

Calgary



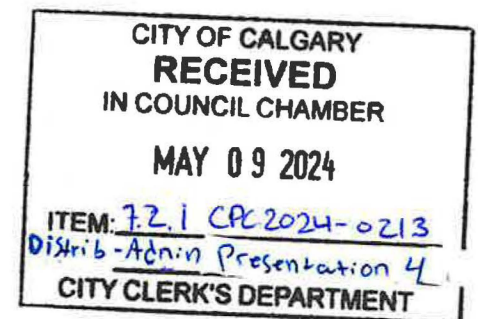
Calgary's Housing Strategy 2024-2030 – Land Use Amendment Citywide

LOC2024-0017, and Land Use Bylaw Amendments

2024 May 9

ISC: Unrestricted

Public Hearing of Council – Item 7.2.1 – LOC2023-0017





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**



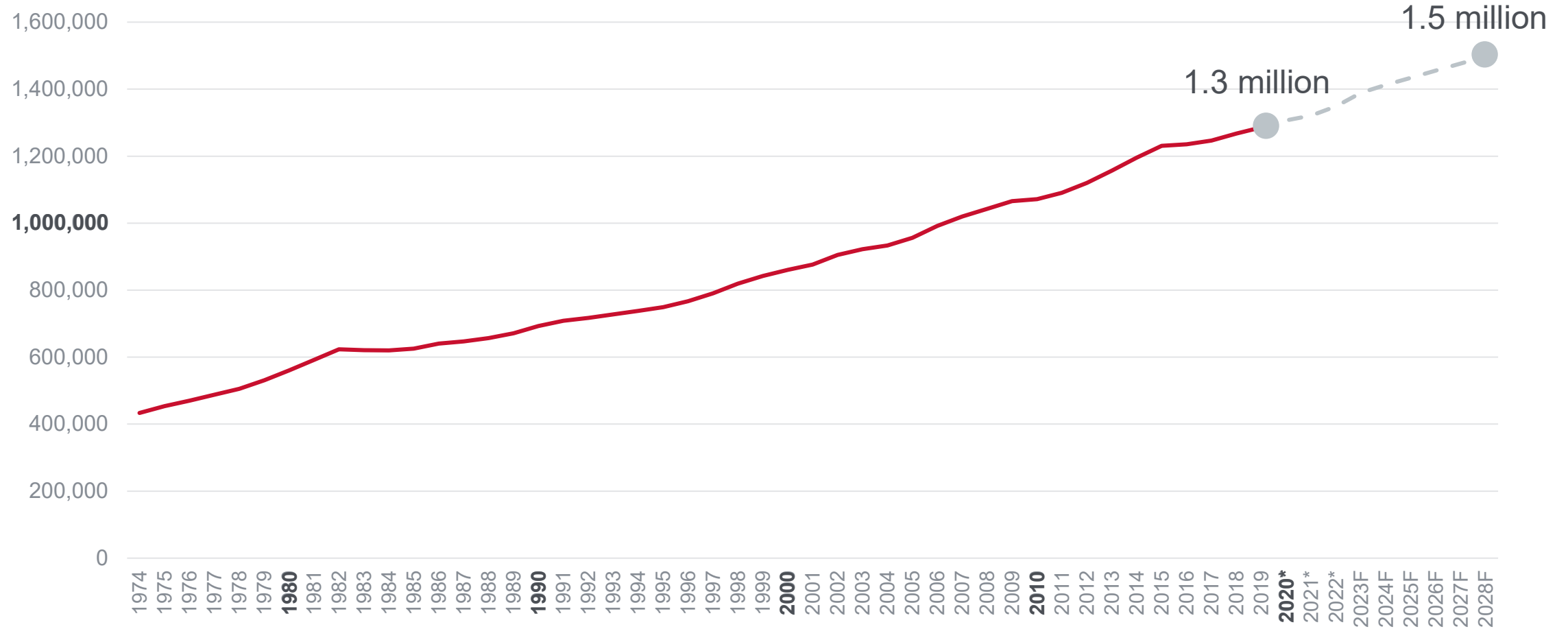
What we heard from Calgarians

- 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

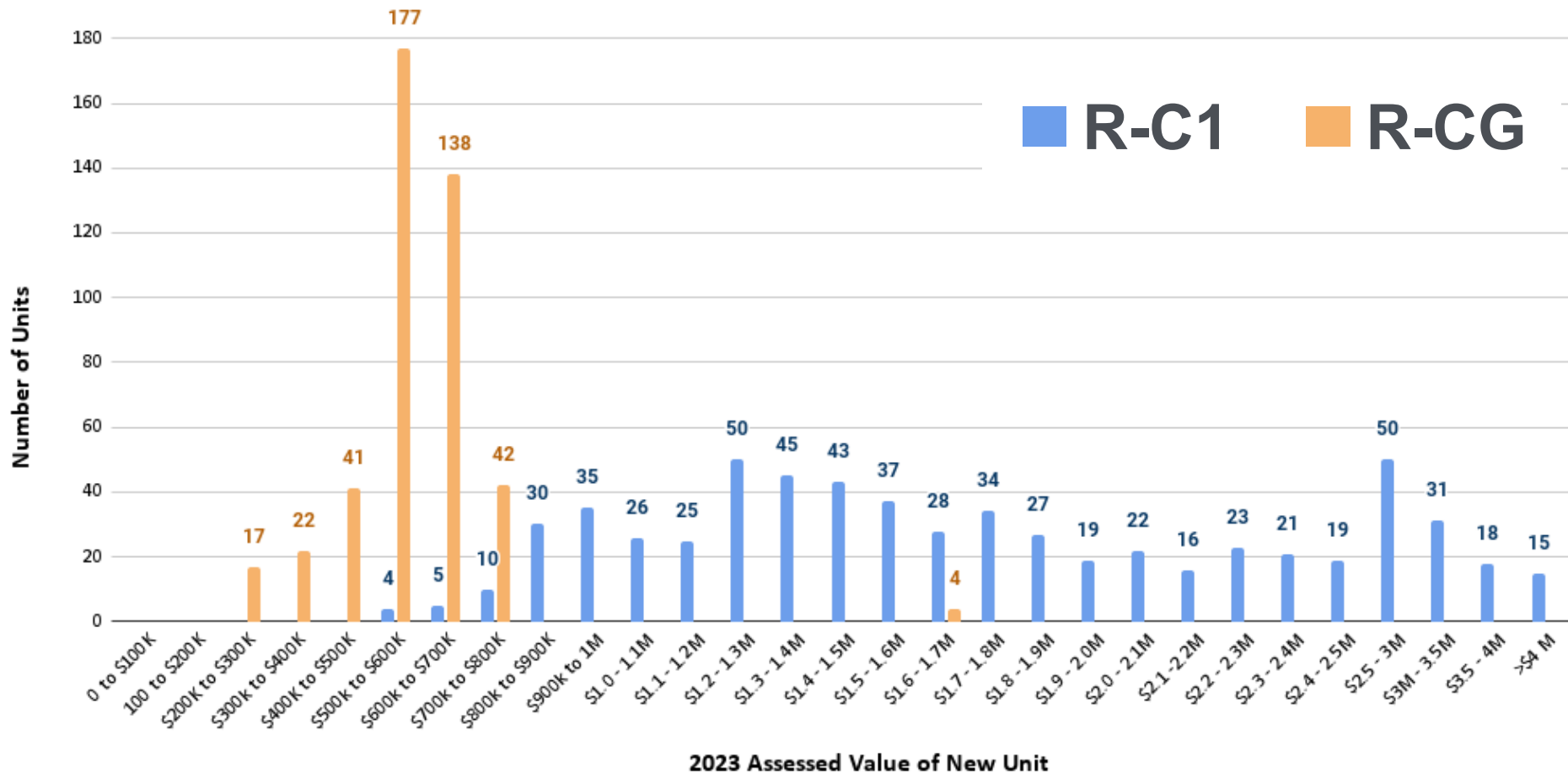


Source: the City of Calgary Civic Census, *Corporate Economics, Forecasts are based on Spring 2023 Projections



