

Calgary

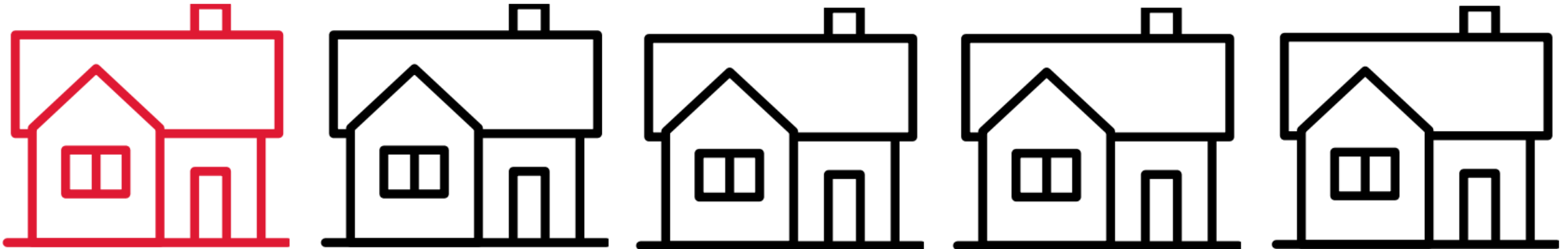


Calgary's Housing Strategy 2024-2030 – Land Use Amendment Citywide

LOC2024-0017, and Land Use Bylaw Amendments

April 22, 2024

Why now?



Nearly **1 in 5** households in Calgary cannot afford their housing.



Overview



Calgary needs more homes



How Calgarians contributed



How will rezoning help with housing choice

Recommendation

That Council:

1. Give three readings to **Proposed Bylaw 21P2024** for the amendments to the Land Use Bylaw 1P2007 (**Revised Attachment 3**), including:
 - (a) Textual amendments (Section 1 and 3, **Revised Attachment 3**);
 - (b) Redesignation (Section 2 and Schedule A, **Revised Attachment 3**) of parcels *located at* various addresses from the:
 - (i) Residential – Contextual Large Parcel One Dwelling (R-C1L(s)), the Residential – Contextual One Dwelling (R-C1(s)), the Residential – Contextual Narrow Parcel One Dwelling (R-C1N), the Residential – Contextual One/Two Dwelling (R-C2) districts, and Residential – Grade Oriented Infill (R-CGex) **to** Residential – Grade-Oriented Infill (R-CG) District.
 - (ii) Residential One Dwelling (R-1(s)), Residential – Narrow Parcel One Dwelling (R-1N), and Residential – One/Two Dwelling (R-2) **to** Residential – Low Density Mixed Housing (R-G) District.
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 - (c) Procedural amendments to delete redundant districts from the Land Use Bylaw (Section 4, **Revised Attachment 3**).

Recommendation Summary

City-wide rezoning to the R-CG district in the developed areas
and to the R-G district in the developing areas

Rezone to the H-GO district where appropriate in the 3
approved local area plans

Textual amendments to the R-CG district rules

Remove any redundant districts



The need for more homes - population growth

Alberta's population growth is breaking records, but signs of strain are showing

Sharp rise in residents has helped drive economic growth, but has also made affordable real estate less so

- Financial Post, April 15, 2024

Calgary sees record annual population growth, expects decrease in job growth rate: report

City population as of April 1 estimated to be 1,389,200

- CBC News, May 10, 2023

Varcoe: 'Calgary is Canada's current housing hot spot' as prices and rents rise — and employers grow worried

- Calgary Herald, April 8, 2024

Calgary sees record housing development in 2023, but demand is outstripping supply

- Global News, April 16, 2024

Alberta still the fastest growing province in Canada

'Part of what we're seeing now is really just a consequence of there being a lot of economic opportunities for workers in the province,' said Calgary economist Trevor Tombe

- Calgary Herald, March 27, 2024

Calgary's already tight rental market expected to be squeezed even further in 2024 and 2025

- CBC News, April 4, 2024





The need for more homes – price vs income



House prices increased by **316%**

4.9x

Income increased by **127%**

Calgary Median Income (Statistics Canada, 2021) and Median Home Prices (Calgary Real Estate Board, 1991-2023). Notes: in the absence of current census data on income, an assumption has been made for a median income increase to \$100,000. Home prices represent the median home price for the census year (e.g., the 2021 census used 2020 incomes, therefore median home prices were taken from 2020).



