



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

LOC2024-0017, and Land Use Bylaw Amendments

April 22, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 13 2024
ITEM: 7.2.1 CPC2024-0213
DISTRIB - Admin Presentation 5
CITY CLERK'S DEPARTMENT



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).

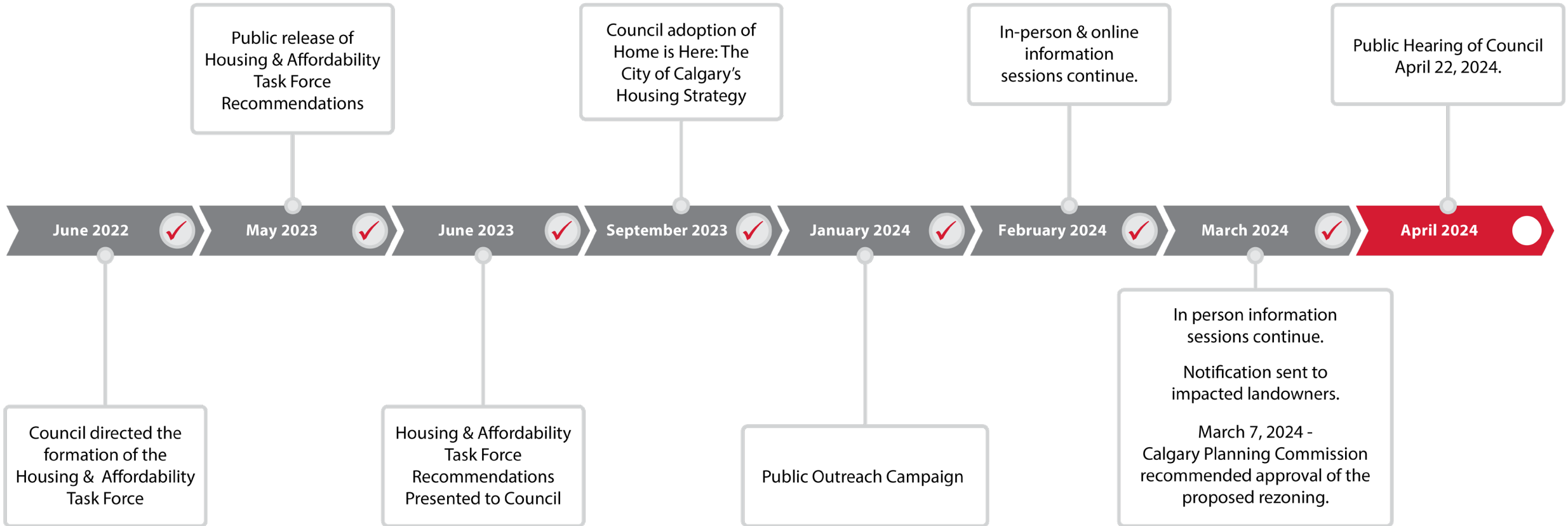


Increasing housing choice





Journey to now





REAL ESTATE SERVICES
Josie Kirkpatrick
REALTOR
josiekirkpatrick@realtor.ca 403.629.3461



Height

Municipal Development Plan 2020

Adopted 2009 and Updated 2020







Summary of Planning Rationale

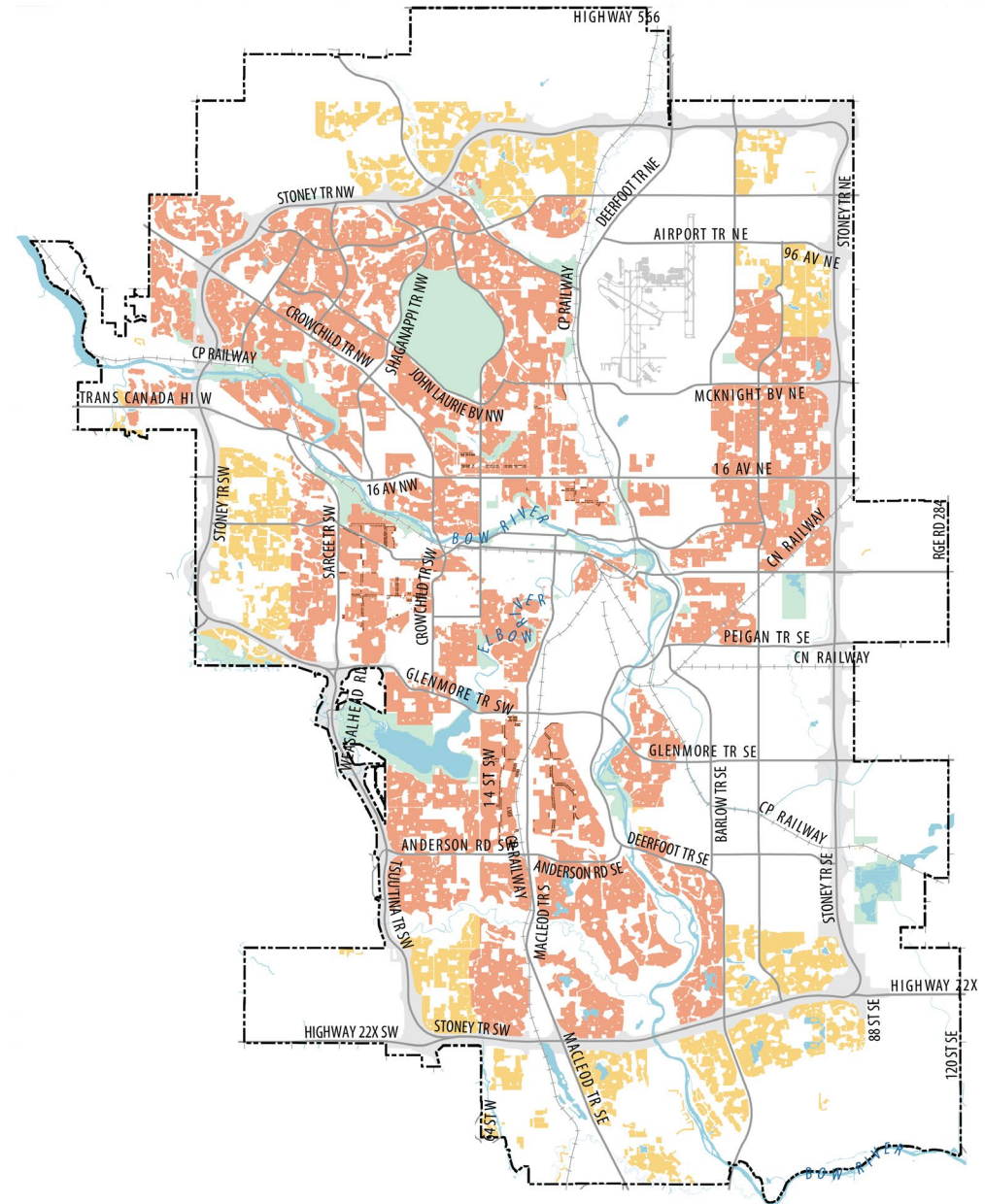
- Consider housing affordability in planning decisions (Policy 2.1.1.b)
- A prosperous and diverse economy (Section 2.1)
- Support complete communities and ensure efficient use of land, infrastructure and provide housing choices. (Policy 2.2.4.a)
- Encourage change in low-density neighbourhoods that 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)



Rezoning Map

Legend (rezoning to):

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





Quality of Municipal Housing Approval Process and Housing Affordability in Canada

Canadian Home Builders Association (CHBA) 2022 Benchmarking Study ranked cities on their development approval processes, timelines, and government charges.