Affordability

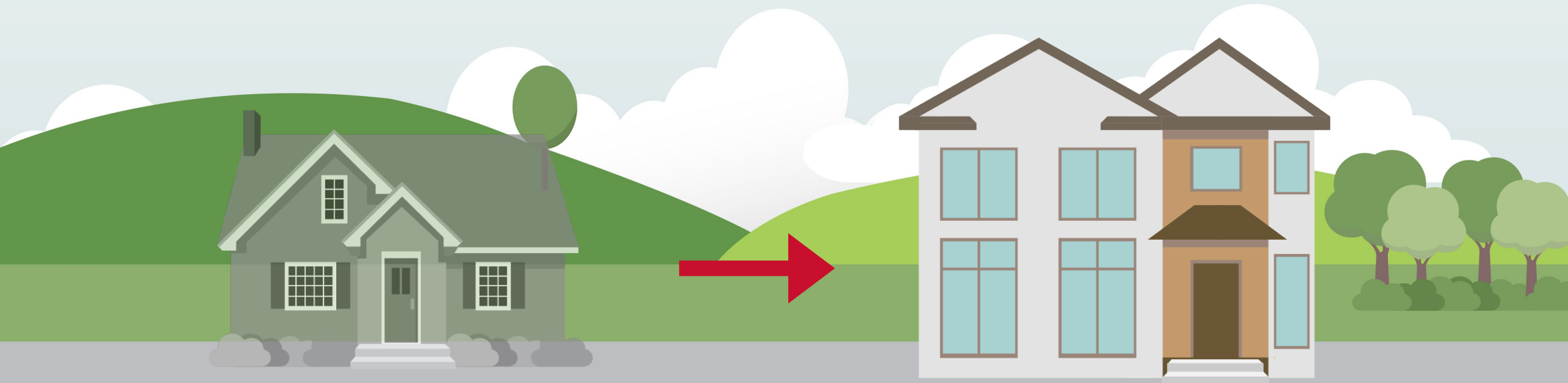
Value of new single-detached homes in the R-C1 district (n=633) and value of new 3+ unit developments (per unit) in the R-CG district (n=85)



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.



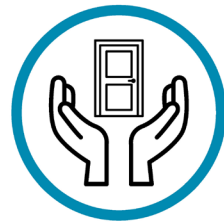
Home is Here: One of 98 Actions

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.

