



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

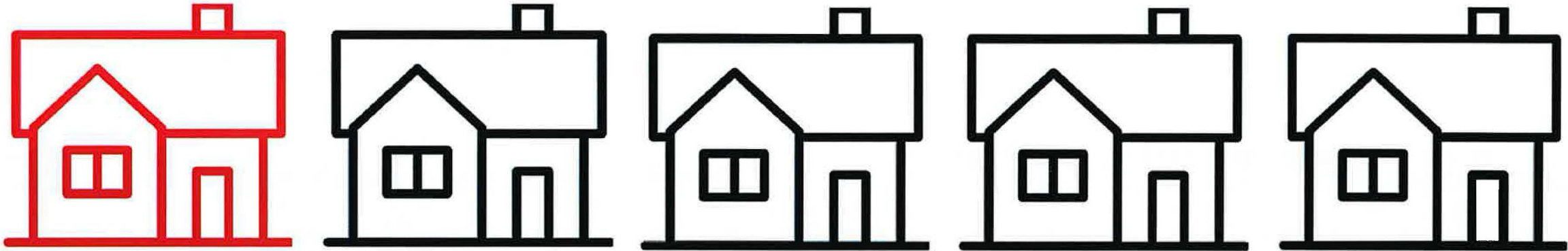
*LOC2024-0017, and Land Use Bylaw Amendments*  
*April 22, 2024*

ISC: Unrestricted      Public Hearing of Council – Item 7.2.1 – LOC2023-0017

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**APR 22 2024**  
ITEM: 7.2.1 CPC2024-0213  
*Distrib - Presentation 1*  
CITY CLERK'S DEPARTMENT



# Why now?



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

Calgary





Calgary needs more homes



How Calgarians contributed



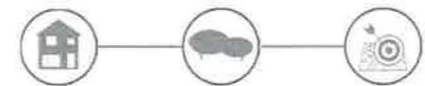
How will rezoning help with housing choice



# 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.
    - (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**).





# Recommendation Summary

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

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

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Textual amendments to the R-CG district rules

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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

### 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

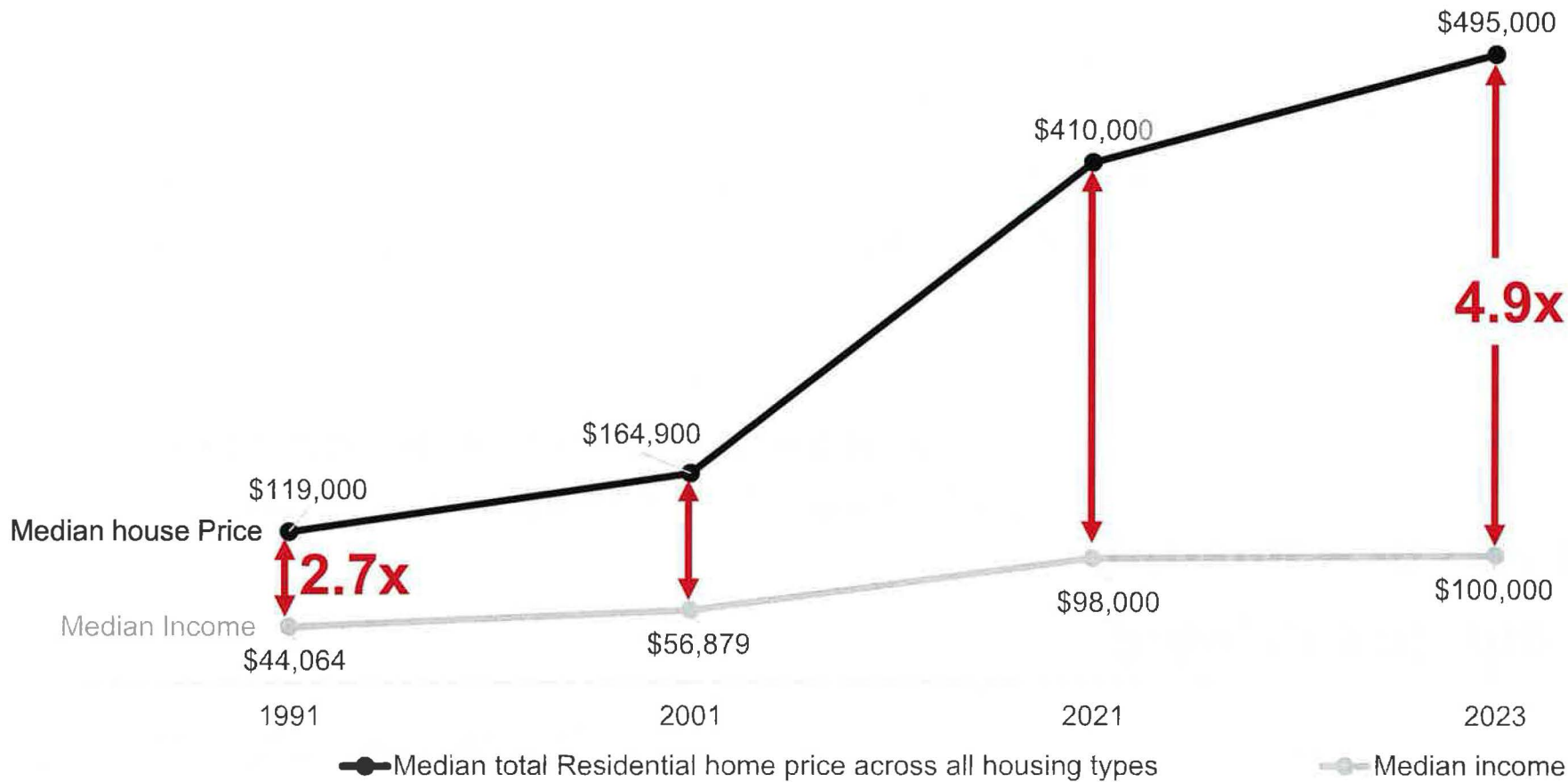
### Calgary's already tight rental market expected to be squeezed even further in 2024 and 2025