Increasing housing choice



The spectrum of housing forms







*For illustrative purposes only





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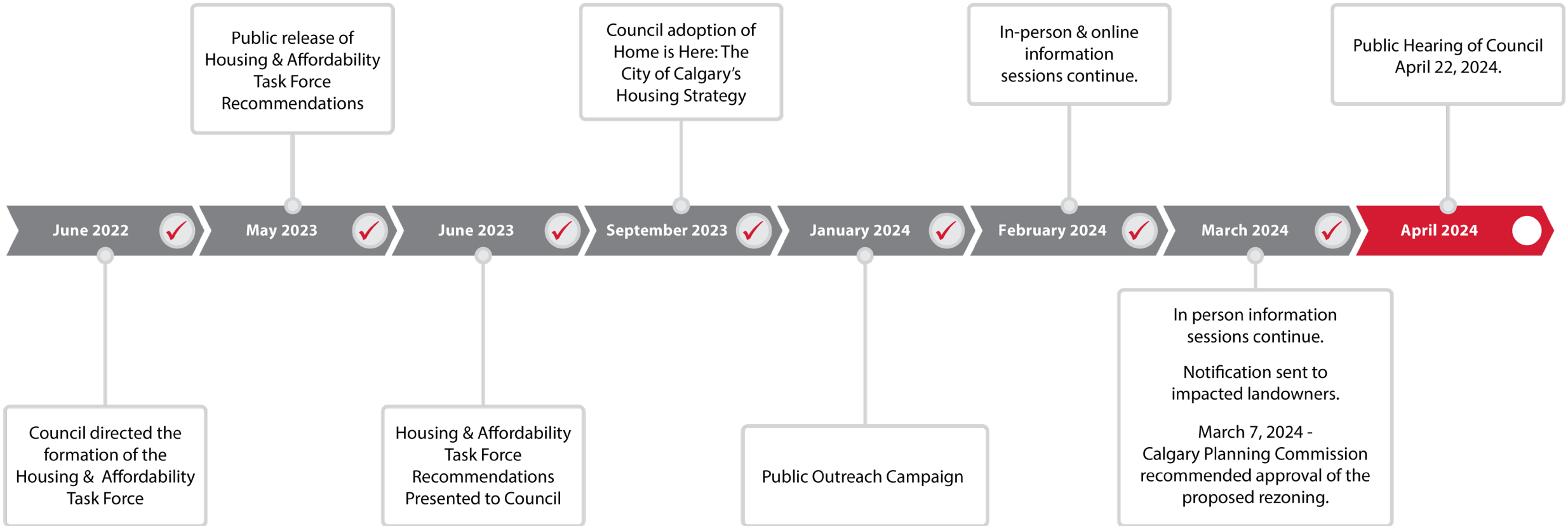


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Journey to now





Reaching out to Calgarians



34 total events

89 BOLD signs

9 city led in-person information session

18 media interviews

36,553 engage portal visits

2,517,605 social media impressions

290,792 notification letters

4 webinars

123,924 visits to the website

3,900+ contributors to the feedback portal

1,300 calls received

2,170+ newsletter subscribers

33,023,707 digital advertising impressions

Over 1 million postcards

51 social media posts

115 news articles

Information as of April 11, 2024



Support we heard from Calgarians

- Addressing the housing crisis matters for Calgarians
- Calgary needs more housing diversity
- Will help to achieve the goal of building more homes
- Equitable for all Calgarians
- Housing affordability is important for our economic future



Concerns we heard from Calgarians

- Calgarians expressed general concerns about:
 - Won't address affordability
 - Density in specific areas of the city
- Calgarians expressed specific concerns about:
 - Parking
 - Waste & Recycling & Organics
 - Infrastructure
 - Height
 - Landscaping
 - Property values