Middle-income housing affordability is rated in four categories, ranging from the most affordable ("affordable") to the least affordable (severely unaffordable) with classification taken from 2022 Demographia International Housing Affordability Report.



Inner city redevelopment & emissions



Emissions per household: 12.06tCO₂/y

Current State



- Bungalow
- 50' corner parcel



- Inefficient building envelope
- Poor energy use performance
- Units per hectare: 15



- Building emissions per household: 12.12 tCO₂/y
- Total building emissions: 12.12 tCO₂/y



- Six mature trees sequestration potential of 0.06 tCO₂/y



Emissions per household: 7.08 tCO₂/y

Future State



- Four-unit rowhouse
- 50' corner parcel



- Building performance at or above current energy code
- Units per hectare: 60



- Building emissions per household: 7.09 tCO₂/y
- Total building emissions: 28 tCO₂/y

40% less emissions per household



- Retain one mature tree; plant three new trees
0.01 tCO₂/y sequestered

0.41% more emissions from reduced sequestration



January 2024 Mailout



Calgary needs more homes.



Will citywide rezoning help?



Yes!

Home is Here: The City of Calgary's Housing Strategy is our plan to address the housing crisis.

- Rezoning supports more housing choices and improves affordability.
- If you own property, rezoning gives you more flexibility to meet your future needs.
- If you are seeking a home, rezoning gives you more housing options in all communities.

Provide your input online and at the Public Hearing of Council on April 22, 2024.



Scan here for details and to learn more about rezoning, or visit calgary.ca/rezoningforhousing

23-0033748 - ADV-24884

April 2024 Mailout

Calgary



Calgary needs more homes. Citywide rezoning will help increase supply.

In Calgary today, over 84,600 households cannot afford where they currently live. This number is growing. Rezoning for Housing will enable a greater variety of homes and price points in all communities.

Learn more at calgary.ca/rezoningforhousing



City Council wants to hear from you on April 22

Whether you rent or own, you have a voice when it comes to housing in Calgary. Speak to City Council in person at the public hearing or submit a letter.

For more information, please visit:
calgary.ca/publichearing

April 2024 Mailout



of low-density residential properties only allow single or semi-detached homes

In September 2023, Council approved **Home is Here: The City of Calgary’s Housing Strategy 2024–2030**. One of the actions in the strategy is to remove barriers and enable a greater variety of homes in all communities.

What is proposed?

If approved by Council, Rezoning for Housing means:

- Single-detached homes, semi-detached homes, suites and rowhouses could be built on any low-density residential property. Development permits and/or building permits would still be required as they are today.
- Development permits for rowhouses would include opportunities for community feedback on proposed designs.
- A secondary suite and a backyard suite could be built on the same property, with no parking requirements for backyard suites.



To learn more and find out if your property is included:

