

Calgary



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

*LOC2024-0017, and Land Use Bylaw Amendments*

*2024 May 9*



## What we heard from Calgarians at the Public Hearing

**736 speakers  
over 100 hours**

Support: 227

Neutral: 51

Opposed: 458

**6,101 Submissions &  
over 50,000 people watched  
the live stream**



## What we heard from Calgarians

- Affordable housing
- Best approach
- Community Character
- Electricity
- Engagement
- Housing affordability
- Impacts of development
- Infrastructure
- Local Area Plans
- **Need for more housing**
- Parking
- Privacy
- **Property values**
- School capacity
- Tree canopy
- Waste & Recycling
- Water

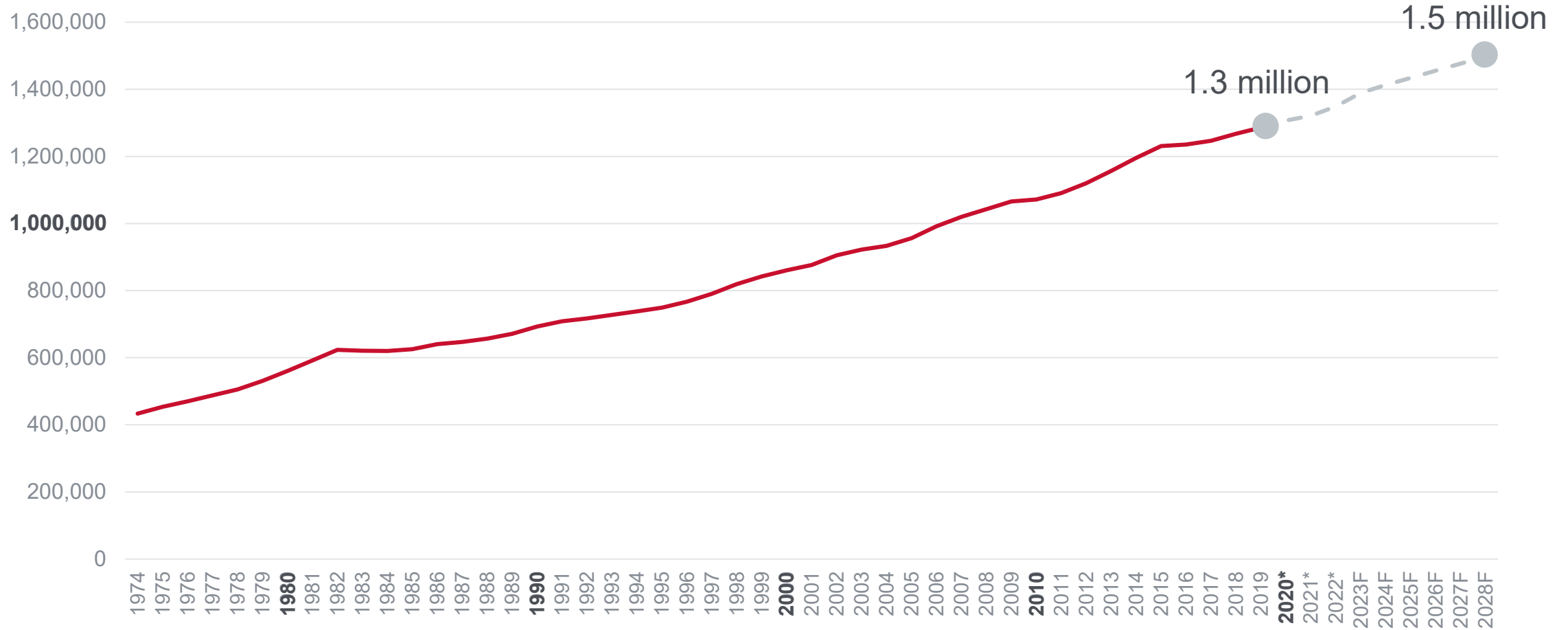








# City of Calgary Population

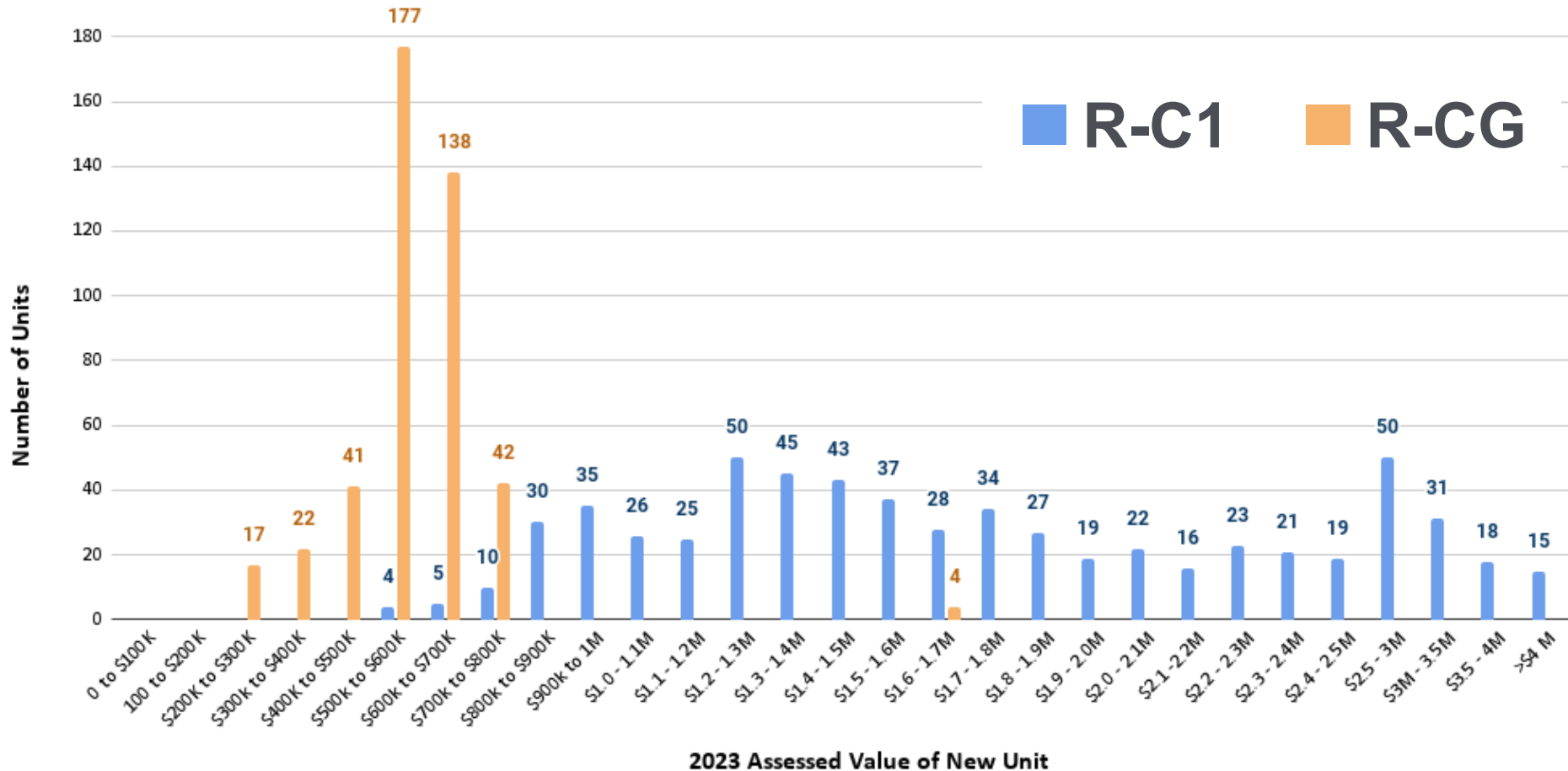


Source: the City of Calgary Civic Census, \*Corporate Economics, Forecasts are based on Spring 2023 Projections



# Affordability

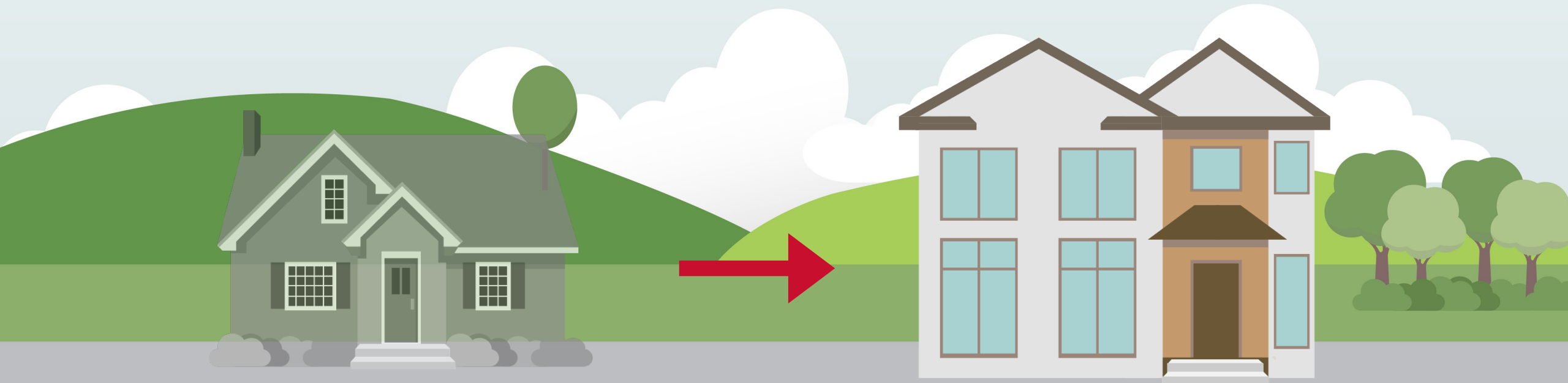
Value of new single-detached homes in the R-C1 district (n=633) and value of new 3+ unit developments (per unit) in the R-CG district (n=85)