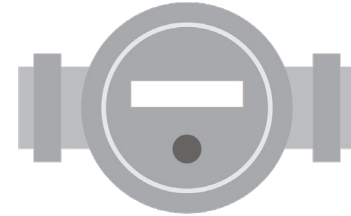
Addressing concerns that we heard from Calgarians



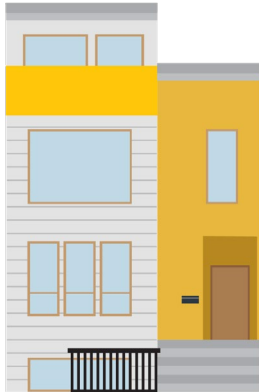
Parking



Waste, Recycling and Organics



Infrastructure



Height



Landscaping



Property value



Parking




Waste, Recycling & Organics



Waste, Recycling & Organics



 Infrastructure



Height



Height



Height



Height



Landscaping



Landscaping



Property Values

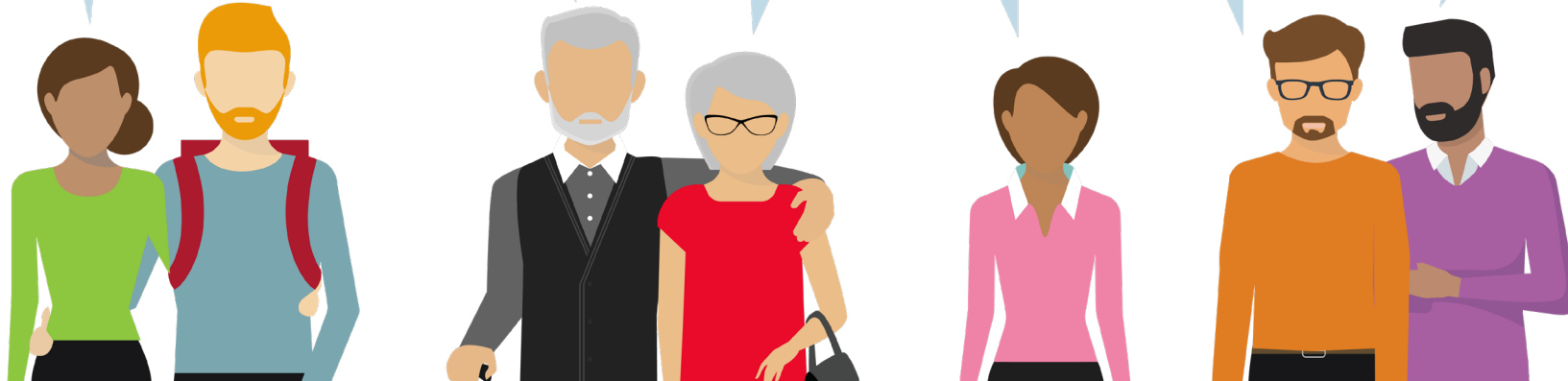
Response to what we heard



Removing rowhouses from a **permitted** use to a **discretionary** use



Addition of contextual single-detached as a **permitted** use.