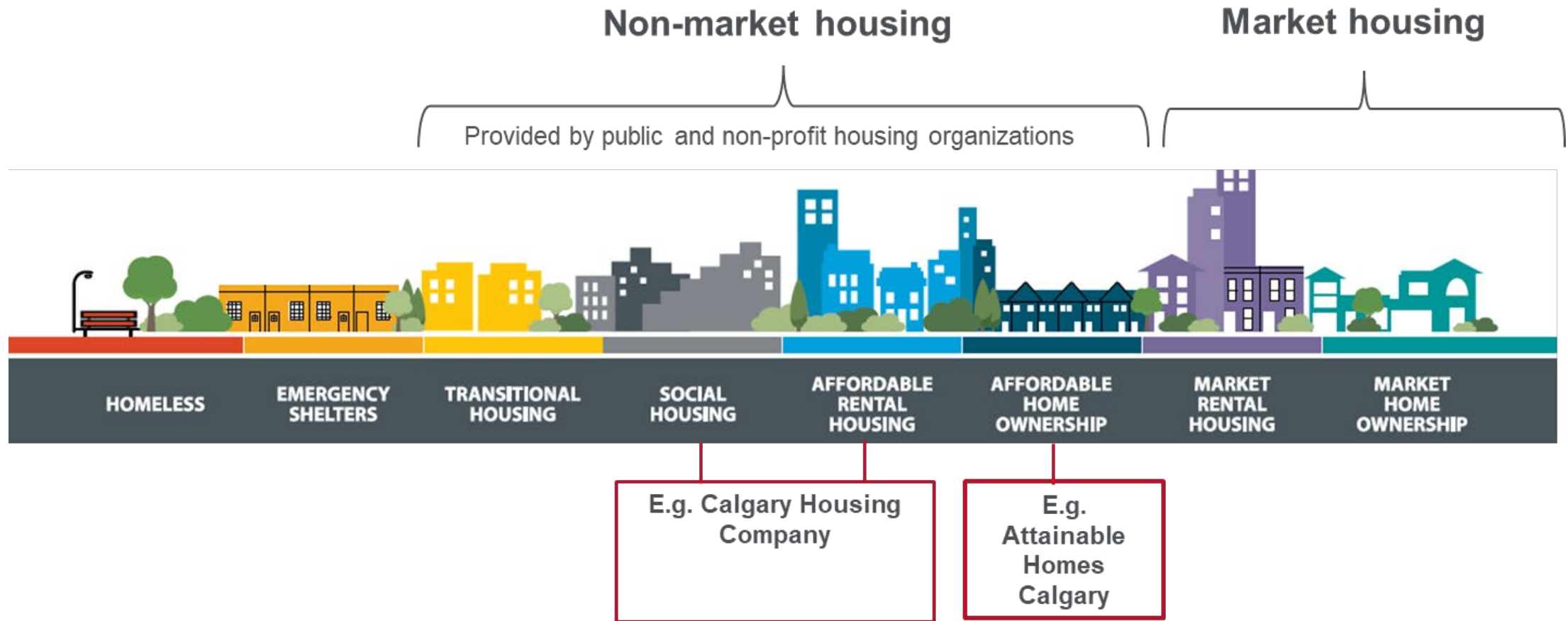


Outcome 5

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



Affordable Housing vs