Calgary Rezoning

Why it's necessary

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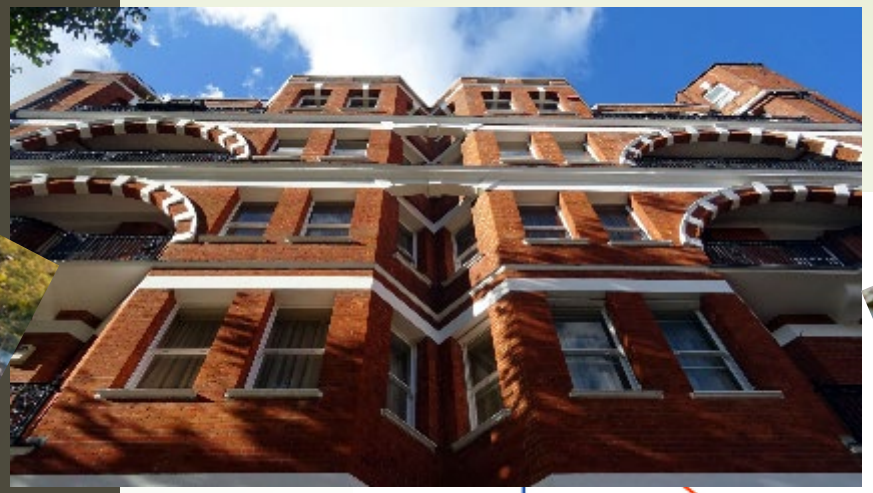


