

An aerial photograph of the City of Calgary, Alberta, Canada. The foreground features a complex multi-level highway interchange with several lanes of traffic. The middle ground is dominated by a dense urban skyline with various high-rise buildings. Notable structures include the tall, slender 1000 Bankers Building, the 1000 Scotia Building, and the 1000 Sun Building. Other buildings with visible logos include the Melia hotel and the Emory building. The background shows a clear blue sky with scattered white clouds. The overall scene depicts a modern, bustling city center.

City of Calgary

Housing Crisis ?

Topics

- What are the problems we want to solve?
- What is Blanket Rezoning Going to bring?
- Real Problem
- SOLUTION (I have a solution that will solve housing crisis, not even in Calgary, Alberta but everywhere in CANADA)

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 01 2024

ITEM: 7.2.1 CPC2024-0213
DISTRIB - PRESENTATION 526
CITY CLERK'S DEPARTMENT

What are the problems we want to solve?



Affordable Housing



Expand the housing supply

600K House Single detached (now increased to 700-750K because investors started to buy and putting unconditional offers

600k
Detached

The diagram illustrates a market shift. At the top center is a box labeled '600k Detached'. Two blue arrows point downwards from this box. The arrow on the left points to a box labeled 'Duplex over 1 million each'. The arrow on the right points to a box labeled 'Building 4-6 units over 650K Each'.

Duplex over
1 million
each

Building 4-6
units over
650K Each

It Costs 200 - 250K more to get the same house from the same builder in Calgary compared to Edmonton

CALGARY

- Population 1.3 Million
- Average rent 2 bedroom is 1642
- Total residential average price March 2024 \$ 597,300
- Average price in March 2019 \$449231
- Trade cost about the same
- Material cost the same
- Same building standard and design

EDMONTON

- Population 981280
- Average rent 2 bedroom is 2377
- Total residential average price March 2024 \$ 396,993
- Average price March 2019 \$367,526
- Trade cost same
- Material cost is same
- Same building standard and design

What is Blanket Rezoning Going to bring?



- Unaffordable Housing (adding to the affordability crisis)
- Increased traffic: Imagine the congestion of inner-city Toronto and Vancouver.
- Decline in the standard of living

If Blanket rezoning goes through

5 years from now

- spend twice the time on the road
- Home ownership will be a dream

10 years from now

- Young people won't even dream of buying a home in innercity like in Toronto and Vancouver
- Owning a Car would become a dream for people living inner-city because of parking

Real Problem

Affordability crisis

Builder Monopoly

Builders cease or reduce construction when the market reaches equilibrium, perpetuating the unending rise in house prices.



Real solution

- Take control of new construction away from builders. The city should sell lots directly, prioritizing first-time homebuyers, then those providing affordable housing, and finally, investors. Let the buyers choose their builders from a broader pool rather than being limited to a handful. Construction should continue regardless of market conditions, ensuring a stable and healthy society.