# The spectrum of housing forms



# The impact of change



Between 2015 and 2024, **75%** of demolished single-detached houses were replaced with a new single-detached house, many of which are larger than the original house.



# Home is Here: One of 98 Actions

**Vision:** Everyone in Calgary has an affordable place to call home.



## Outcome 1

Increase the supply of housing to meet demand and increase affordability.



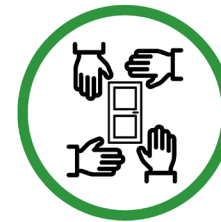
## Outcome 2

Support affordable housing providers to deliver services that make a positive impact.



## Outcome 3

Enable The City's housing subsidiaries to improve service delivery.



## Outcome 4

Ensure diverse housing choice to meet the needs of equity-deserving populations.

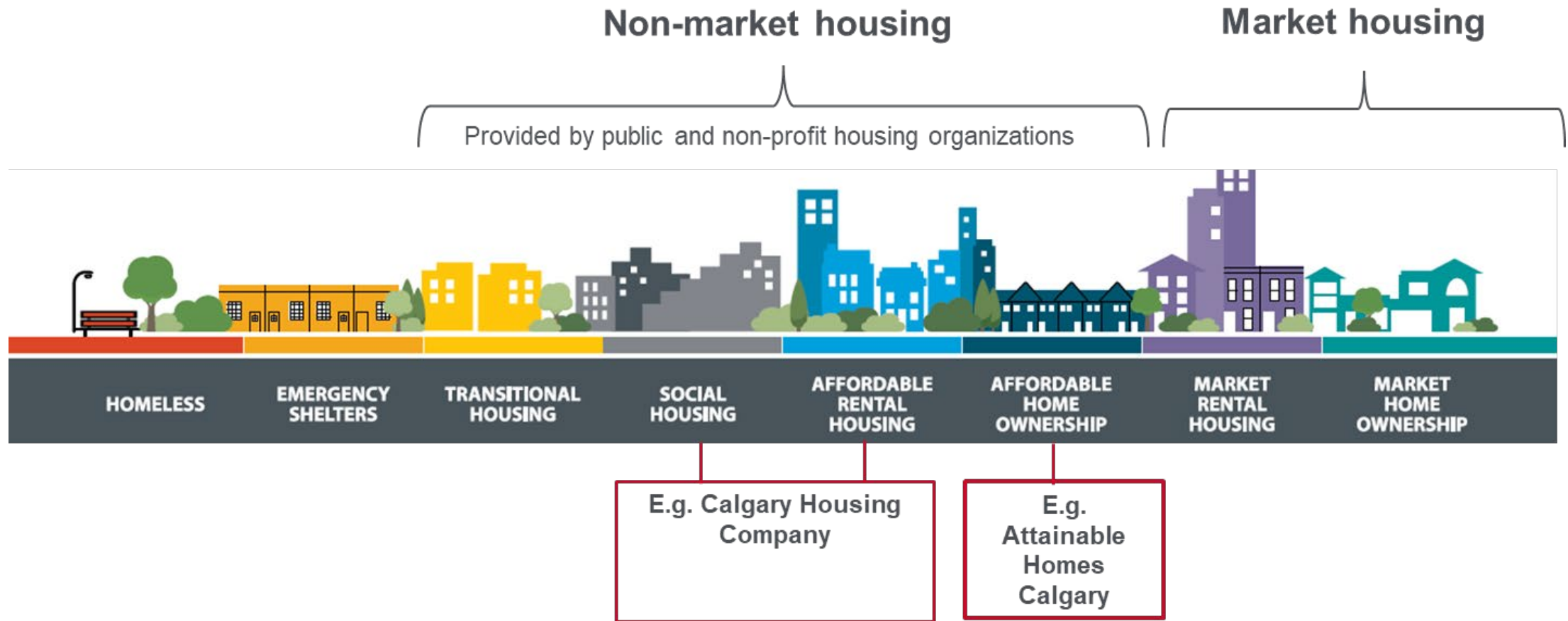


## Outcome 5

Address the affordable housing needs of Indigenous people living in Calgary.