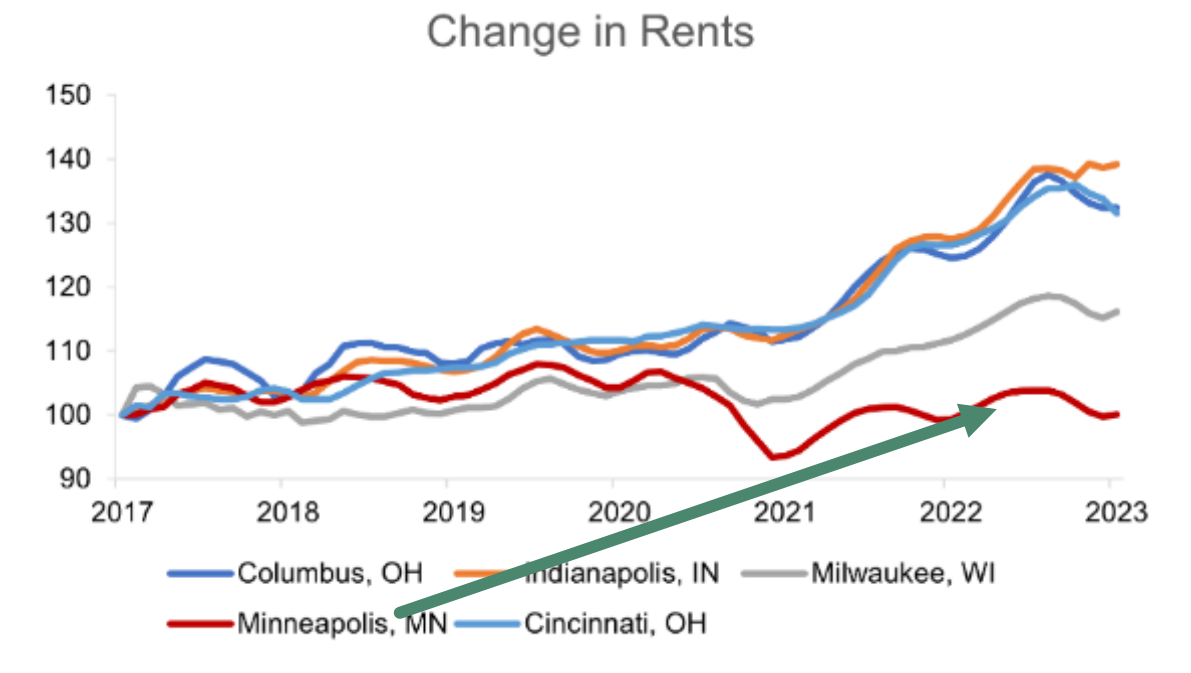
Case Studies

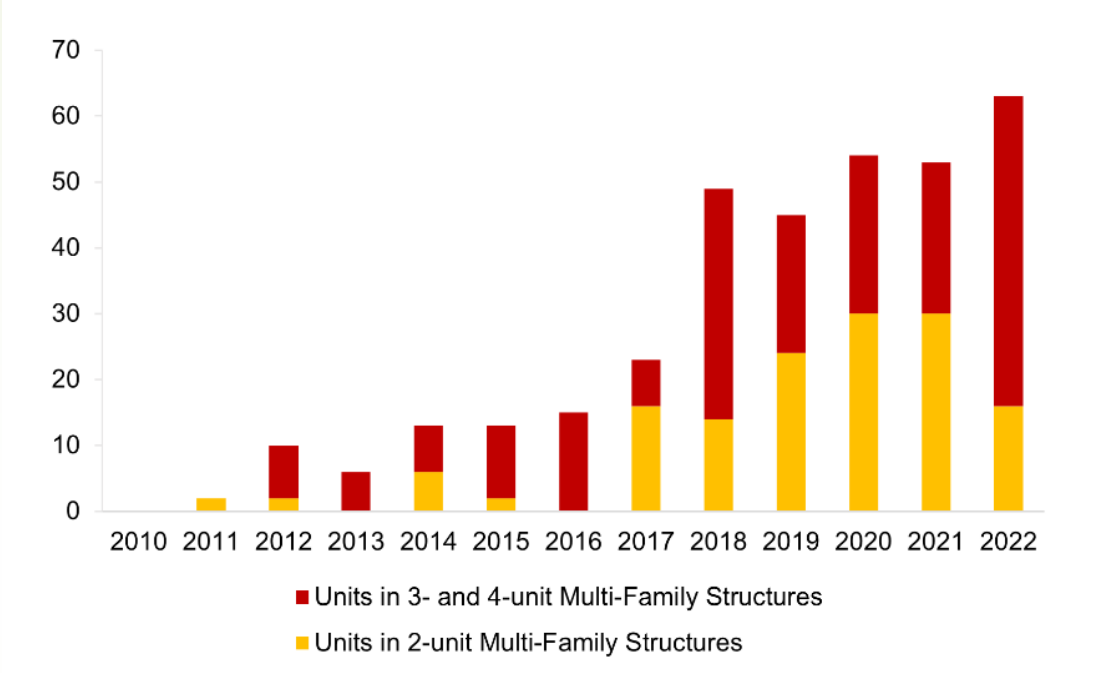
Minneapolis Case Study

- Rents only increase 1% from 2017-2022 while housing stock increased by 12%
- Required minimum densities based on proximity to transit
- Established minimum building heights for new developments
- Upzoned their whole city
- Reduced homelessness by 12%

Studies conducted in Australia found that inefficient land use and exclusionary zoning (single family homes) lead to housing prices increasing by 29-42%

Other studies show that pedestrianized places provide more income to business. Upwards of 10%.