Go to calgary.ca/rezoningforhousing or call 403-268-5311



Single-detached



Semi-detached

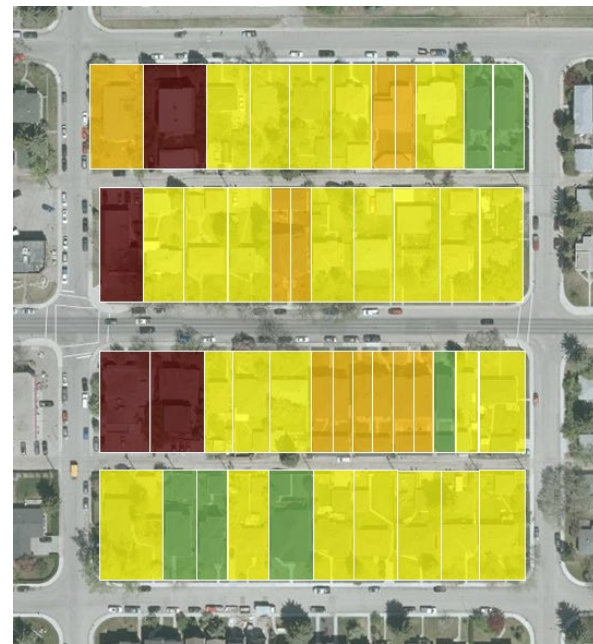


Row house

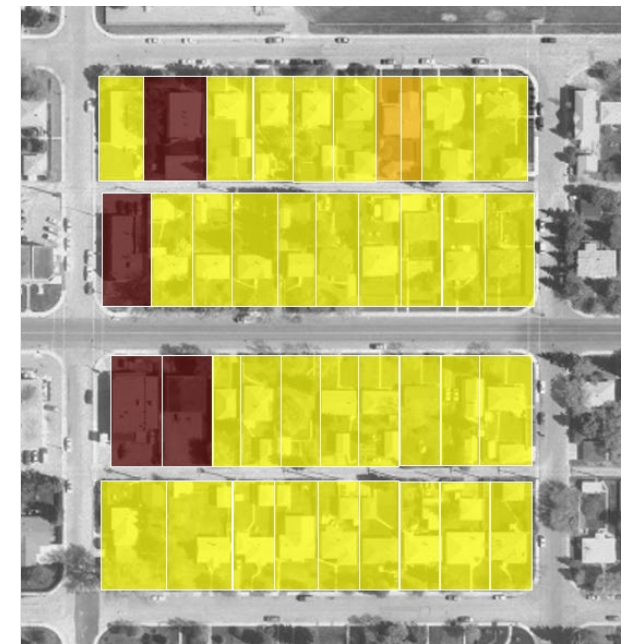
Capitol Hill Change Over Time



Today



2015



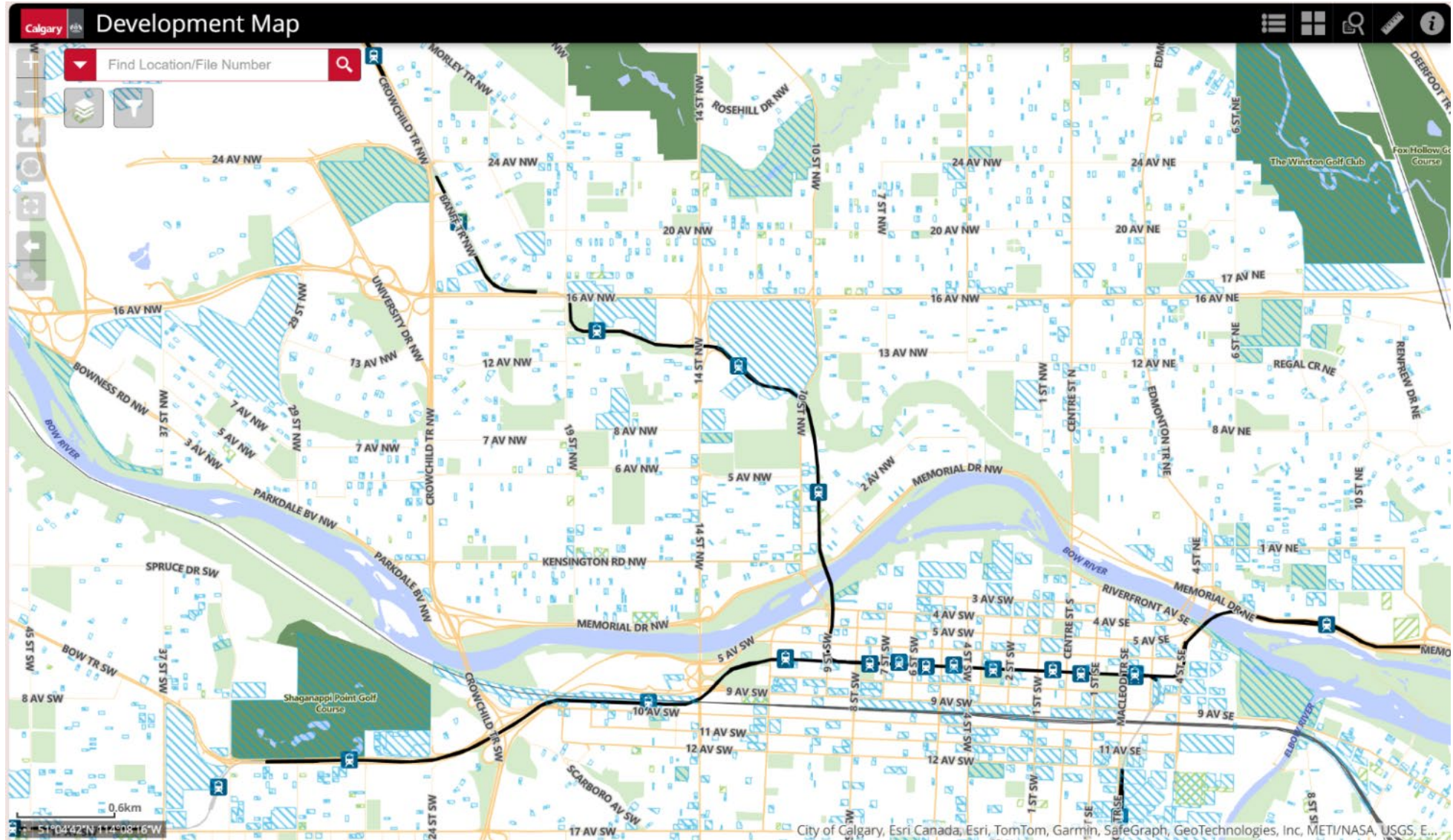
1995

- Single – detached
- Infill Single – detached
- Rowhouse
- Semi – detached
- Apartment/
Commercial
- City led R-CG
rezoning - 2016

*Property lines are approximate



DMAP





Notice Posting



PROPOSED LAND USE CHANGE



Tell Us What You Think

Submit comments to The City by **February 9, 2023**, at calgary.ca/development and refer to **LOC2023-0017**. Comments received after this date may or may not be considered.

A change is proposed at multiple properties (see map) to allow for:

- a DC Direct Control District based on the Residential - One Dwelling (R-1) District, which allows for primarily single detached homes with the additional use of Child Care Service;
- a maximum building height of 12 metres, about 3-4 storeys (the same as the current maximum); and
- a maximum of one dwelling unit per parcel.



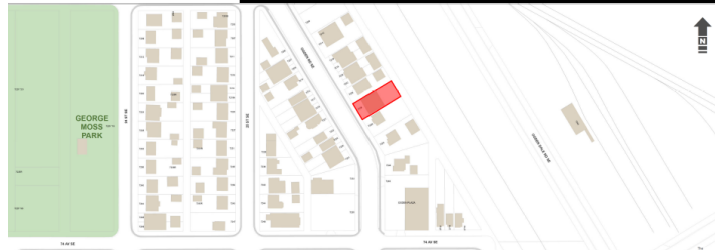
calgary.ca/development

Reference Number:
Phone: 403-268-5311



PROPOSED LAND USE CHANGE

PUBLIC HEARING - April 4, 2023 9:30 AM



Tell Us What You Think

For the Public Hearing of Council, submit written comments regarding **LOC2023-0017** to the City Clerk no later than noon on March 28, 2023, at calgary.ca/development and refer to Bylaw 37D2023. You may also attend the Public Hearing in Council Chambers at 800 Macleod Trail S.E. to speak to this item.

A change is proposed at to allow for:

- primarily duplex dwellings, semi-detached dwellings, and single detached dwellings [Residential Contextual One / Two Dwelling (R-C2) District];
- a contextual maximum building height up to a maximum of 10.0 metres, about 3 storeys (no change in current permitted height); and
- a maximum of two dwelling units on the parcel (an increase from the current one unit maximum).

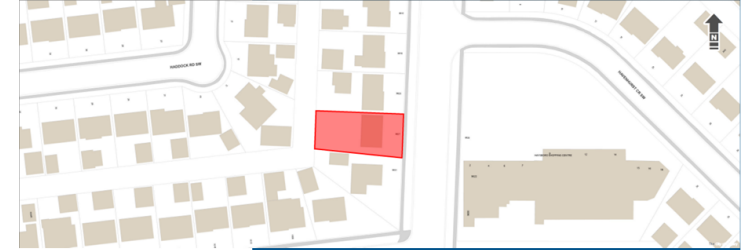


calgary.ca/development

Reference Number:
Phone: 403-268-5311



PROPOSED DEVELOPMENT



Tell Us What You Think

Submit comments to The City by **January 26, 2023** at calgary.ca/development and refer to **LOC2023-0017**. When submitting comments please include: your full name, address and the reasons for your position.

This application requests approval of a development permit at for:

- New: Secondary Suite (basement)

This application is subject to the Land Use Bylaw.

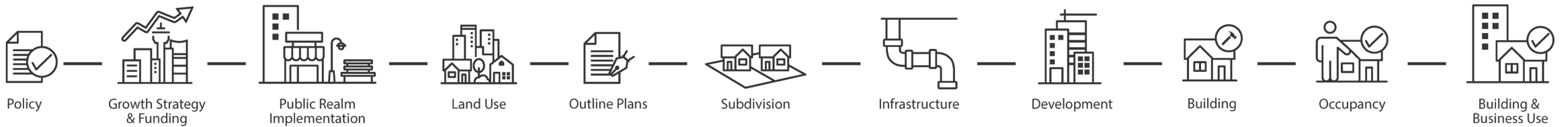


calgary.ca/development

Reference Number:
Phone: 403-268-5311



City of Calgary's Approval Continuum



Considerations at the Land Use and Development Permit Stage

Relevant planning considerations during the rezoning review (non-exhaustive):

- Applicable planning policy
- Uses allowed in each land use district (permitted and discretionary)
- The purpose of the land use district
- Land use compatibility with adjacent parcels and sites
- Mobility options and local network

Relevant planning considerations during the development permit review (non-exhaustive):

- Applicable planning policy
- Any required bylaw relaxations
- Building height and setbacks
- Parking and traffic generation, including pedestrian and bike connectivity
- Landscaping and public realm
- Urban design, including street interface
- Sustainable design & climate resiliency
- Shadowing
- Privacy & Crime Prevention Through Environmental Design
- Infrastructure to serve the development



How Planning Works for Rowhouse & Townhouse Applications



Current process

from R-C1/R-C2 district to the R-CG district

- If a property owner wishes to have more choice of housing types (single-detached, semi-detached, townhomes, or rowhouses) a rezoning application is currently required prior to the approval of a development permit.
- The rezoning application looks at planning policy, uses in the district, compatibility with surroundings, and the purpose of the land use.
- A development permit is required in both the current and the proposed streamlined process.

Rezoning Application

from R-C1/R-C2 district to the R-CG district

Decision maker:

Council makes the final decision on all rezoning applications.

How public input is received by The City:

- During the circulation period, the application is circulated to community associations and a notice posting is placed on-site to notify the public of the change. Adjacent property owners are also sent a letter that includes information about the rezoning application. Comments can then be submitted by the public to The City via email, mailed letter, or the City of Calgary Development Map (DMap).
- Public input is considered during the internal review.
- During the public hearing process (written and verbal submissions are accepted).