- CBC News, April 4, 2024





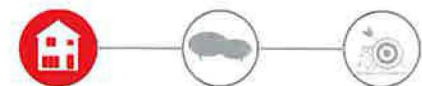
# The need for more homes – price vs income



House prices increased by **316%**

Income increased by **127%**

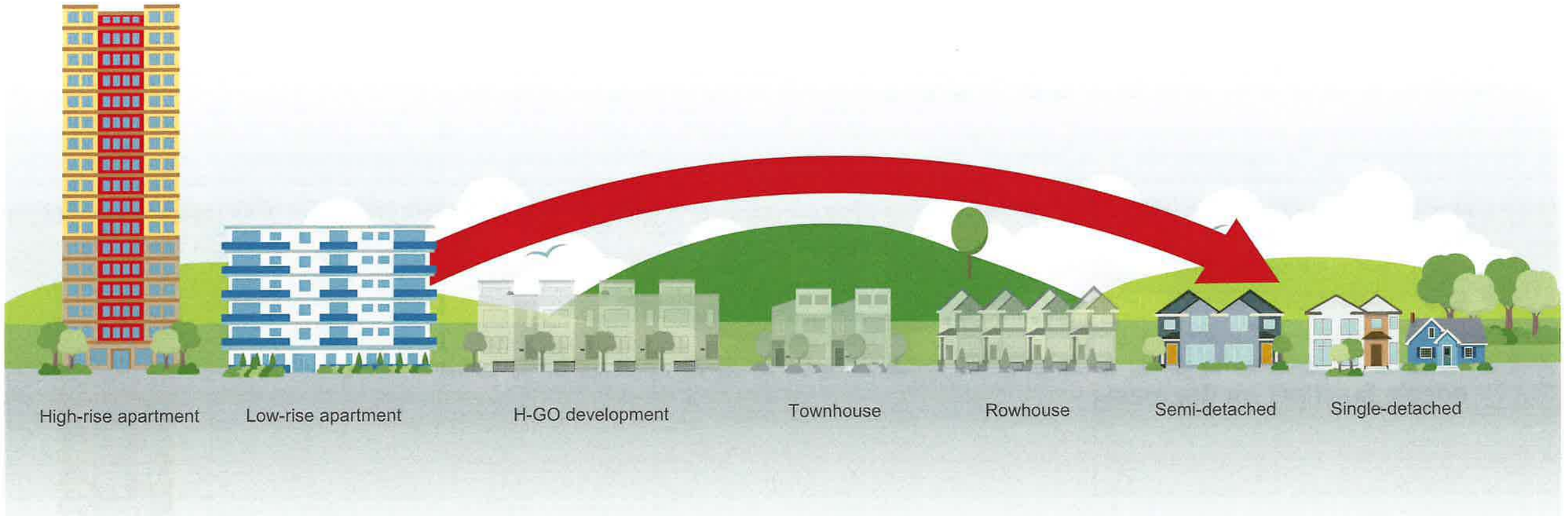
Calgary Median Income (Statistics Canada, 2021) and Median Home Prices (Calgary Real Estate Board, 1991-2023). Notes: in the absence of current census data on income, an assumption has been made for a median income increase to \$100,000. Home prices represent the median home price for the census year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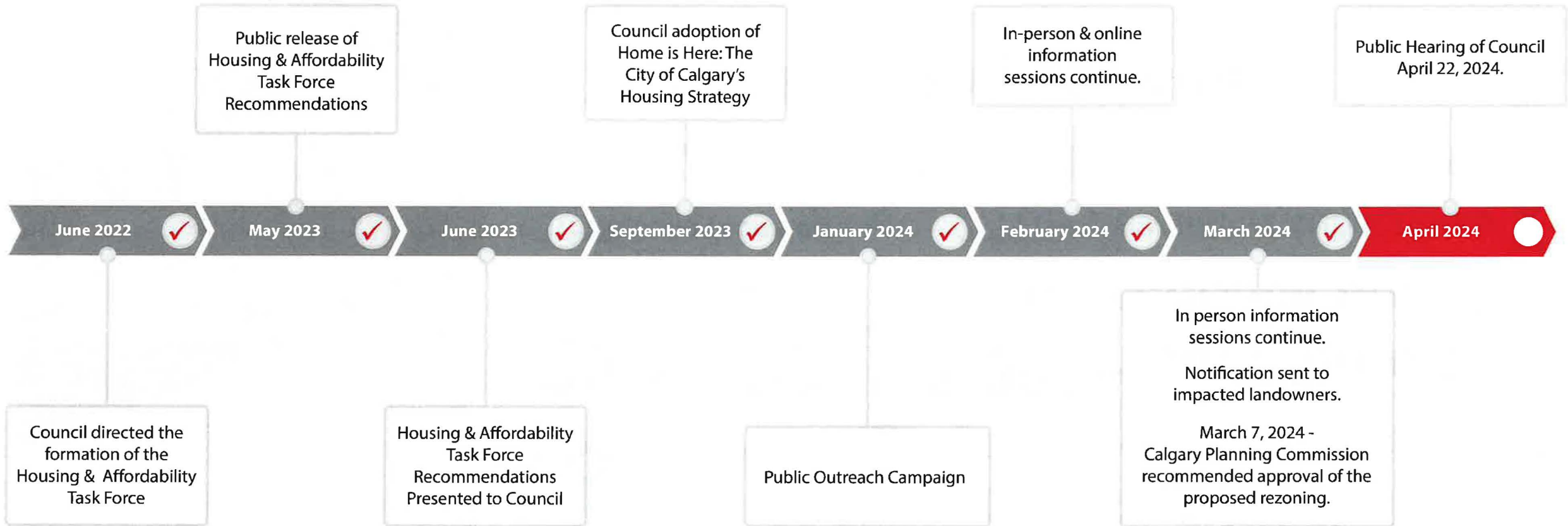