How Zoning Reforms Affect Housing Supply and Rents

Table 3: Average House Price Decomposition

$'000 (per cent of total), 2016

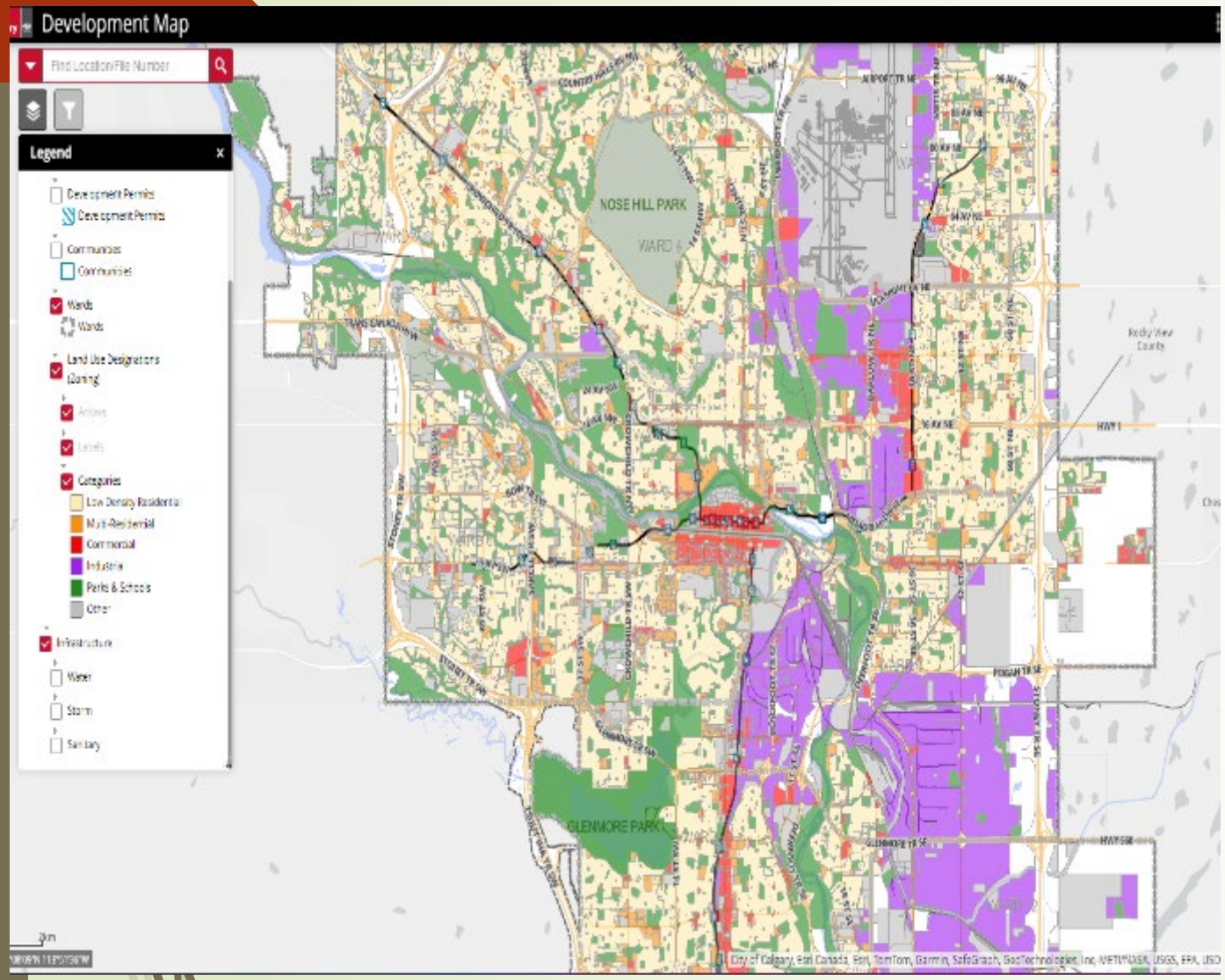
	Perth	Brisbane	Melbourne	Sydney
Dwelling structure	242 (41)	267 (49)	268 (34)	395 (34)
Land	346 (59)	275 (51)	524 (66)	765 (66)
Physical land	*140 (24)*	*116 (21)*	*201 (25)*	*276 (24)*
Zoning effect	*206 (35)*	*159 (29)*	*324 (41)*	*489 (42)*
Total	588 (100)	542 (100)	793 (100)	1,160 (100)
Zoning effect as a percentage of physical input costs	54	42	69	73