Typical relevant planning considerations during rezoning review (non-exhaustive):

- Applicable planning policy
- Uses allowed in each land use district (permitted and discretionary)
- The purpose of the land use district
- Land use compatibility with adjacent parcels and sites
- Mobility options and local network



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Streamlined process

with the R-CG district as the base zoning

- If the citywide rezoning proposal is approved by Council, individual rezoning applications will no longer be required for low-density residential property.
- A development permit is still required; no changes are being proposed to the existing development permit process.
- The decision made by the Development Authority (Administration) may be appealed to the Subdivision Development Appeal Board.

Development Permit Application

with the R-CG district as the base zoning

Decision maker:

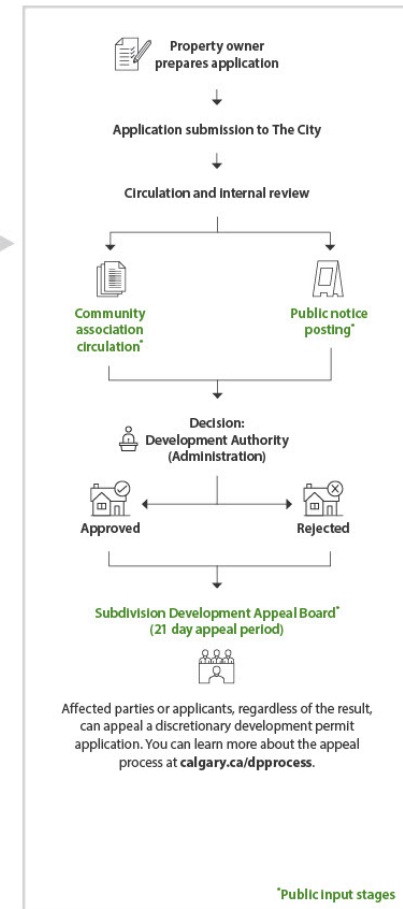
Development Permits in the R-CG District are decided by the Development Authority (City of Calgary Administration). If an application is appealed, the Subdivision and Development Appeal Board may confirm, revoke or vary that decision.

How public input is received by The City:

- During the circulation period, the application is circulated to community associations and a notice posting is placed on-site to notify the public of the change. Comments can then be submitted by the public to The City via email, mailed letter, or the City of Calgary Development Map (DMap).
- Public input is considered during the internal review.
- Affected parties or applicants, regardless of the result, can appeal a development permit application.

Typical relevant planning considerations during the development permit review (non-exhaustive):

- Applicable planning policy
- Any required bylaw relaxations
- Building height and setbacks
- Parking and traffic generation, including pedestrian and bike connectivity
- Landscaping and public realm
- Urban design, including street interface
- Sustainable design & climate resiliency
- Shadowing
- Privacy & Crime Prevention Through Environmental Design (CPTED)
- Infrastructure to serve the development

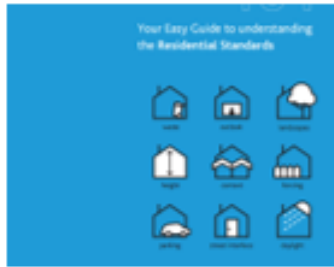


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Other Municipalities

Auckland



Auckland Unitary Plan

Victoria



Building Missing Middle Housing

Toronto



Expanding Housing Options

Edmonton

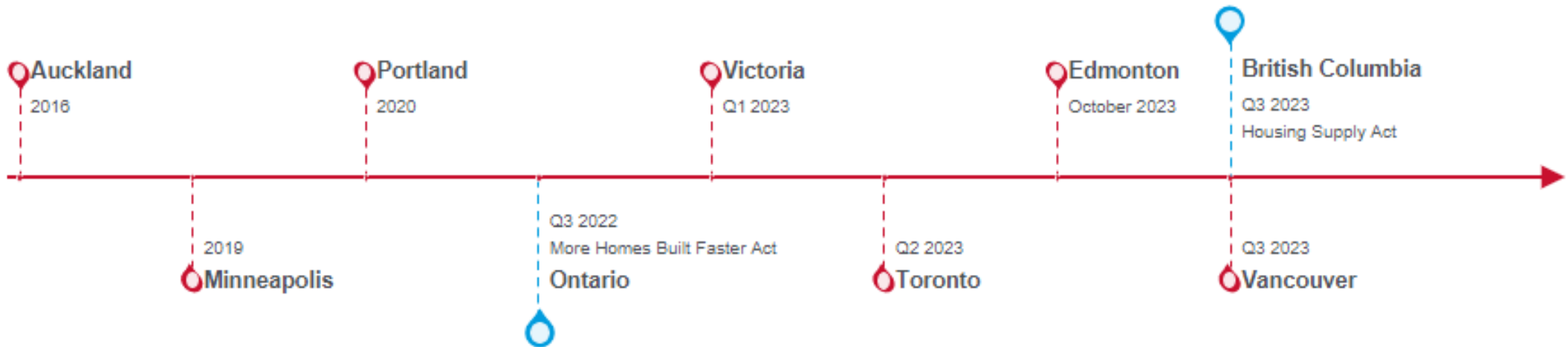


Zoning Bylaw Renewal

Vancouver



Adding Missing Middle Housing

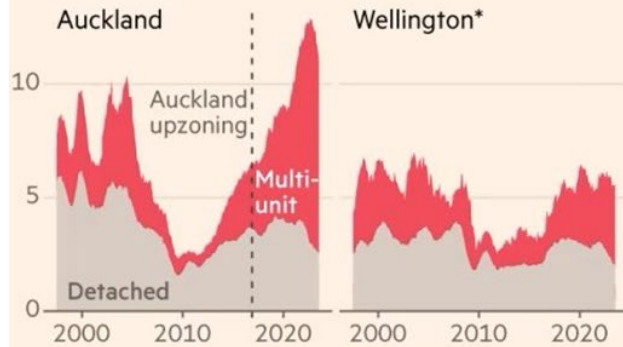




Auckland

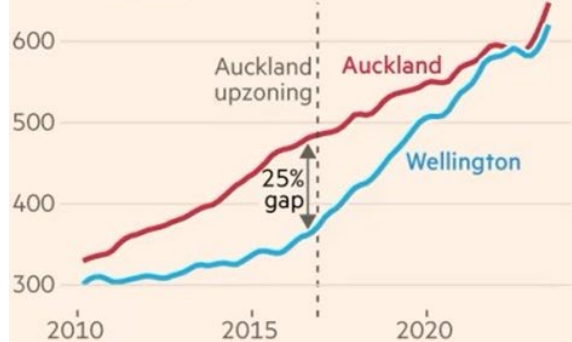
Upzoning in Auckland spurred a surge in high-density housebuilding...

New dwelling approvals per 1,000 people (rolling 1 yr avg)



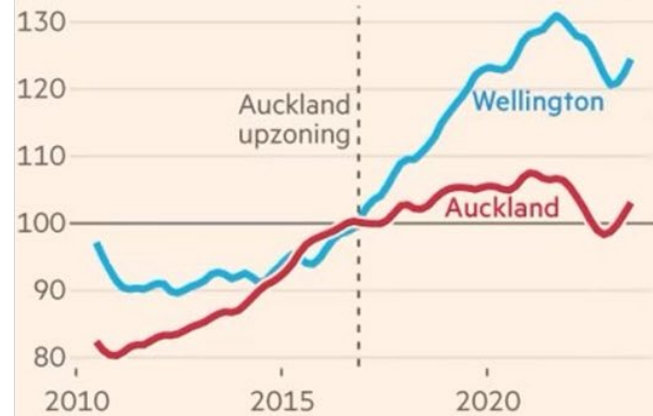
...which slowed rent rises, erasing a 25% premium compared to Wellington

Nominal median monthly rents (NZ\$), seasonally adjusted



...and caused rents to stabilise after adjusting for inflation

Real-terms change in rent (Nov 2016 = 100)



*Excludes Lower Hutt, which also upzoned in 2020

Sources: FT analysis of data from Stats NZ, New Zealand Tenancy Services, Reserve Bank of New Zealand.

