

# SPC ON PLANNING AND URBAN DEVELOPMENT: December 02, 2020

Calgary



## Motion Arising on the New Community Growth Strategy

*In an effort to reinforce the role of the City of Calgary as the regulator for planning and land development, to better align with the Municipal Development Plan and to provide greater predictability of process,*

Calgary



## 1. An Integrated Citywide Growth Strategy

*Prioritize the goal of creating a city-wide growth strategy that brings together the presently segregated New Community Growth Strategy, Established Areas Growth and Change Strategy and Industrial Area Growth Strategy.*

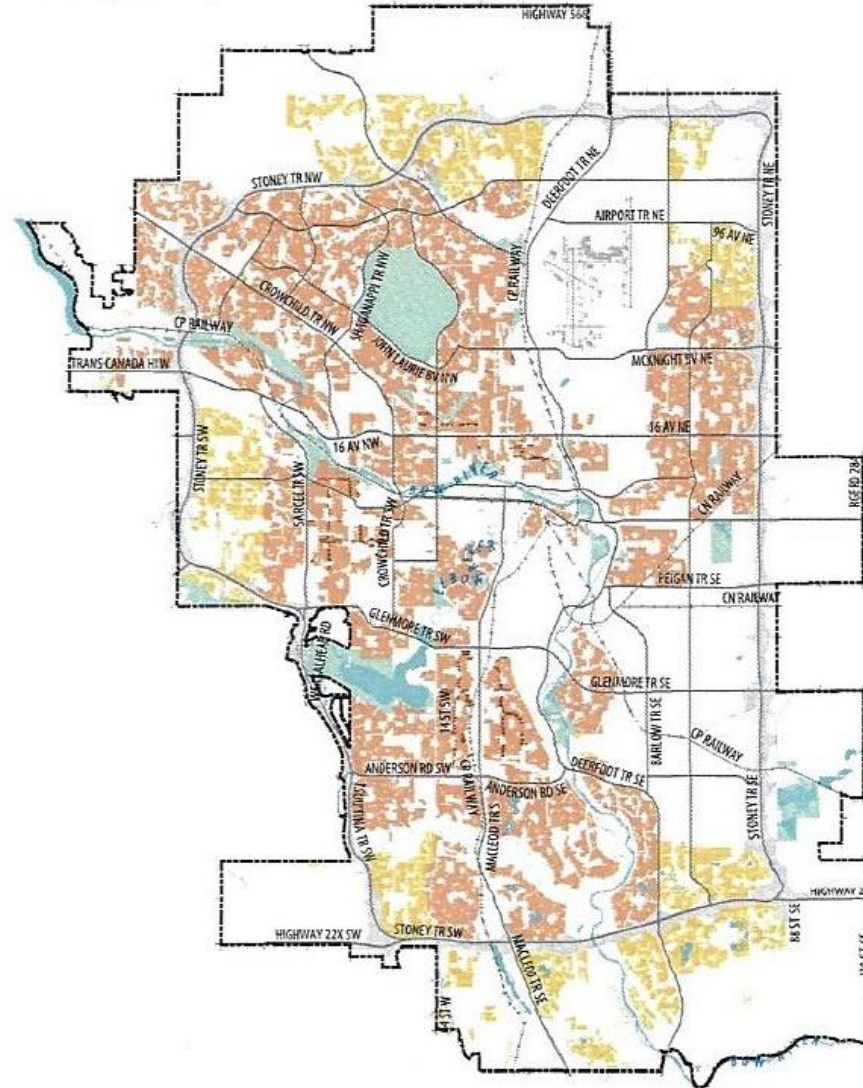
### Opportunities

- An integrated Citywide Growth Strategy has been pursued in steps since early 2018
- Decisions are based upon the three factors of MDP/CTP Alignment, Market Demand, and Financial Impacts, plus Redevelopment Readiness
- Growth decisions are also aligned with regional growth discussions
- Strategy work is coordinated with Main Streets, the Transit Oriented Development (TOD) Strategy, and Infrastructure Calgary, among others



Your property may be rezoned to Housing – Grade-Oriented (H-GO) if it has been identified by an approved Local Area Plan (North Hill, Heritage, and Westbrook LAPS) as an appropriate location for H-GO.

## Rezoning Map



Scan the QR code and type in an address to see how your property may be affected.