\*For illustrative purposes only



# 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**

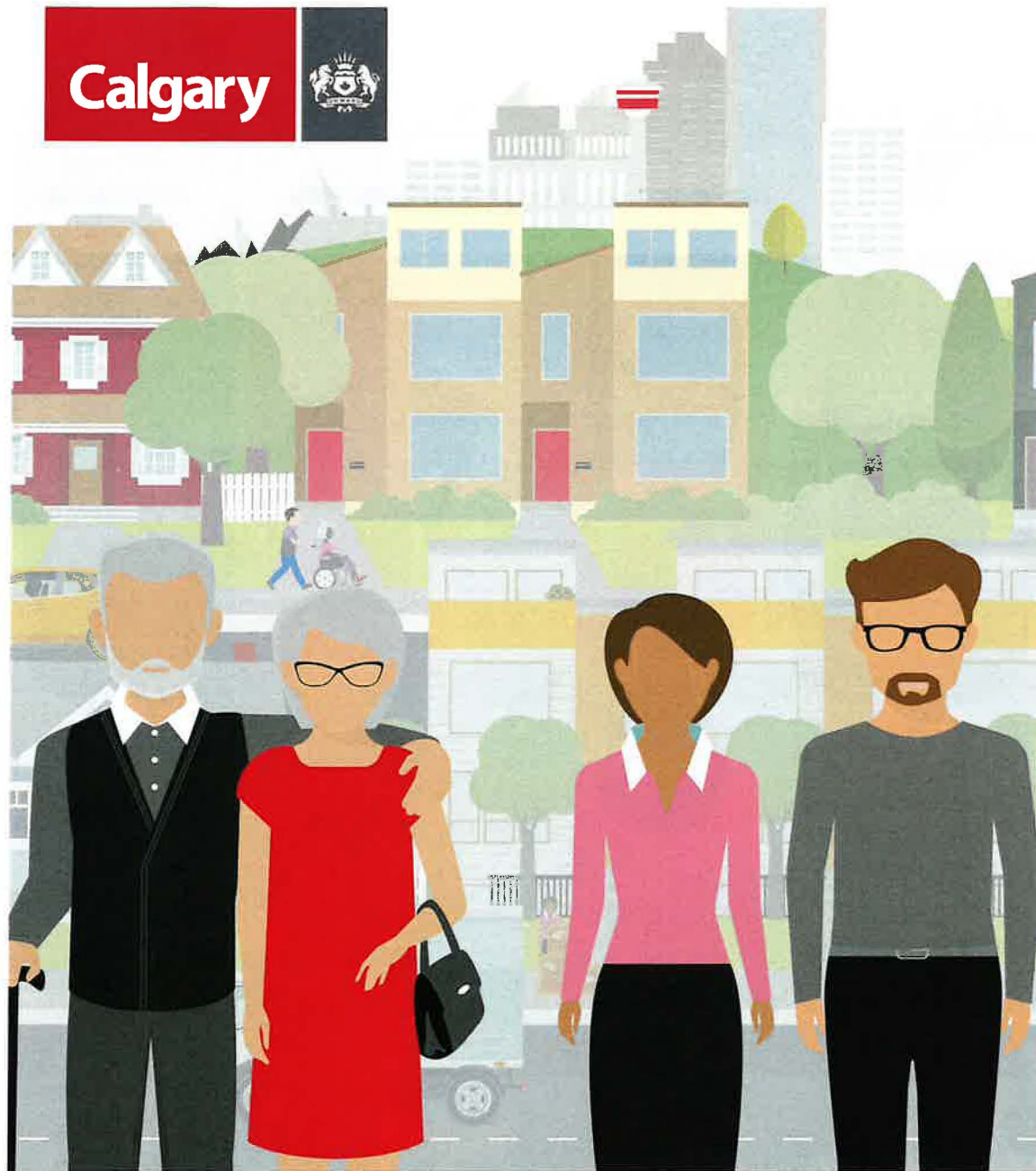
**51 social media posts**

**115 news articles**

Information as of April 11, 2024

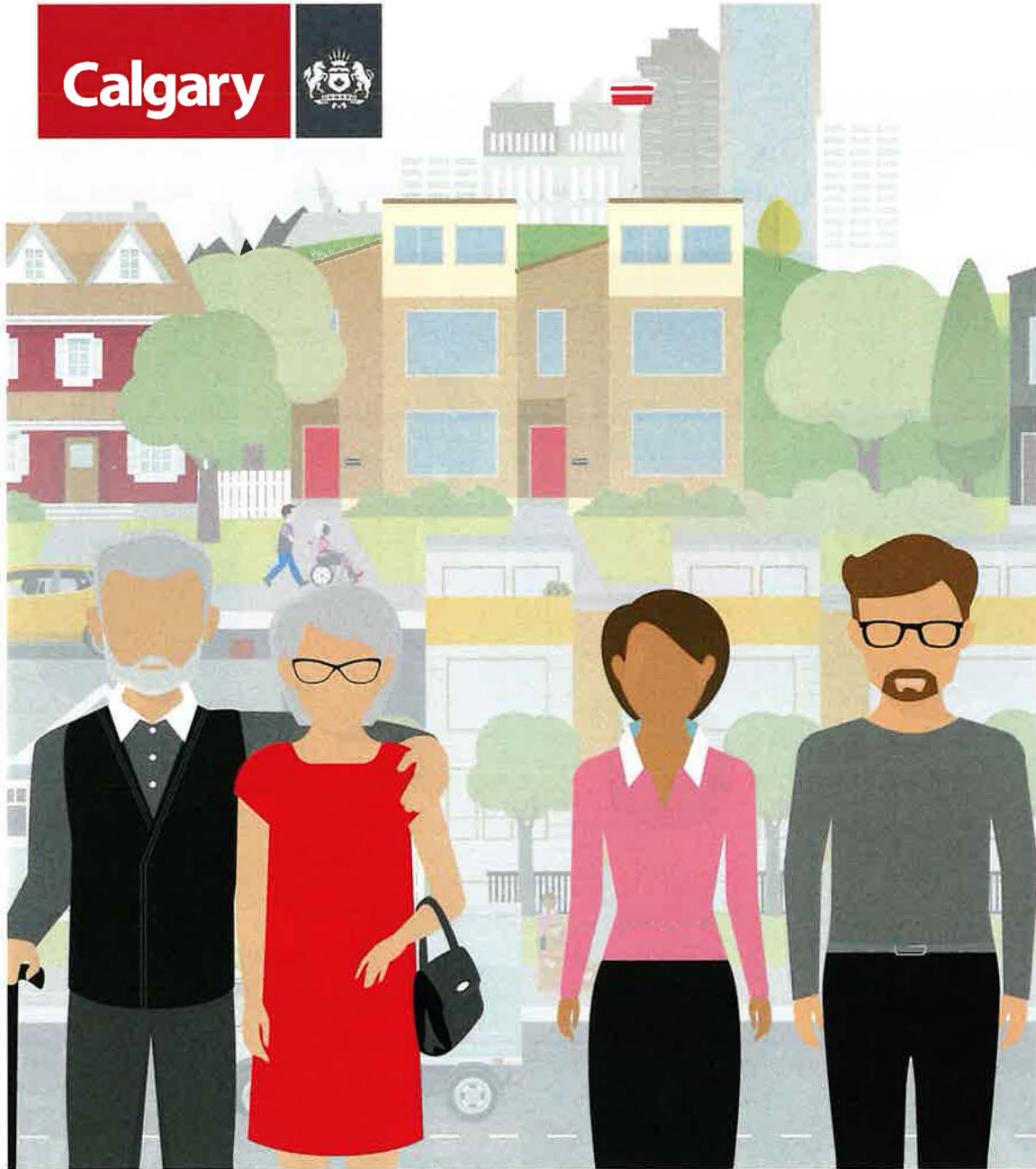