# Affordable Housing vs Housing Affordability



# Increasing housing choice



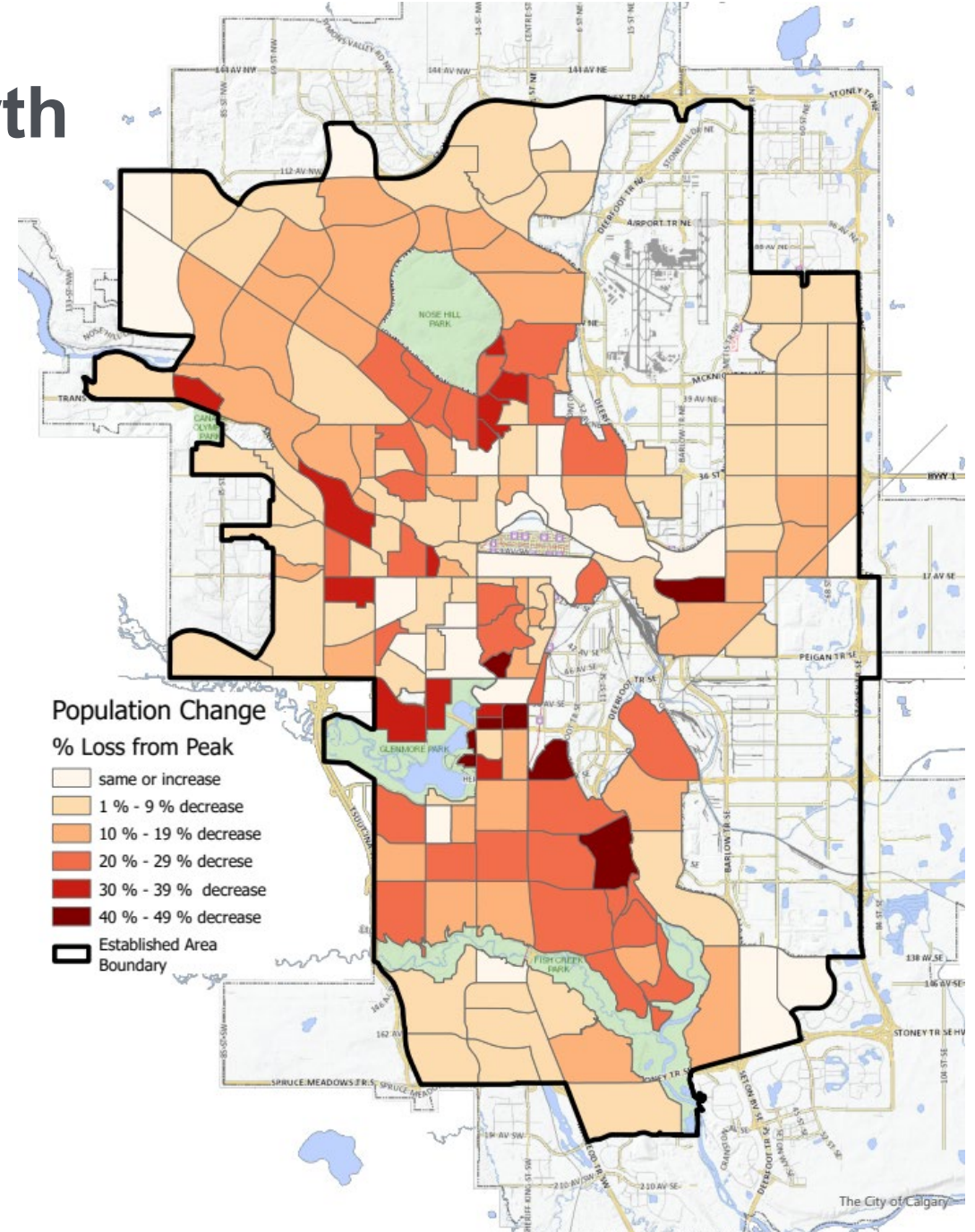
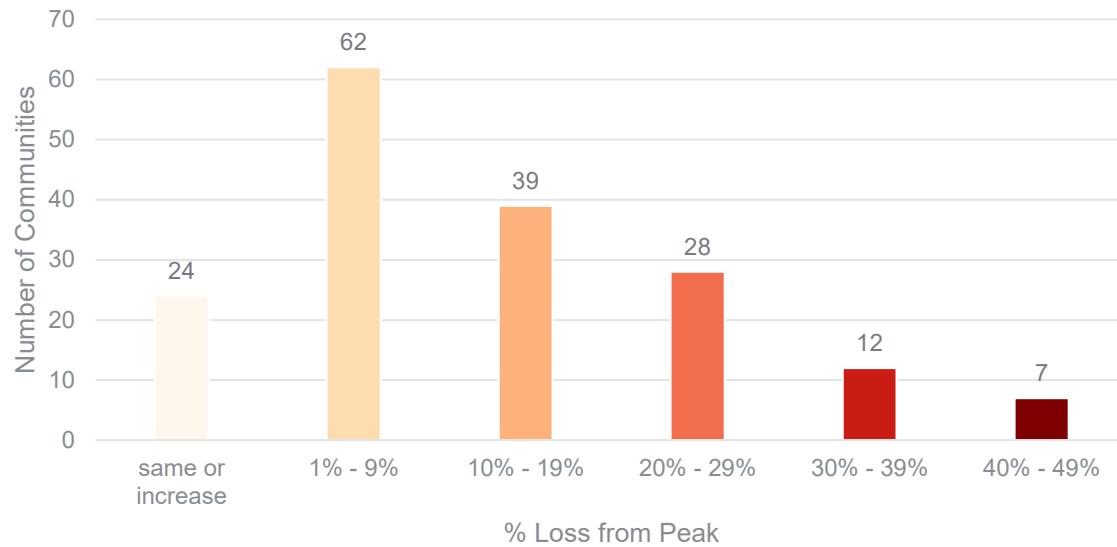