## Principle Zones:

1. Housing
2. Mixed Use
3. Core
4. Commercial
5. Industrial
6. Special Purpose



## Legend

### Rezoning To

-  **H-GO Housing**  
– Grade Oriented
-  **R-CG Residential**  
– Grade-Oriented Infill
-  **R-G Residential**  
– Low Density Mixed Housing
-  City Limits

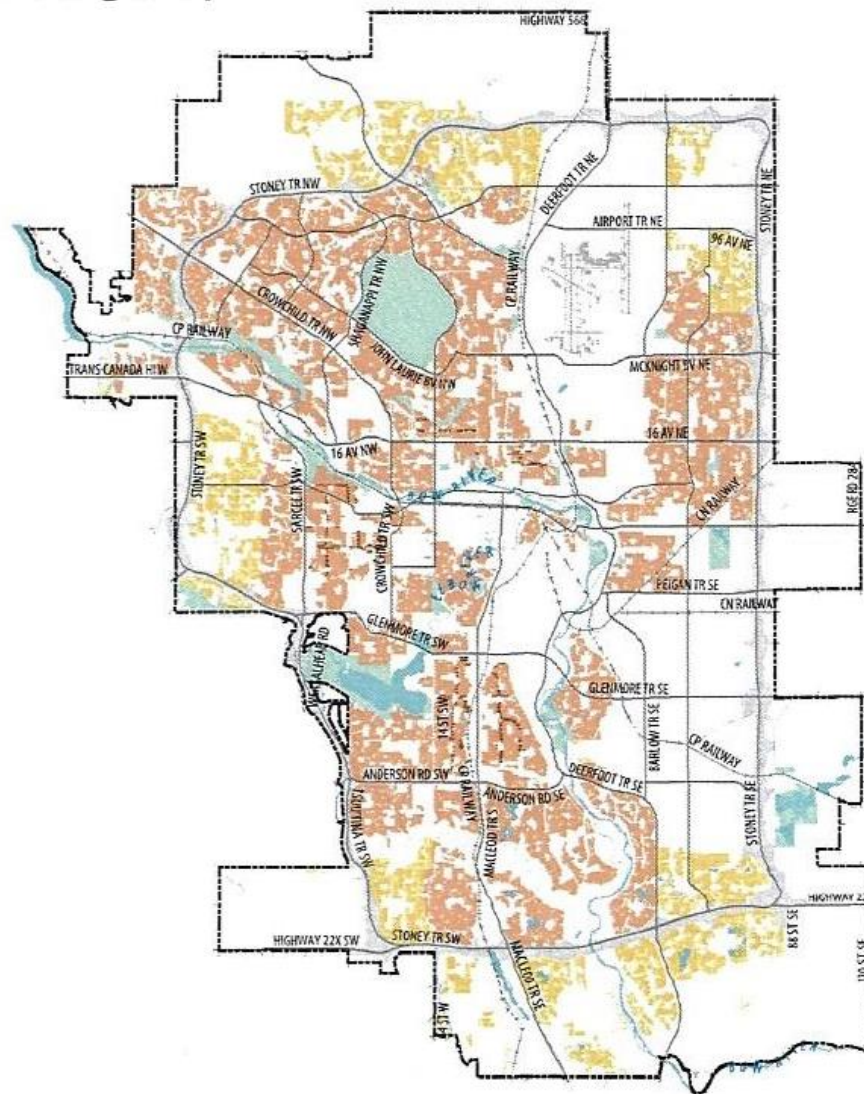


# Zoning Bylaw | DRAFT Zone Purpose Statements

Draft Zones	Purpose of the Zone	Example Photos
<b>Housing – Small Scale H-1</b>	<ul style="list-style-type: none"><li>• A range of small-scale residential buildings up to 3 storeys in height, including single detached, semi-detached, duplex, rowhouses, townhomes, and garden suites</li><li>• Limited opportunities for community and commercial development to provide services to local residents</li></ul>	
<b>Housing – Middle Scale H-2</b>	<ul style="list-style-type: none"><li>• A range of small to medium-scale residential development up to 3 storeys in height</li><li>• Limited opportunities for commercial development to provide services to residents</li><li>• Residential development located in close proximity to transit service, high activity areas or collector or higher order streets</li></ul>	

Your property may be rezoned to Housing – Grade-Oriented (H-GO) if it has been identified by an approved Local Area Plan (North Hill, Heritage, and Westbrook LAPS) as an appropriate location for H-GO.

## Rezoning Map



Scan the QR code and type in an address to see how your property may be affected.