## Support we heard from Calgarians

- 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**



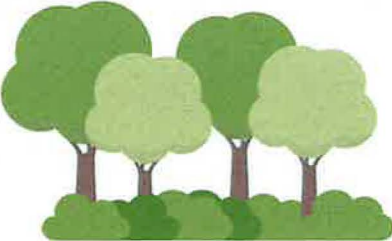
**Waste, Recycling and Organics**



**Infrastructure**



**Height**



**Landscaping**



**Property value**



## Parking





## Waste, Recycling & Organics





## Waste, Recycling & Organics



 Infrastructure



Height



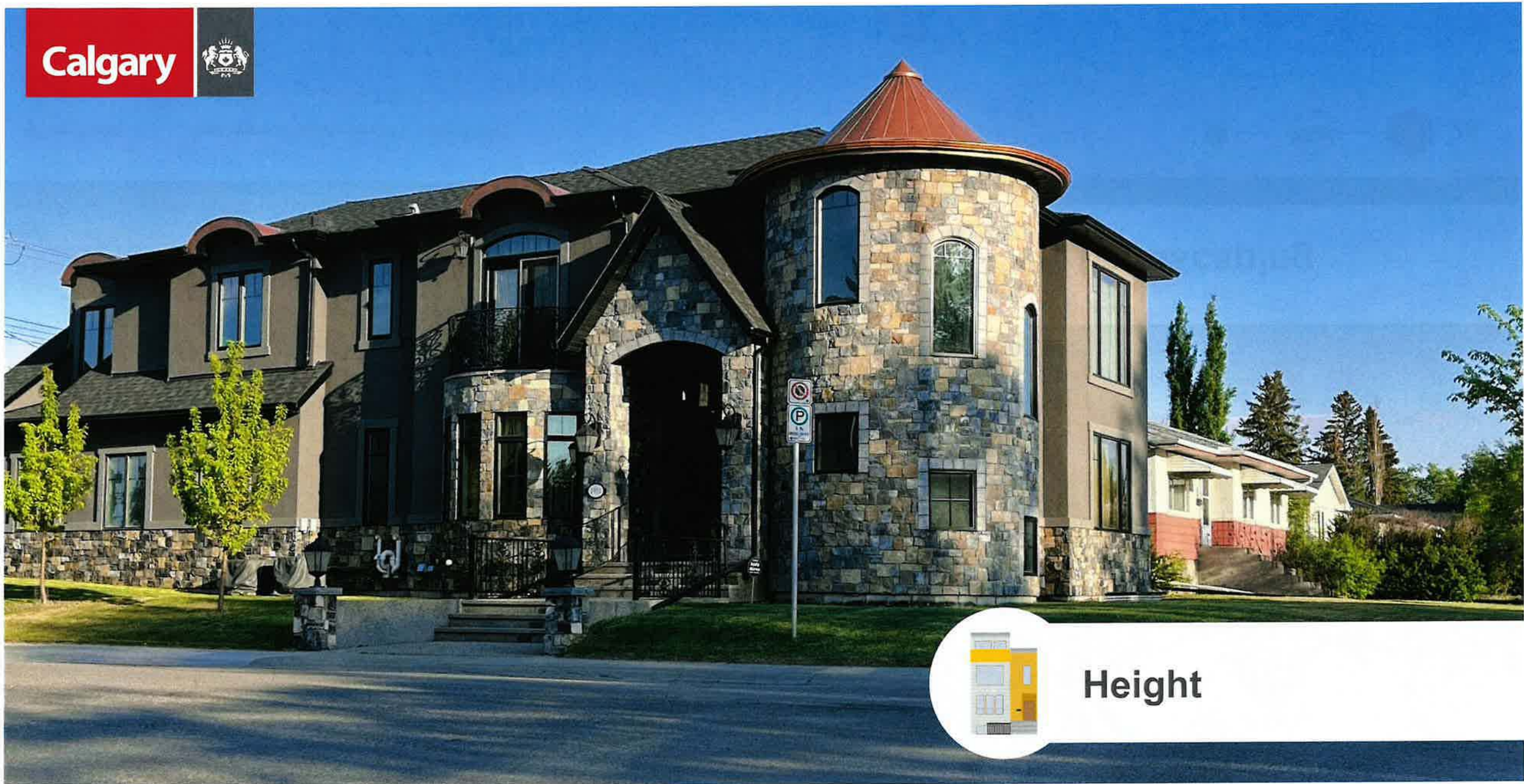


# Height





# 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.



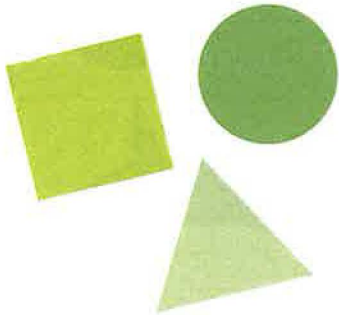
# Factors for redevelopment



**Land Value**



**Age & Condition of Home**