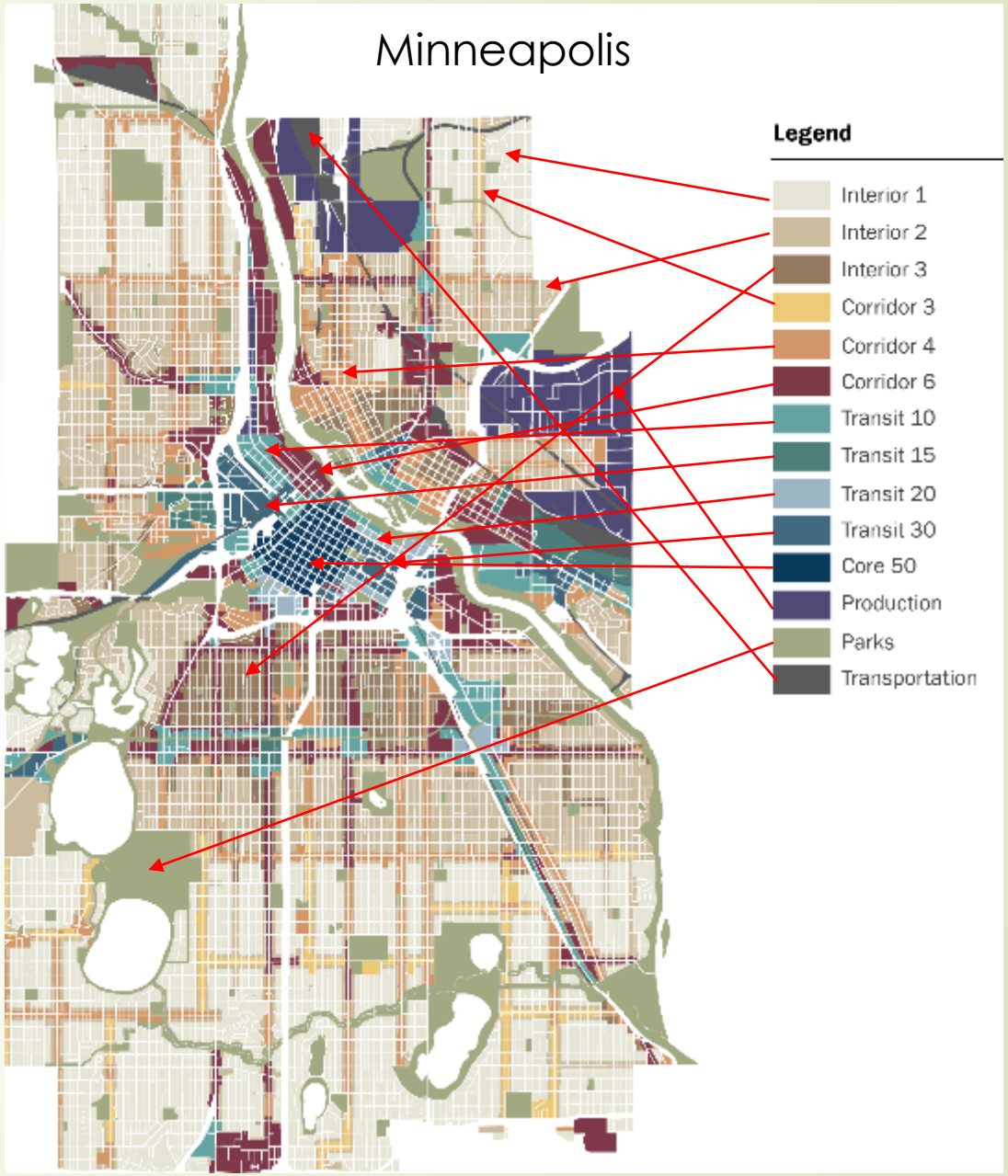
Sources: Authors' calculations; CoreLogic

Exclusionary Zoning Drives Costs Up

What's My Hope?

- I honestly don't expect Calgary to upzone the whole city. My hope though is that we can find some middle ground.
- Follow what other places like Minneapolis has done and zone based on area practicality.
- Essentially upzone places near transit, so that living car free is a viable option. By both reducing costs and increasing housing supply.


Development Map
Find Location/File Number
Legend
Development Permits
Communities
Wards
Land Use Designators (Zoning)
Categories
Low Density Residential
Multi-Residential
Commercial
Industrial
Parks & Schools
Other
Infrastructure
Water
Storm
Sanitary
NOSE HILL PARK
WARD 6
GLENMORE PARK
HWY 1
HWY 8
Rocky View County
3km


Minneapolis
Legend
Interior 1
Interior 2
Interior 3
Corridor 3
Corridor 4
Corridor 6
Transit 10
Transit 15
Transit 20
Transit 30
Core 50
Production
Parks
Transportation

INTERIOR 3

DESCRIPTION

The Interior 3 district is typically applied in parts of the city closest to downtown, in the areas in between transit routes. It is also applied adjacent to select corridors and near METRO stations, serving as a transition to lower intensity residential areas.