Factors for redevelopment



Land Value



Age & Condition of Home



Parcel Shape

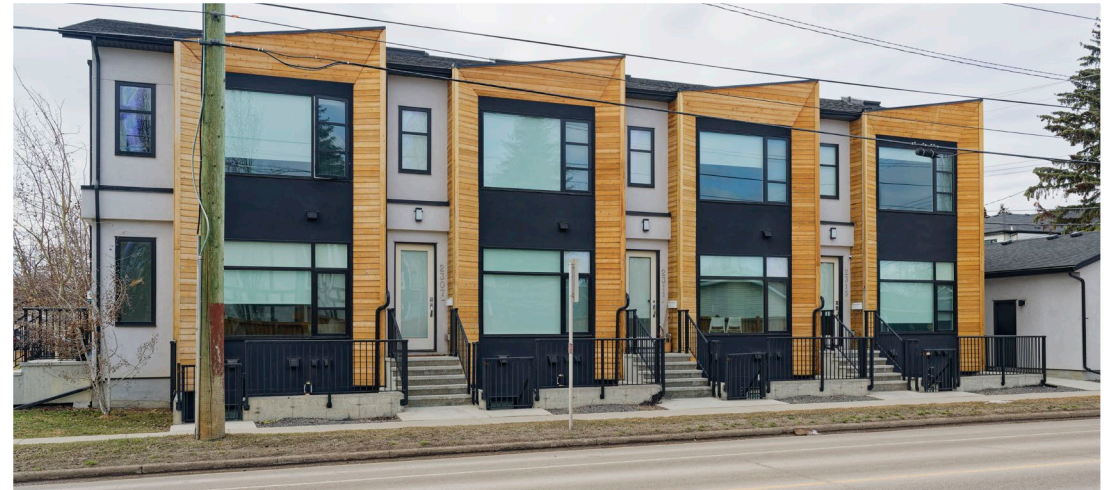
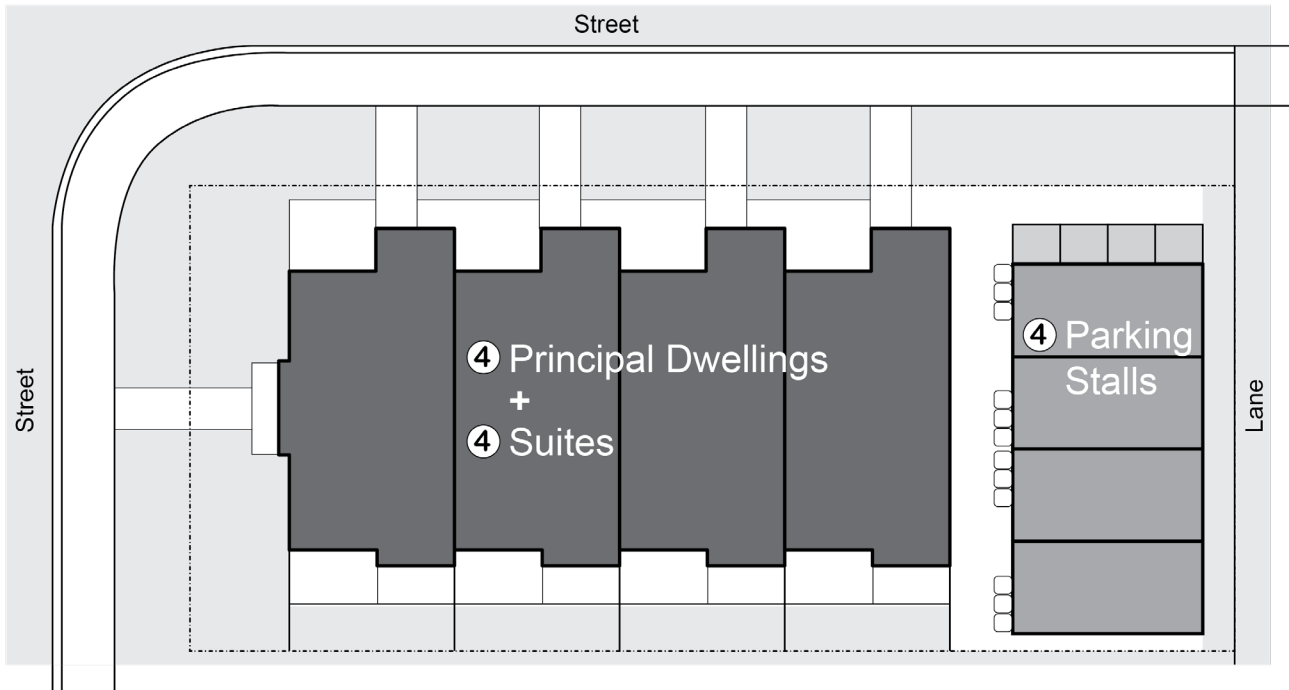