**Parcel Shape**



**Lane Access**

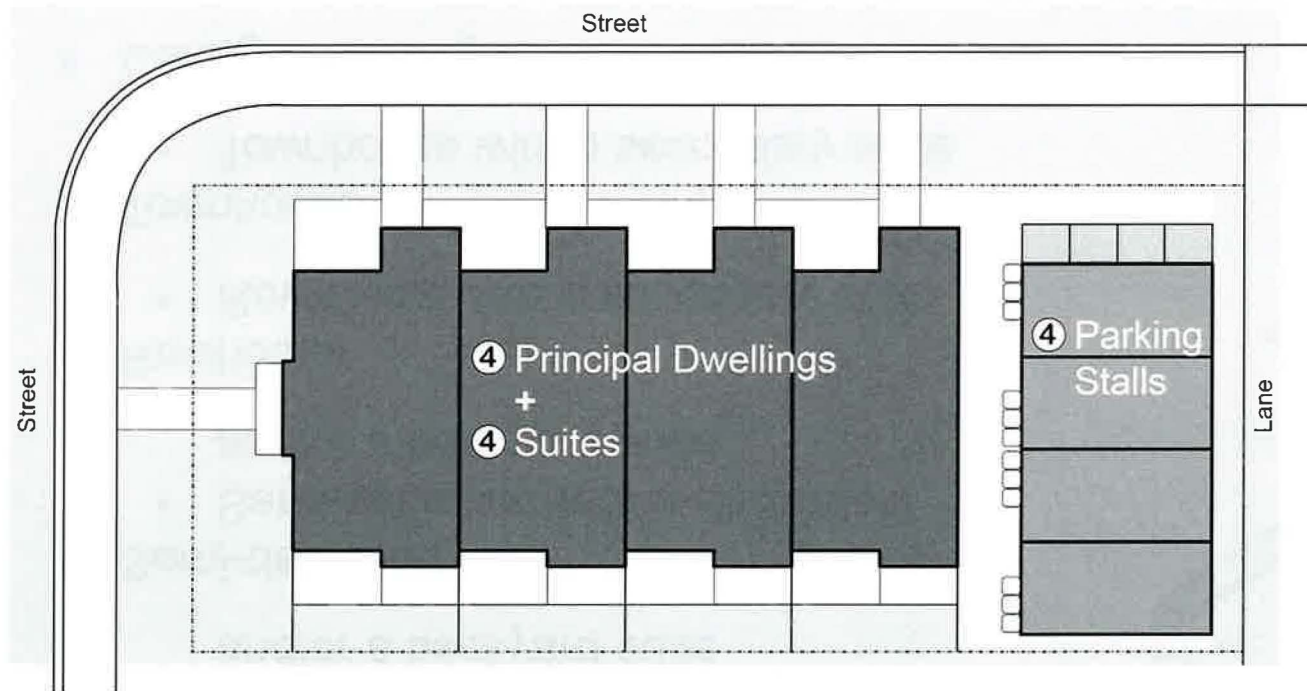


**Proximity**





# Potential number of units

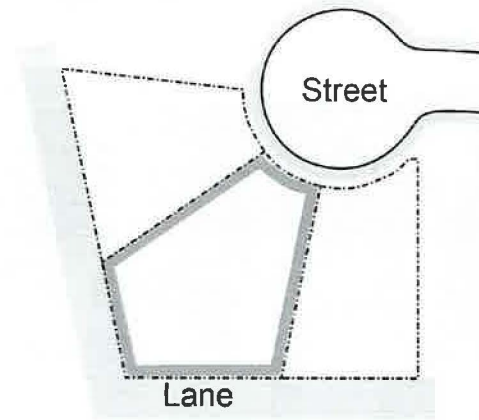
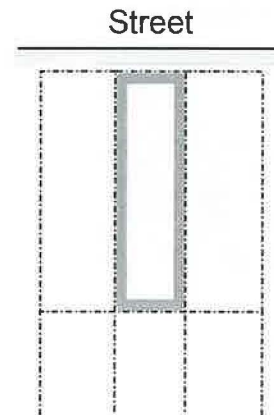
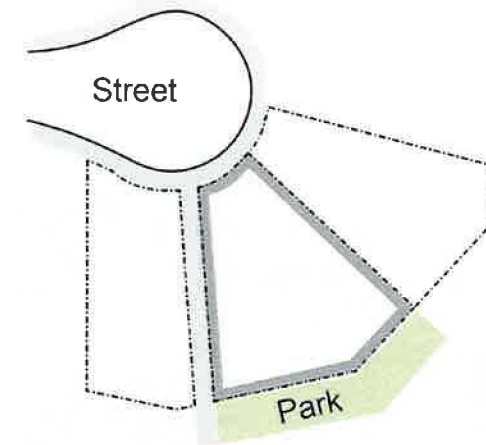
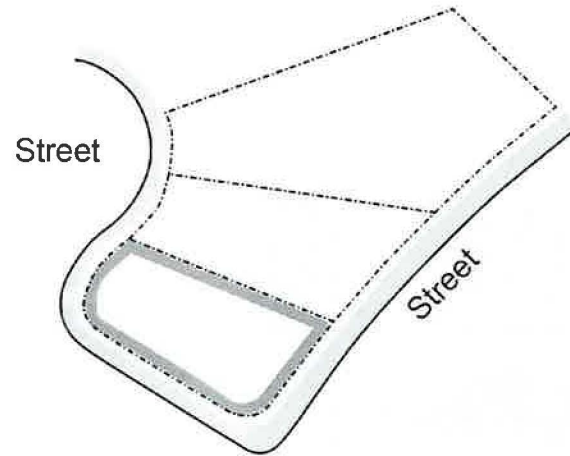