Housing Affordability



Increasing housing choice

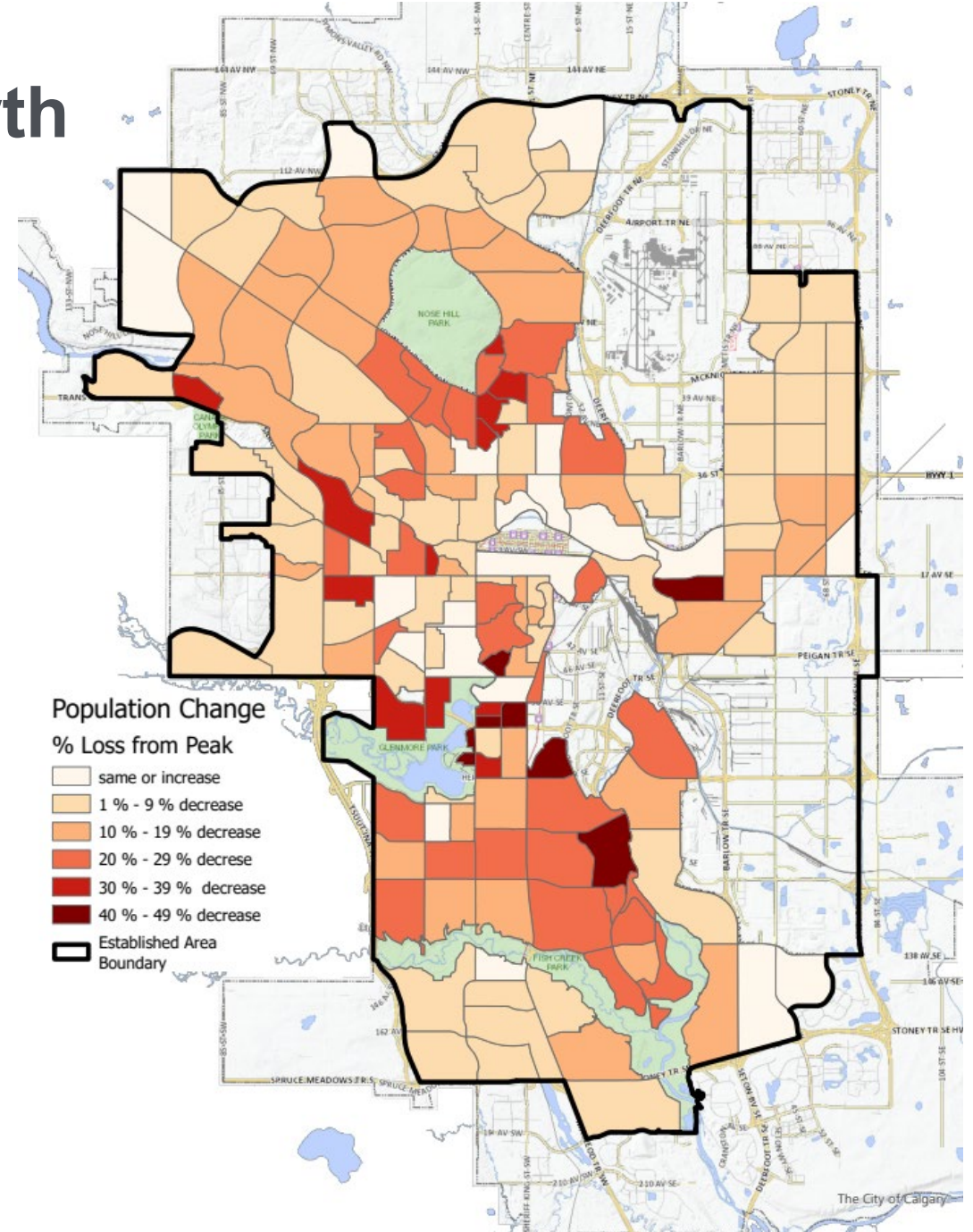
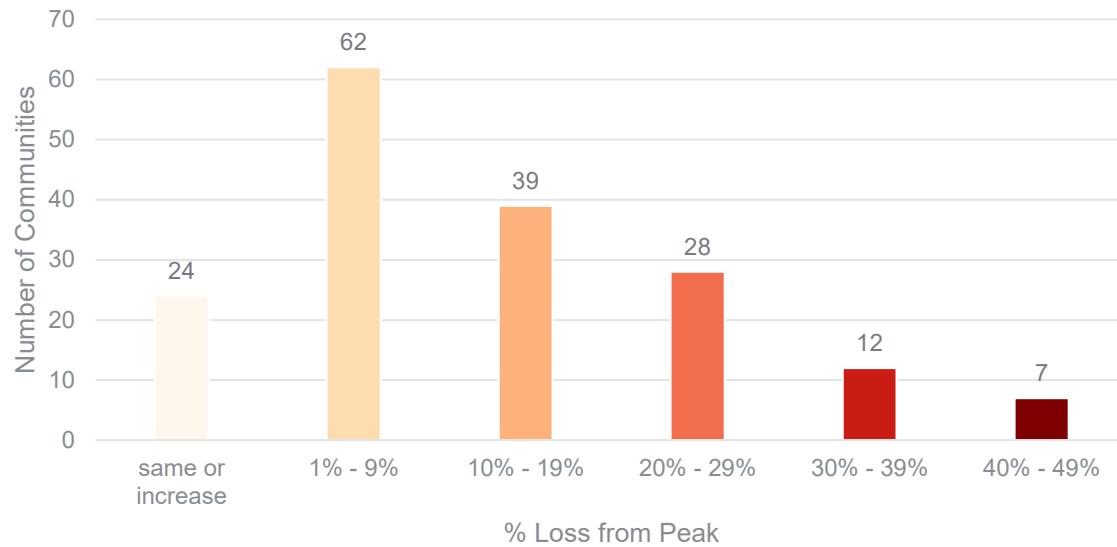