Lane Access



Proximity

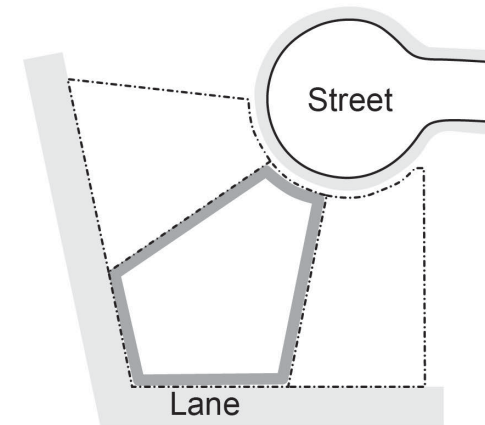
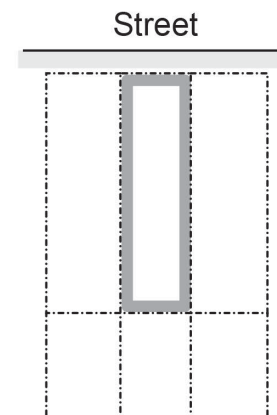
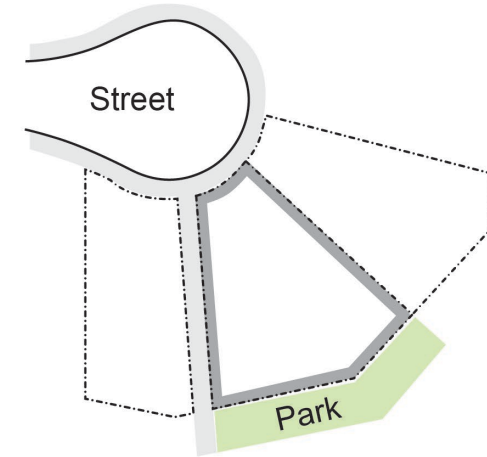
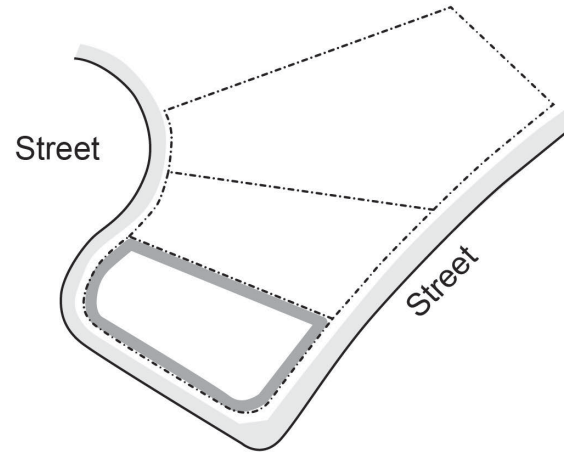
Potential number of units



Rezoning & development permit

R-CG uses:

- Single-detached
 - Single-detached with a secondary and/or a backyard suite
- Semi-detached
 - Semi-detached with a secondary and/or a backyard suite
- Rowhouse
 - Rowhouse with a secondary suite
- Townhouse
 - Townhouse with a secondary suite
- Cottage Housing Cluster





Summary of Planning Rationale

Land is used efficiently to reduce land consumption
-South Saskatchewan Regional Plan (2014) page 40

Compact mixed-use, infill and redevelopment can improve environmental, social and economic outcomes.

- Calgary Metropolitan Region Board Growth Plan (2022)
page 47

Rapid suburban growth and the removal of natural and agricultural landscapes for development can have significant impacts on Calgary's carbon emissions