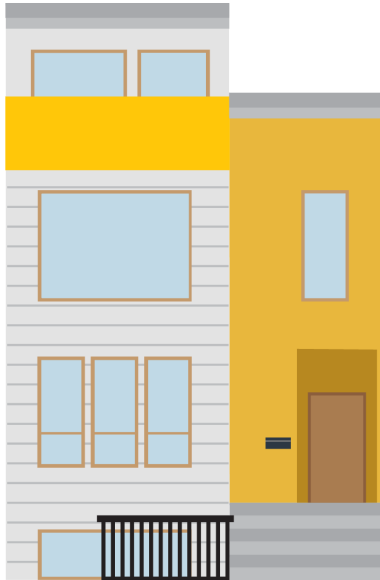
# Infrastructure & Growth

**86%** of existing communities have seen a population decrease from their peak population

Number of Communities with Population Loss



# On the Ground Issues



Height



Waste, Recycling  
and Organics  
Screening



Landscaping

# Changes based on what we heard



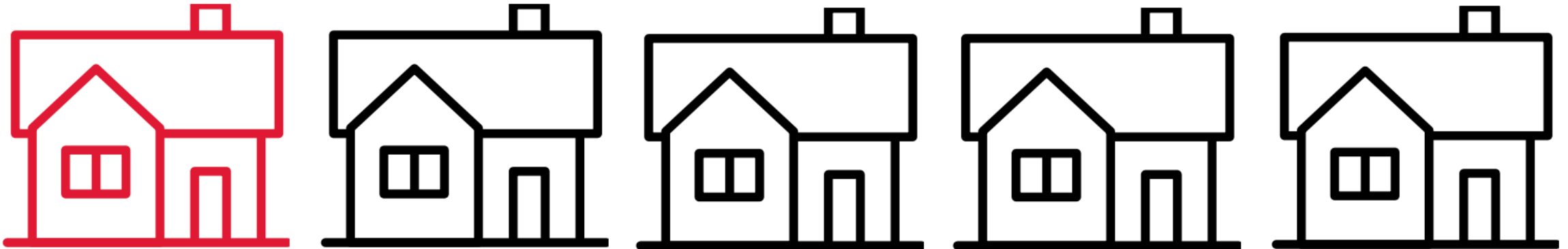
Removing rowhouses from a **permitted** use to a **discretionary** use



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



# Timing



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







# Recommendation

That Council:

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.
  - (iii) 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, **Residential – Grade-Oriented Infill (R-CG) District**, and Residential – Grade Oriented Infill (R-CGex) Districts **to** Housing – Grade Oriented (H-GO) District; and
- (c) Procedural amendments to delete redundant districts from the Land Use Bylaw (Section 4, **Revised** Attachment 3).