Based on prior work by Matthew Maltman

FT graphic: John Burn-Murdoch / @jburnmurdoch

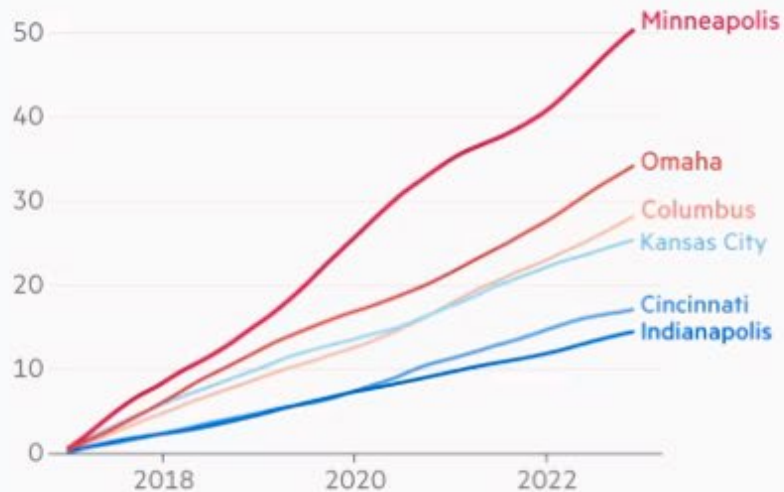
© FT



Minneapolis

Minneapolis has consistently built more housing than other Midwestern cities...

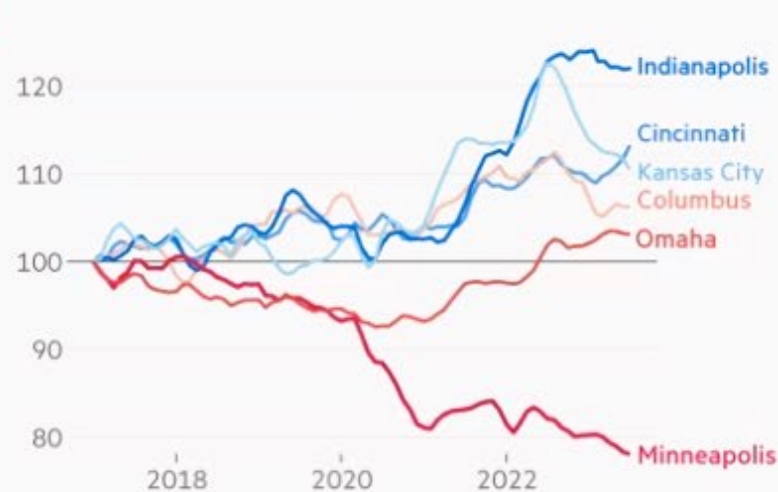
Cumulative new dwelling approvals per 1,000 people



*Rents deflated by average incomes
 Sources: FT analysis of data from State of the Cities Data Systems, Apartment List, BLS, Census Bureau
 FT graphic: John Burn-Murdoch / @jburmurdoch
 © FT

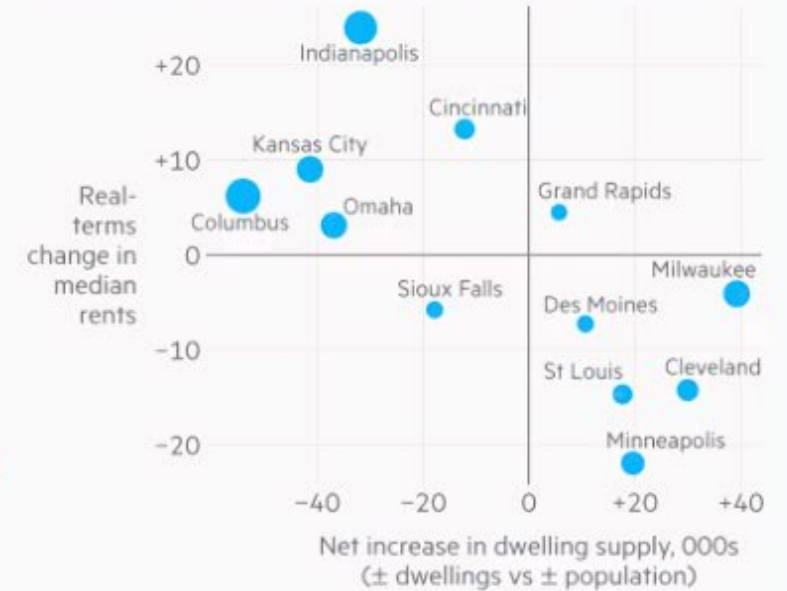
...and is reaping the rewards as rents fall relative to inflation

Real-terms change in median rent (Jan 2017 = 100)



A similar pattern can be seen across the Midwest as a whole

Net change in housing supply vs real-terms rent growth



Developing a Local Area Plan



Phase 0: Discover

Pre-project research, relationship building, and knowledge transfer.



Phase 1: Envision

Looking back at the past, understanding the present and envisioning the future of the area.



Phase 2: Explore

Exploring where and how growth and change could happen in the area.



Phase 3: Refine

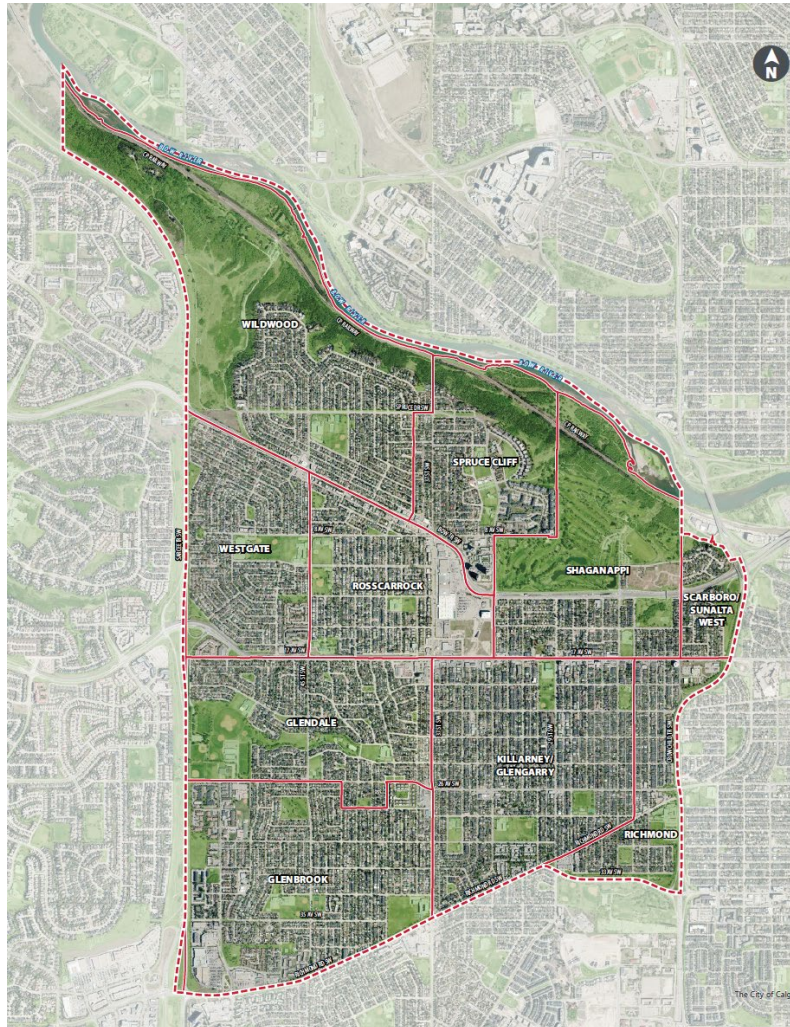
Refining the plan and confirming community improvements.