Built Form Guidance: New and remodeled buildings in the Interior 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.

BUILT FORM MAP

Interior 3 | Parks | Goods & Services Corridor

FLOOR AREA RATIO (FAR) [1]

Use	1-3 Unit Dwellings [2]	4+ Unit Dwellings	Cluster Developments	All Other Uses [3]
Maximum FAR	Single-family: 0.5 Two-family: 0.6 Three-family: 0.7	UN, RM: 1.4 All other districts: 1.6	0.7	UN, RM: 1.4 All other districts: 1.6

[1] *Premium for enclosed parking is the only option for increasing FAR of uses other than 1-3 unit dwellings.*

[2] *Administrative increases to maximum FAR for dwellings with 1-3 units may be allowed as authorized by sections 540.120 and 540.230.*

[3] *The max FAR for state credentialed care facilities serving 6 or fewer persons in all districts is 0.5*

MAXIMUM HEIGHT [4]

1-2 Unit Dwellings	3 Unit Dwellings and Cluster	Institutional and Civic Uses	All Other Principal Uses
2.5 stories, 28 feet [5]	3 stories, 42 feet [6]	3 stories, 42 feet	3 stories, 42 feet

[4] *Allowed height exemptions (except in the SH Overlay District and when not allowed in the MR Overlay District) are located in Chapter 540 – Article V. "height of principal buildings" (540.410).*

[5] *The maximum height of 1-3 unit dwellings may increase to 35 feet when the established height of a minimum of 50% of the 1-3 unit dwellings within 100 feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed 40 feet.*

[6] *Reference the height table compatibility design standards in Table 540-7 for 3rd story triplex additions and cluster developments.*

MINIMUM YARD SETBACKS [7, 8]

Interior Side and Rear Yard [9, 10]	Front Yard [11]	Corner Side Yard [10]
5 feet min.	20 feet min.	8 feet min.

MAXIMUM LOT COVERAGE

Lot Coverage (UN, RM)	Lot Coverage (other)
60%	100%

MAXIMUM IMPERVIOUS SURFACE

Surface (UN, RM)	Surface (other)
75%	100%

LOT DIMENSIONS [12]

Regulation	District	1-3 Unit Dwellings	4+ Unit Dwellings	Cluster & Common Lot Developments	Institutional and Civic Uses	All Other Uses
Minimum lot width by primary zoning district	UN, RM	40 feet	40 feet	40 feet	None	Refer to Table 540-15 for other specific use requirements
	All other districts	None	40 feet	40 feet		
Minimum lot area by primary zoning district	UN, RM	5,000 square feet	5,000 square feet	5,000 square feet	Refer to Table 540-15 for specific use requirements	Refer to Table 540-15 for other specific use requirements
	All other districts	5,000 square feet	5,000 square feet	5,000 square feet		
Maximum lot area	UN, RM	8,999 square feet	18,000 square feet [12]	As determined by CUP for cluster developments. 18,000 square feet for common lot developments, except the maximum shall be 8,999 sq. ft. when no more than 3 dwelling units are proposed	Not applicable	Refer to Table 540-15 for other specific use requirements
	All other districts	18,000 square feet	18,000 square feet [12]			

[12] *PUD/cluster/common lot requirement for 4+ unit developments that exceed the maximum lot size requirement (540.740 c).*

Built Form Vignette from Minneapolis 2040 Comprehensive Plan

[7] *Minimum setback requirements generally do not apply in the CM, DT, PR and TR zoning districts except adjacent to UN, RM zoning or to maintain clearance from residential windows on adjacent properties.*

[8] *Permitted obstructions are found in Chapter 540 – Article IX "Yards."*

[9] *A minimum 15 foot interior side yard may apply when a principal entrance faces an interior side lot line (540.870 b 3).*

[10] *Buildings that are 42 feet in height or greater require a larger setback as found in Table 540-19 and Table 540-20. For the purpose of calculating building height, authorized height exemptions in Chapter 540 - Article V. "Height of Principal Buildings" (540.410) are not included.*

[11] *Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 540 - Article IX. "Yards" (540.850 a, b & c).*

