

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

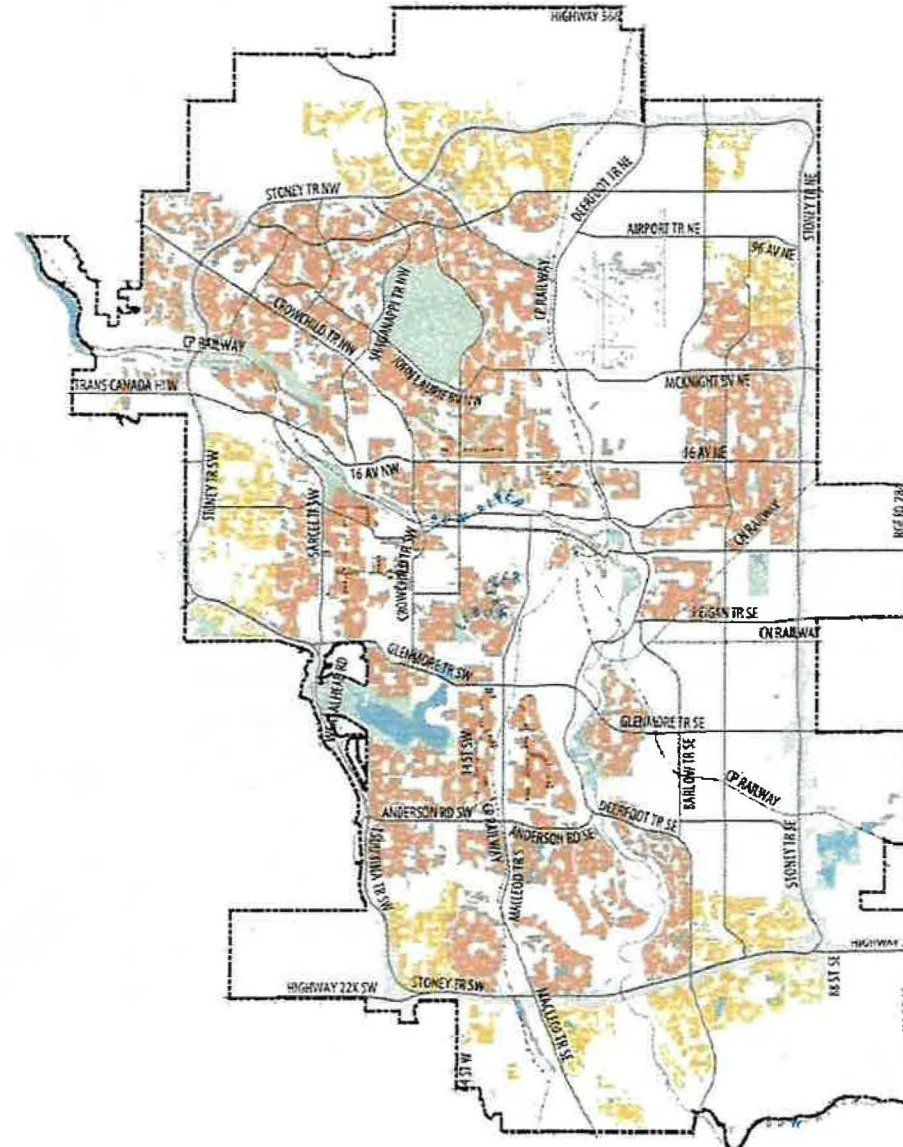
- An integrated Citywide Growth Strategy has been pursued in steps since early 2018
- Decisions are based upon the three factors of MDP/CTP Alignment, Market Demand, and Financial Impacts, plus Redevelopment Readiness
- Growth decisions are also aligned with regional growth discussions
- Strategy work 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.

CITY OF CALGARY
RECEIVED
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 CITY CLERK'S DEPARTMENT

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

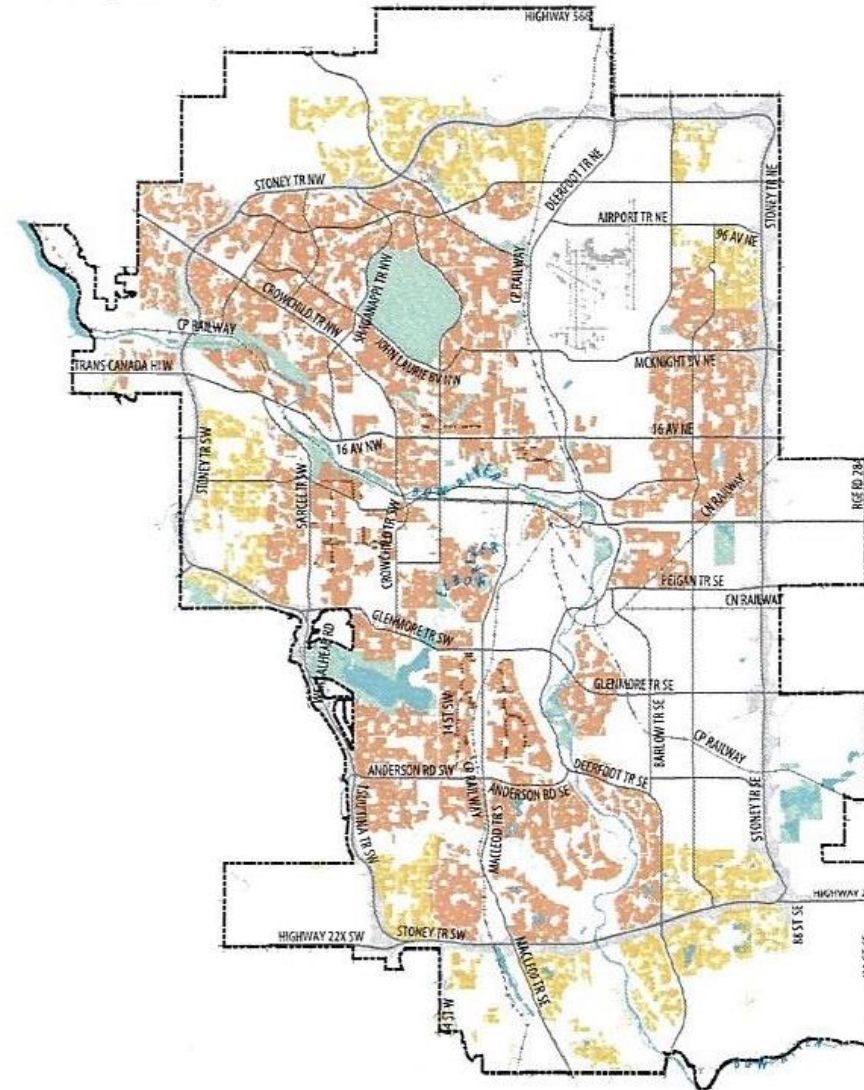
-  **H-GO Housing**
– Grade Oriented
-  **R-CG Residential**
– Grade-Oriented Infill
-  **R-G Residential**
– Low Density Mixed Housing
-  City Limits

Zoning Bylaw | DRAFT Zone Purpose Statements

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

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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

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

- Calgary Herald, April 8, 2024

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

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.