Phase 4: Realize

Committee and Council review and decision.

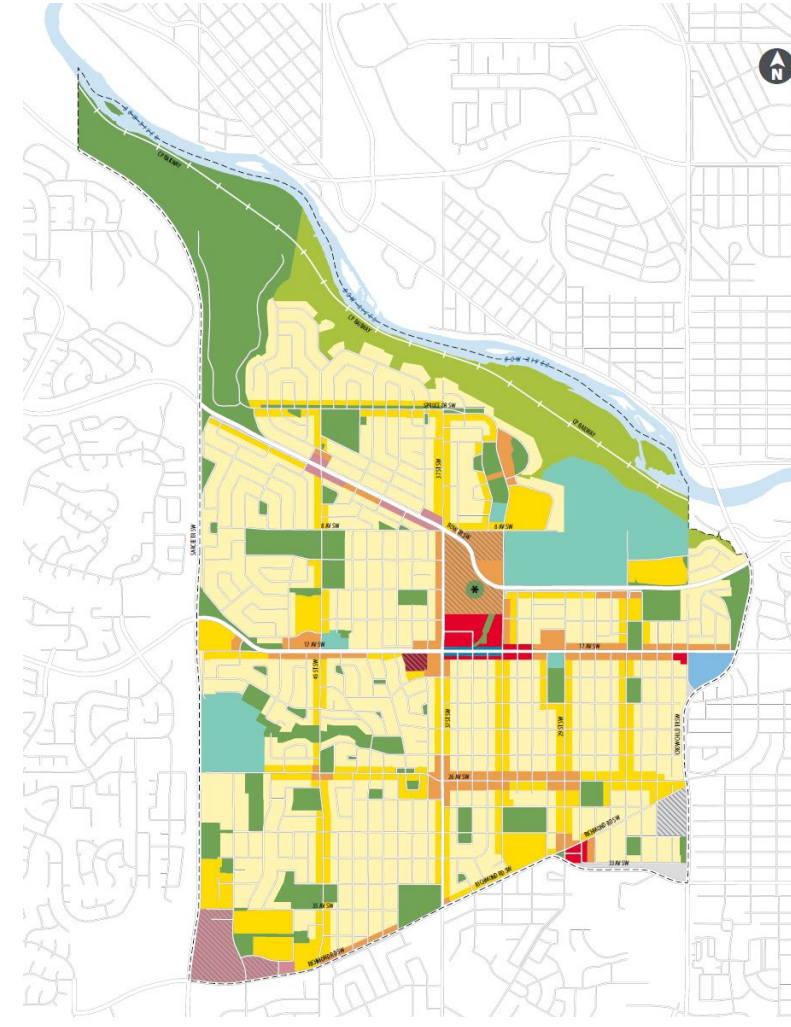
Westbrook Communities Local Area Plan



Legend
 - - - Plan Area Boundary
 — Community Boundary

Map 1:
 Community Context

Legend
 - - - Plan Area Boundary
 — Community Boundary



Map 3:
 Urban Form



Location, size and shape of Parks and Open Space in this location is conceptual only and will be determined with future development.

- Legend**
- Urban Form**
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Centre
 - Commercial Corridor
 - Natural Areas
 - Parks and Open Space
 - City Civic and Recreation
 - Regional Campus
 - No Urban Form Category
- Additional Policy Guidance**
- Active Frontage
 - Comprehensive Planning Site
 - Plan Area Boundary



Bylaw rule comparison

District	R-C1	R-C2	R-CG	R-G	H-GO
Uses	Single detached home (both permitted and discretionary application paths), secondary and backyard suites	Single and semi-detached home (both permitted and discretionary application paths), duplex, secondary and backyard suites	Single and semi-detached home (both permitted and discretionary application paths), rowhomes, secondary and backyard suites	Single and semi-detached home, duplex, rowhomes, secondary and backyard suites (typically all permitted)	All forms of ground-oriented homes (all units have direct access to grade)
Height	8.6–10 metres + 1 metre to account for grade difference	8.6–10 metres + 1 metre to account for grade difference	8.6–11 metres	12 metres	12 metres
Lot coverage	45%	45%	45–60%	60–70%	45–60%
Side yard	1.2 metres	1.2 metres	1.2 metres	1.2 metres	1.2 metres
Unit max*	1 unit + 1 suite**	2 units + 1 suite each**	4** units + 1 suite each***	1 unit per 150 m ²	10 units (some units could be suites but 10 units in total)**
Parking	1 stall	1 stall per unit	0.5 stalls per unit	1 stall per unit	0.5 stalls per unit
Landscaping	2–3 trees	2 trees	1 tree and 3 shrubs per 110 m ²	2–3 trees	1 tree and 3 shrubs per 110 m ²
Waste & recycling	N/A	N/A	Must be designed and screened	N/A	Must be designed and screened

R-CG & RC-1 Parcel Coverage

	R-CG	R-C1
	<p>4-car garage</p> <p>82 m²</p> <p>251 m²</p>	<p>Oversized 2-car garage or 3-car garage</p> <p>72 m²</p> <p>179 m²</p>
Rule	Maximum 60% parcel coverage for all buildings for density equal to or greater than 60 units/ha (4 units on 50' x 12' lot)	Maximum 45% parcel coverage for all buildings.
Calculation	Parcel area: 558 sq.m. Total buildings area: 333 sq.m. Parcel coverage: 60%	Parcel area: 558 sq.m. Total buildings area: 251 sq.m. Parcel coverage: 45%

Housing – Grade Oriented (H-GO) District



H-GO example

What are the specific rules in H-GO?

- Maximum height: 12 metres (approx. 3 storeys)
- Maximum FAR: 1.5 floor area ratio
- Maximum parcel coverage: 45–60%
- Minimum parking requirement: 0.5 stalls per unit and suite
- Permitted uses: New home are permitted in this district as long as the proposal meets the rules of the Land Use Bylaw.

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.