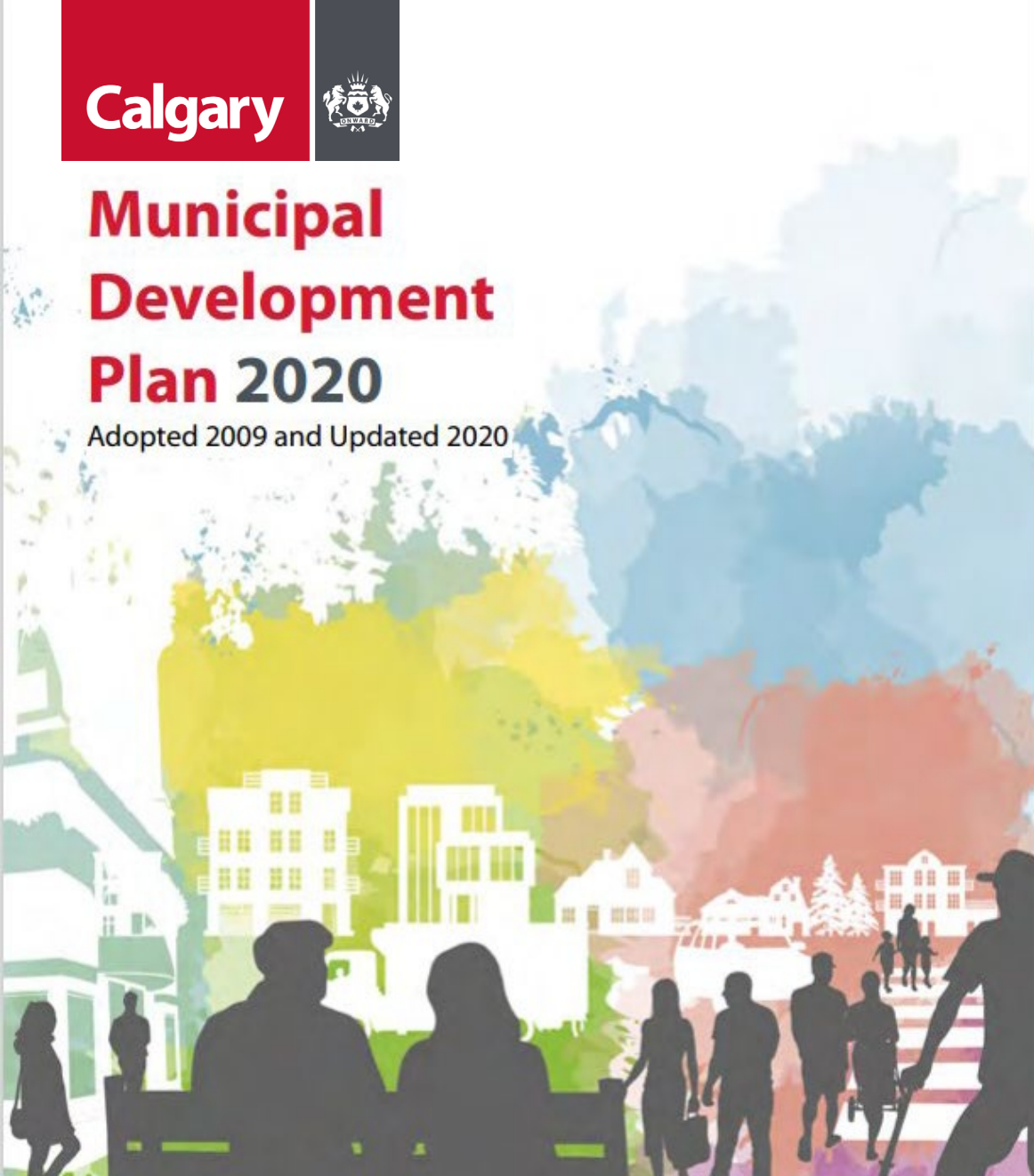
- Calgary Climate Strategy (2022) page 40

Amend and streamline planning policy and process to allow for diverse housing.

- Home is Here: The City of Calgary's Housing Strategy 2024-2030 (2023) page 9

Municipal Development Plan 2020

Adopted 2009 and Updated 2020



Summary of Planning Rationale

- Consider housing affordability in planning decisions (Policy 2.1.1.b)
- A prosperous and diverse economy (Section 2.1)
- Support complete communities and ensure efficient use of land, infrastructure and provide housing choices. (Policy 2.2.4.a)
- Encourage change in low-density neighbourhoods that is of similar scale and built form (Policy 2.2.5.a)
- Support a broader range of housing choice to help stabilize population declines (Policy 2.2.5.b)
- Provide a range of housing types and densities to provide housing choices for all stages of life. (Policy 2.3.1.a)

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