KEY PROVISIONS OF INTERIOR 3

- The enclosed parking premium is the only incentive authorized for increasing floor area of principal structures (except dwellings with 1-3 units) in Interior 3 (Table 540-5).
- The Interior 3 built form district is the only Interior district that allows more floor area ratio for 2- and 3-unit dwellings than single-family dwellings as-of-right (Table 540-2).
- Specific requirements apply for calculating gross floor area of 1-3 unit residential uses (540.120).
- The maximum height requirement for 1-2 unit residential uses is 2.5 stories, 28 feet. Further, the highest point of a gable, hip or gambrel roof cannot exceed 33 feet (Table 540-7).
- Third story additions to 3-unit dwellings and cluster developments are subject to compatibility design standards (Table 540-7).
- The maximum height of any principal structure can only be increased by variance (540.510).
- Maximum lot size requirements apply to most uses except Institutional and Civic uses (Chapter 540, Article VIII).
- A planned unit development, cluster or common lot development is required when the maximum lot size is exceeded (540.740).

Calgary's Plan Doesn't Go Far Enough

Implement a Land Value Tax	**Promotes Efficient Land Use:** Taxes land based on value, not development, encouraging the optimal use of prime land. **Discourages Speculation:** Prevents holding land unused or underused purely for speculative gains, reducing price inflation. **Funds Public Services:** Generates revenue for local infrastructure, parks, and transit, enhancing overall community value.
Eliminate parking minimums.	**Reduces Construction Costs:** Removing the requirement for parking spaces can significantly lower the cost of new developments. **Encourages Public Transit and Cycling:** Less emphasis on parking makes alternative transportation options more attractive. **Creates More Livable Spaces:** Frees up space for green areas, community facilities, or additional housing units.
Mixed use and transportation	**Enhances Community Vibrancy:** Integrates living, shopping, and working spaces for a dynamic neighborhood feel. **Improves Accessibility:** Reduces the need for long commutes, making daily necessities within walking distance. **Promotes Sustainable Living:** Encourages use of public transit, cycling, and walking, decreasing reliance on cars.
Remove red tape	**Streamlines Permit Processes:** Simplifies approvals for new developments, speeding up housing availability. **Encourages Diverse Housing:** Allows for a variety of housing types, from single-family homes to multifamily units. **Fosters Innovation:** Reduces bureaucratic barriers, encouraging creative solutions for affordable and sustainable living.





Thank You!

Reference Information

The Inelastic Nature of Land & Housing as an Investment

- **Fixed Supply of Land:** Unlike most goods, the amount of land does not increase to meet demand. This fixed supply makes land inherently inelastic—meaning it cannot expand in response to increased demand.
- **Housing as a Need vs. Investment:** While shelter is a basic human need, treating housing primarily as an investment distorts the market. It shifts the focus from providing homes to maximizing investment returns.
- **Economic Implications:** This approach leads to escalating housing prices, as investors are willing to pay more in anticipation of future gains, rather than based on the intrinsic value of housing.
- **Misdirected Policy and Investment:** This investment-driven approach incentivizes policies focused on inflating property values rather than encouraging investments in productive sectors. Resulting, significant capital is diverted from potentially innovative and economically beneficial industries.
- **Social Consequences:** Viewing housing as an investment rather than a need exacerbates affordability issues, putting adequate housing out of reach for many and affecting overall economic health.

Free Market Principles vs. Current Housing Market

Free Market Principles

Competition: Multiple vendors and consumers engaging in transactions, showcasing diversity and choice in housing.

Fair Markets: Regulatory support that ensures fairness, preventing monopolies and ensuring no single entity controls prices.

Capital Freedom: Ideal scenario where people choose where and how to invest without undue market distortions.

Current Housing Market

Limited Competition: Single Family Homes dominate our city

Market Imbalance: Restrictive zoning laws artificially reduce supply causing prices to be overinflated

Constrained Capital Choice: Barriers to invest in diverse housing options, and a lack of freedom due to current zoning and regulatory restrictions.

Inefficiencies and Consequences of Current Zoning Laws

- Restrictive Housing Diversity
- Barriers to Affordable Housing
- Car Dependacy
- Stifled Economic Growth
- Social Segregation
- Delay to Changing Needs

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