Changes based on what we heard



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



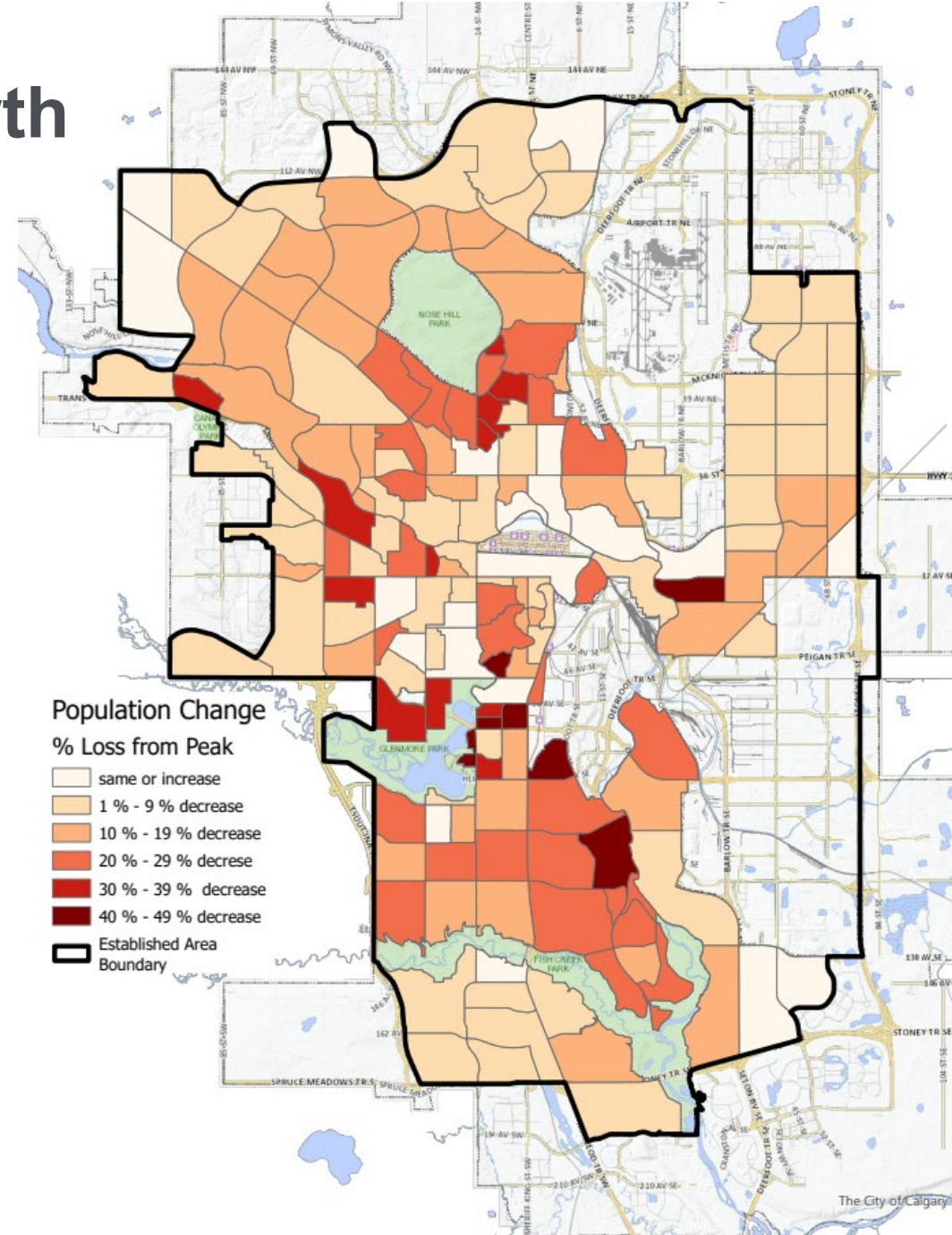
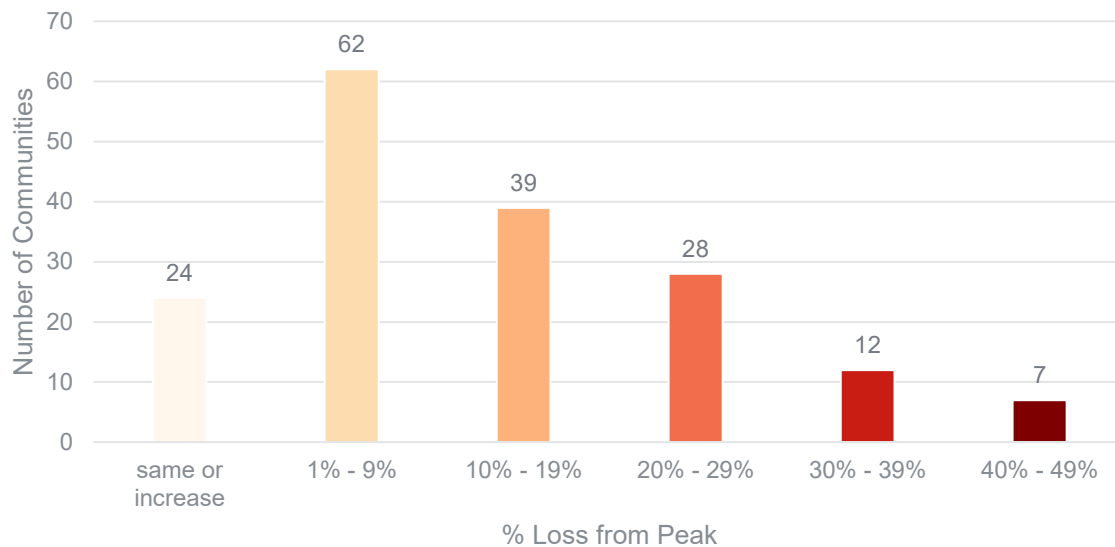
Addition of contextual single-detached as a **permitted** use



Infrastructure & Growth

86% of existing communities have seen a population decrease from their peak population

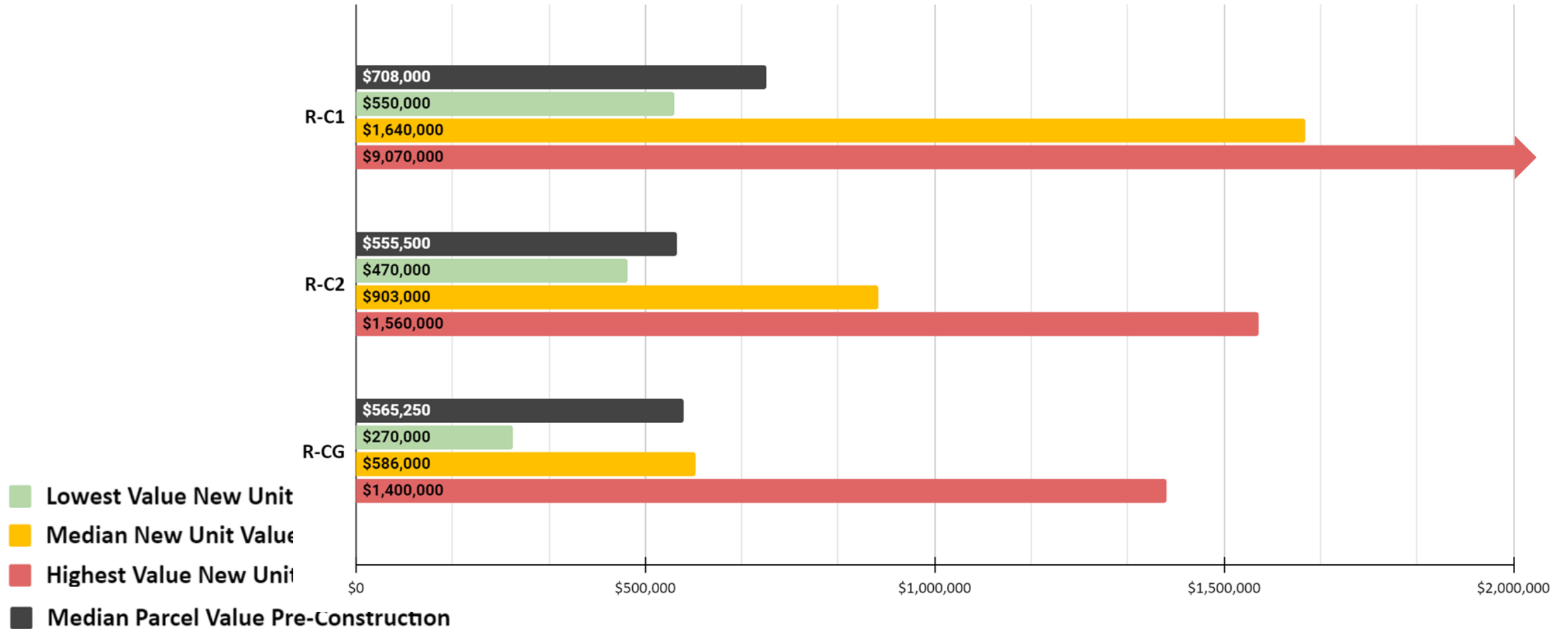
Number of Communities with Population Loss





