Burn-Murdoch / @jburnmurdoch

© FT

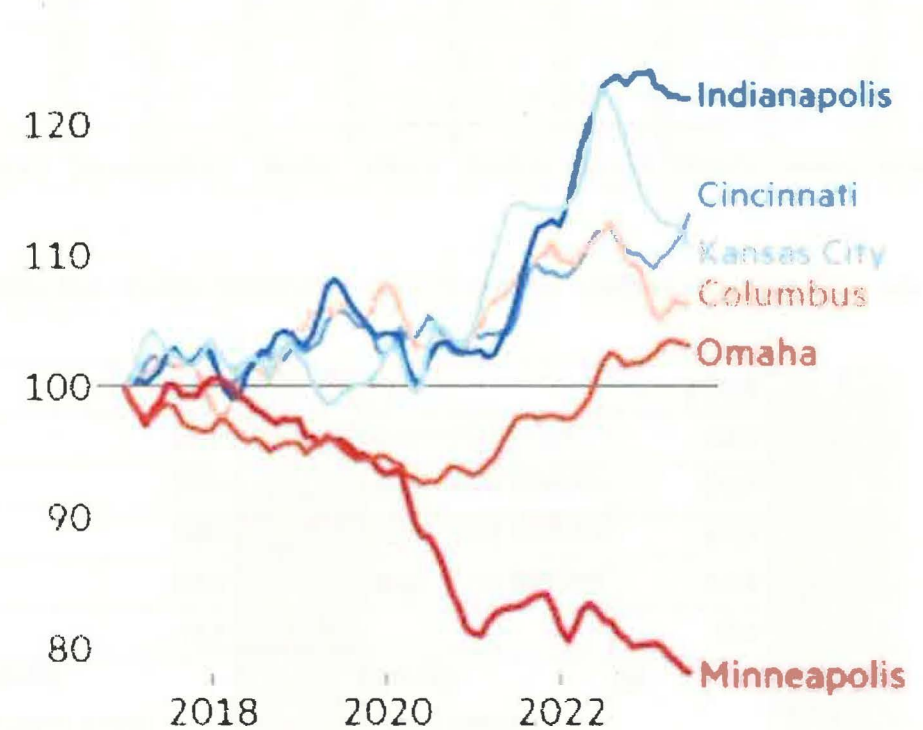
## Minneapolis has built more housing than other Midwestern cities...

Cumulative new dwelling approvals per 1,000 people



## ...and is reaping the rewards as rents fall relative to inflation

Real-terms change in median rent (Jan 2017 = 100)



\*Rents deflated by average incomes

Sources: FT analysis of data from State of the Cities Data Systems, Apartment List, BLS, Census Bureau

FT graphic: John Burn-Murdoch / @jburnmurdoch

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# R-C1 by Ward

Citywide - number of SDD communities			Cumulative Bands	%
	Total number of communities	Percentage within each band		
100% of parcels are zoned for SDD only	18	8%		8%
90-99%	39	18%	90% and above	27%
80-89%	35	16%	80% and above	43%
50-79%	45	21%	50% and above	64%
1-49%	31	15%	1% and above	79%
0% or non-res	45	21%	all	100%
	213			

*\* this is the number of communities by percentage of parcels that are single-detached zoning versus total residential parcels*

	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Ward 11	Ward 12	Ward 13	Ward 14
100% of parcels are zoned for SDD only	1	0	0	0	0	0	0	4	0	0	8	1	0	3
90-99%	4	2	2	3	0	5	4	4	0	4	8	0	1	2
80-89%	4	4	1	4	0	7	0	0	1	1	2	3	5	3
50-79%	0	4	3	4	6	2	0	1	4	5	4	4	4	4
1-49%	1	0	2	0	2	2	5	6	5	0	3	1	3	1
0% or non-res	2	2	2	5	2	1	8	11	6	1	0	3	1	1
<b>Total communities</b>	<b>12</b>	<b>12</b>	<b>10</b>	<b>17</b>	<b>10</b>	<b>17</b>	<b>17</b>	<b>26</b>	<b>16</b>	<b>11</b>	<b>25</b>	<b>12</b>	<b>14</b>	<b>14</b>