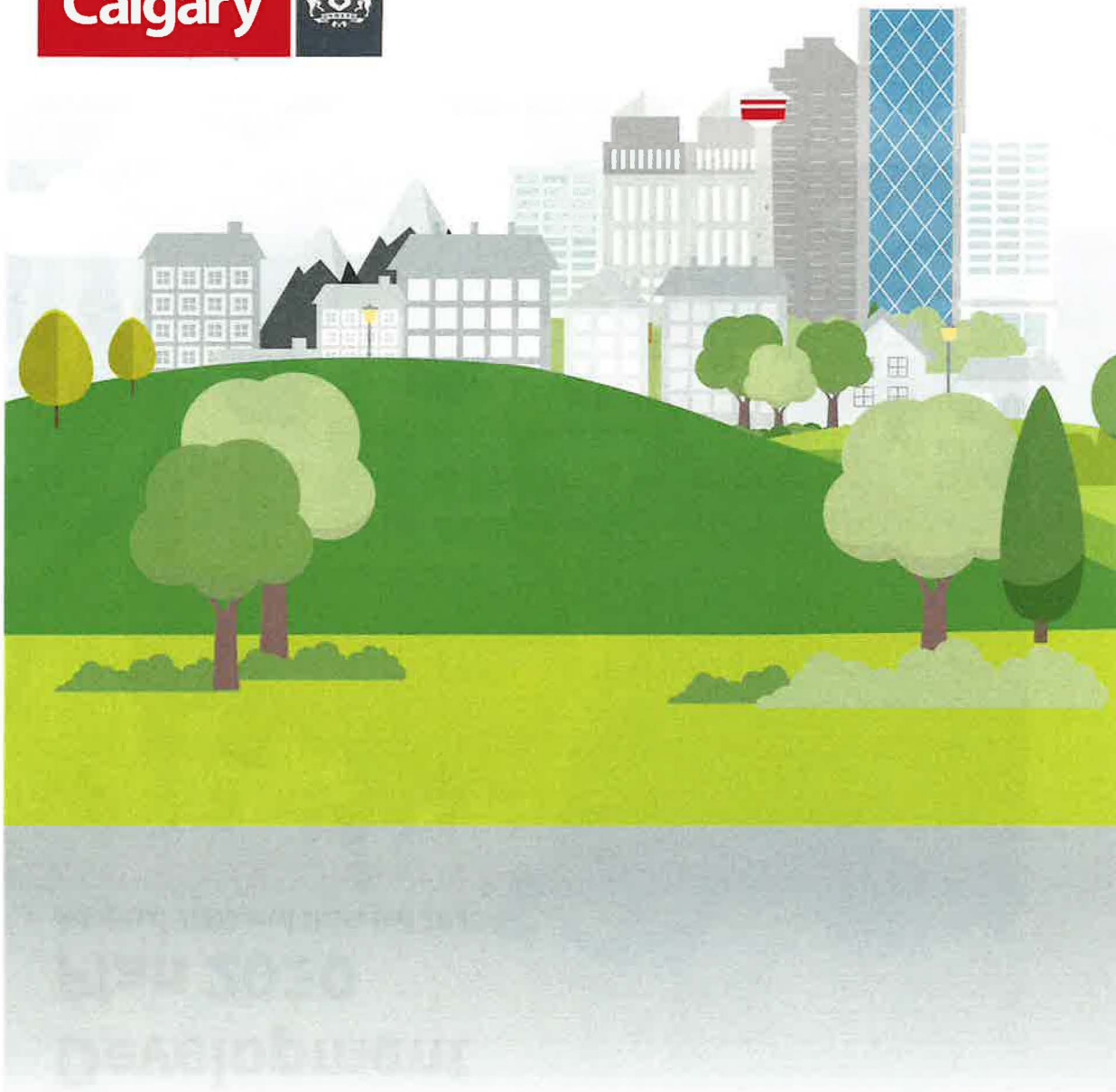


# Rezoning & development permit

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.

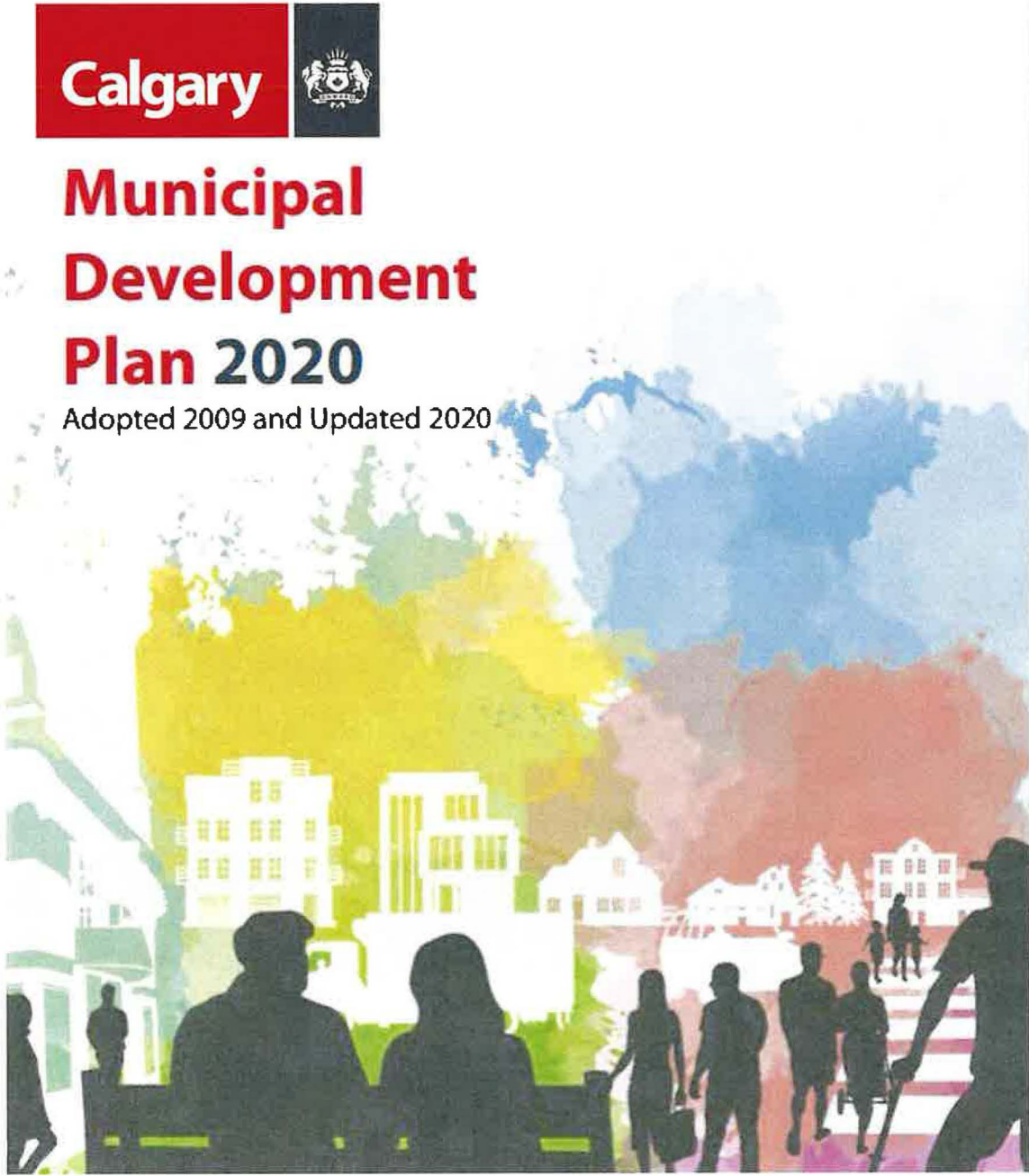
- Home is Here: The City of Calgary's Housing Strategy 2024-2030 (2023) page 9





# 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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