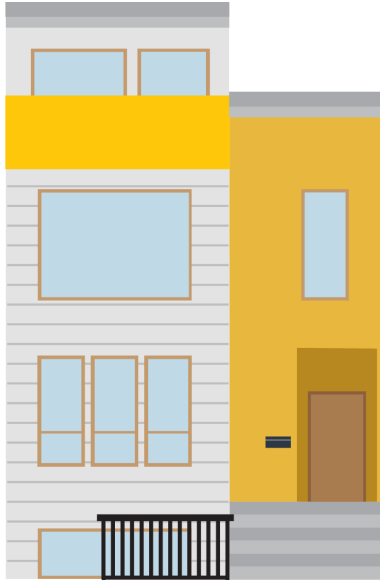
Infrastructure & Growth

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

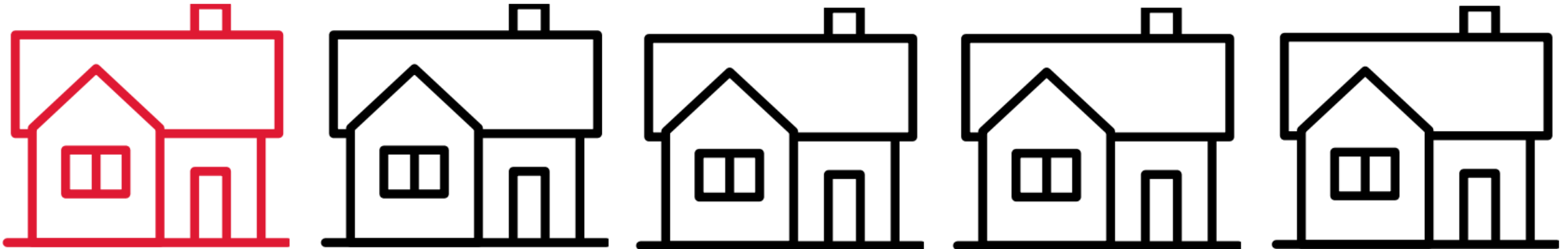


Removing rowhouses from a **permitted** use to a **discretionary** use



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).