### Principle Zones:

1. Housing
2. Mixed Use
3. Core
4. Commercial
5. Industrial
6. Special Purpose

### Legend

#### Rezoning To

-  **H-GO Housing**  
– Grade Oriented
-  **R-CG Residential**  
– Grade-Oriented Infill
-  **R-G Residential**  
– Low Density Mixed Housing
-  City Limits





# 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

## 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

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

- Calgary Herald, April 8, 2024

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

- CBC News, April 4, 2024



# City Wide Results

## 2019 Civic Census Summary

### Population

	April 2019	April 2018	Difference
Total Population	1,285,711	1,267,344	18,367
Natural Increase	8,807	9,419	-612
Annexation	0	0	0
Net Migration	9,560	11,588	-2,028

### Dwellings

	April 2019	April 2018	Difference
Total Units	521,257	515,391	5,866
Occupied	489,062	482,742	6,320
Vacant	19,892	19,408	484
Inactive Units	1,502	1,738	-236
Vacant - Renovation	1,757	1,762	-5
Under Construction	7,185	8,228	-1,043
Non-residential Use	1,859	1,513	346
Vacancy Rate	3.91	3.86	0.05
Owner-occupied Units	324,789	329,317	-4,528
Owner-occupancy Rate	66.41 %	68.22 %	-1.81%

### 5 Year Population Increase Breakdown

Year	Total Increase	Natural Increase	Net Migration
2015	35,712	10,812	24,900
2016	4,256	10,783	-6,527
2017	11,166	10,192	974
2018	21,007	9,419	11,588
2019	18,367	8,807	9,560

### 5 Year Population Comparison

Year	Population	Difference	% Change
2015	1,230,915	1,230,915	
2016	1,235,171	4,256	0.35%
2017	1,246,337	11,166	0.90%
2018	1,267,344	21,007	1.69%
2019	1,285,711	18,367	1.45%

## Inglewood Fire Station and Associated TOD 2022

### Special Purpose - Integrated Civic Facility SP – ICF

- Accommodate a mix of commercial, residential and community uses in the same building or in multiple buildings, including educational, recreational, cultural, worship, safety, health and treatment facilities
- Occur on private or public land
- Respond to local area context by establishing maximum building heights and floor area ratios for individual parcels





# Supporting growth and change in established communities

The Established Area Growth and Change Strategy (Strategy) recommends investing in improvements that can help deliver great communities for existing and future residents and businesses. This includes developing financial and policy tools that will enable growth, boost investor confidence and certainty, and attract private investment to partner with public investments in communities. Together, these will help us achieve the goals set out in the Municipal Development Plan and Calgary Transportation Plan, meet existing market demand, consider the financial impacts and increase the capacity of existing communities for redevelopment.

Existing City investment programs support communities across the city. Sidewalks, parks, roadways and utilities undergo regular repairs and lifecycle maintenance work. This includes work like fixing potholes in roads, repairing streetlights and mowing grass and caring for gardens in parks. These efforts help maintain our communities so that we can use these spaces for years to come.

Working collaboratively with stakeholders, the Strategy recommends reinvestment that will support citizens and businesses in areas that are experiencing growth and change. The first project recommendations in 2020 include a series of public realm and utility improvements and the development of financial tools. The first project recommendations in 2020 include a series of public realm and utility improvements and the development of financial tools to support these types of investments

The public realm and utility improvements support reinvestment in local places and spaces, such as pedestrian access, urban plazas and open spaces. The public realm improvements include traffic calming and pedestrian safety improvements; park and recreation upgrades; pathway connections, sidewalk and streetscape improvements; and programming within public spaces. Once constructed, these improvements will encourage people to explore and spend time in the spaces within their communities, and support businesses in the area.

Utility improvements include proactive upgrades to the water and sanitary lines to support growth, specifically where 17 Avenue S.W. and 33 Avenue S.W. Main Streets projects are taking place.

Financial and policy tools that will support future growth related public realm and utility investments identified in Phase 1 will be explored and/or developed in Phase 2 (2020-2022). This work will include:

- exploring a new Established Area off-site levy for local-sized water and sanitary pipes. An off-site levy is a charge that developers pay to The City to help pay for infrastructure that supports their development.
- developing a two-year pilot property tax uplift reinvestment tool in the North Hill Communities Local Area Plan. Property tax uplift is the increase in property tax when a site is redeveloped. It is not an additional tax charged to the property owner.
- exploring additional financial tools and strategies for growth-related public realm investment.

For more information on the Established Area Growth and Change Strategy and project updates, please visit [calgary.ca/EstablishedArea](https://calgary.ca/EstablishedArea).