Value of New Build Homes in R-C1, R-C2 and R-CG zoning

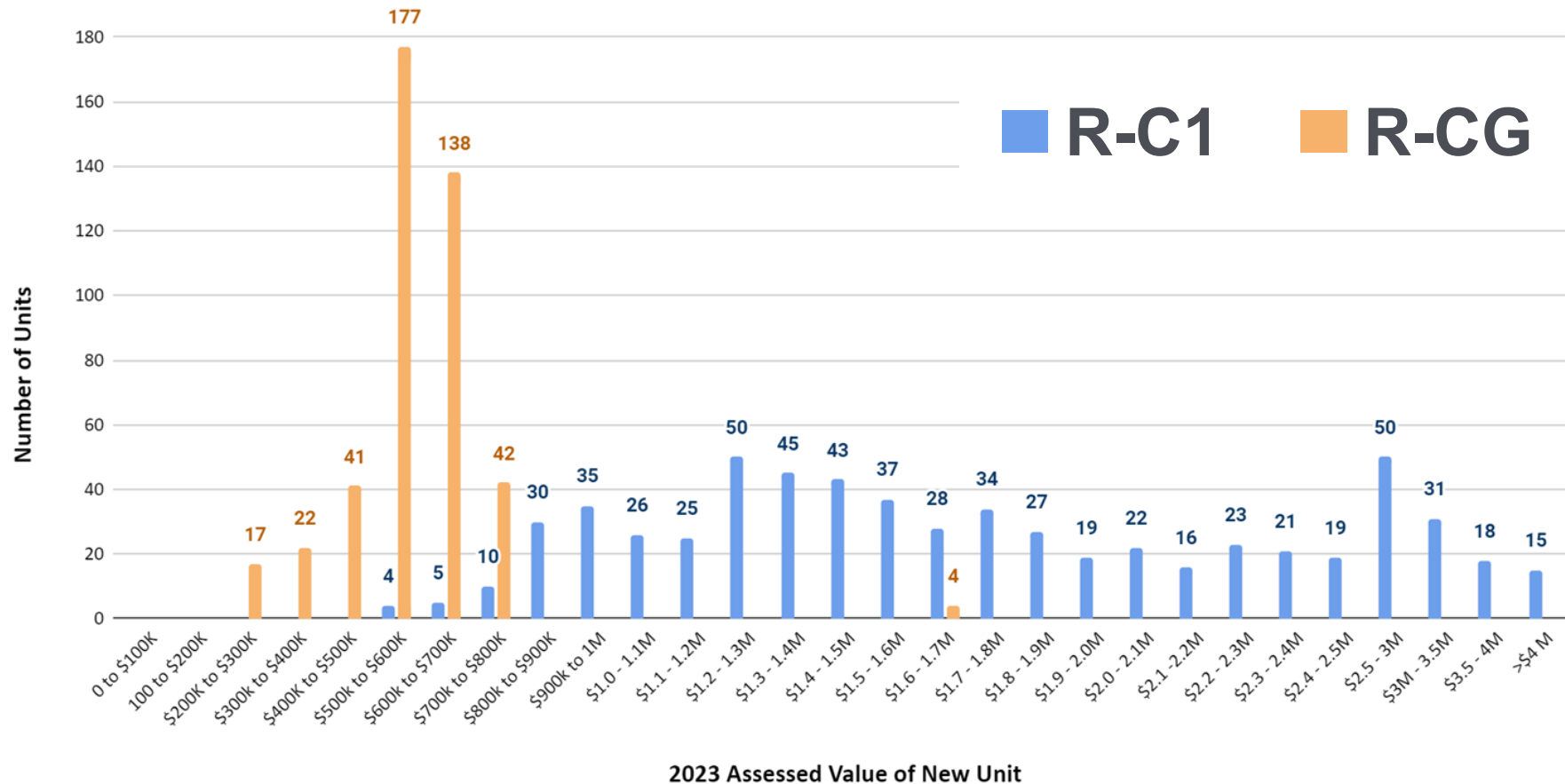
The assessed values of single, semi and rowhomes built in the R-C1, R-C2 and R-CG districts between 2018 and 2023.





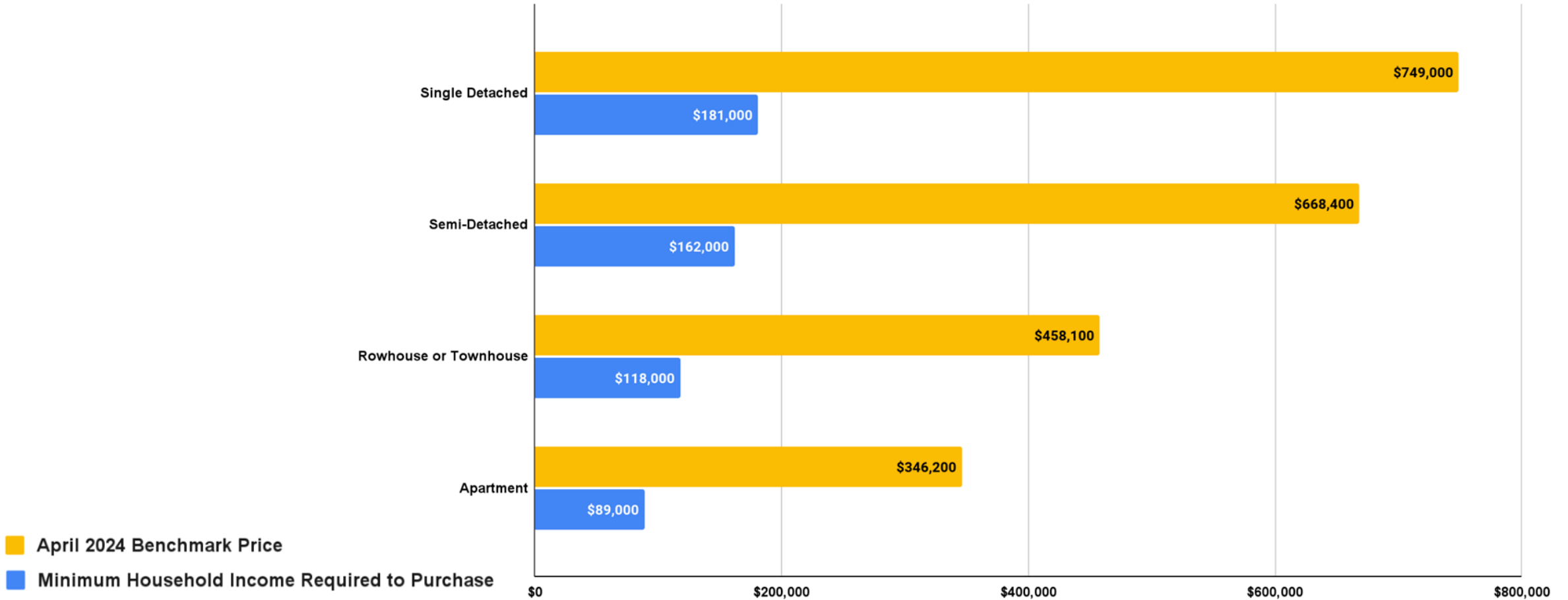
Distribution of New Units Values per Zoning District in Calgary (2018-2023)

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)





Calgary Real Estate Board Benchmark Price per Housing Type





Current & Proposed Timelines

Current Process

with R-C1 as Base Zoning



Proposed Process

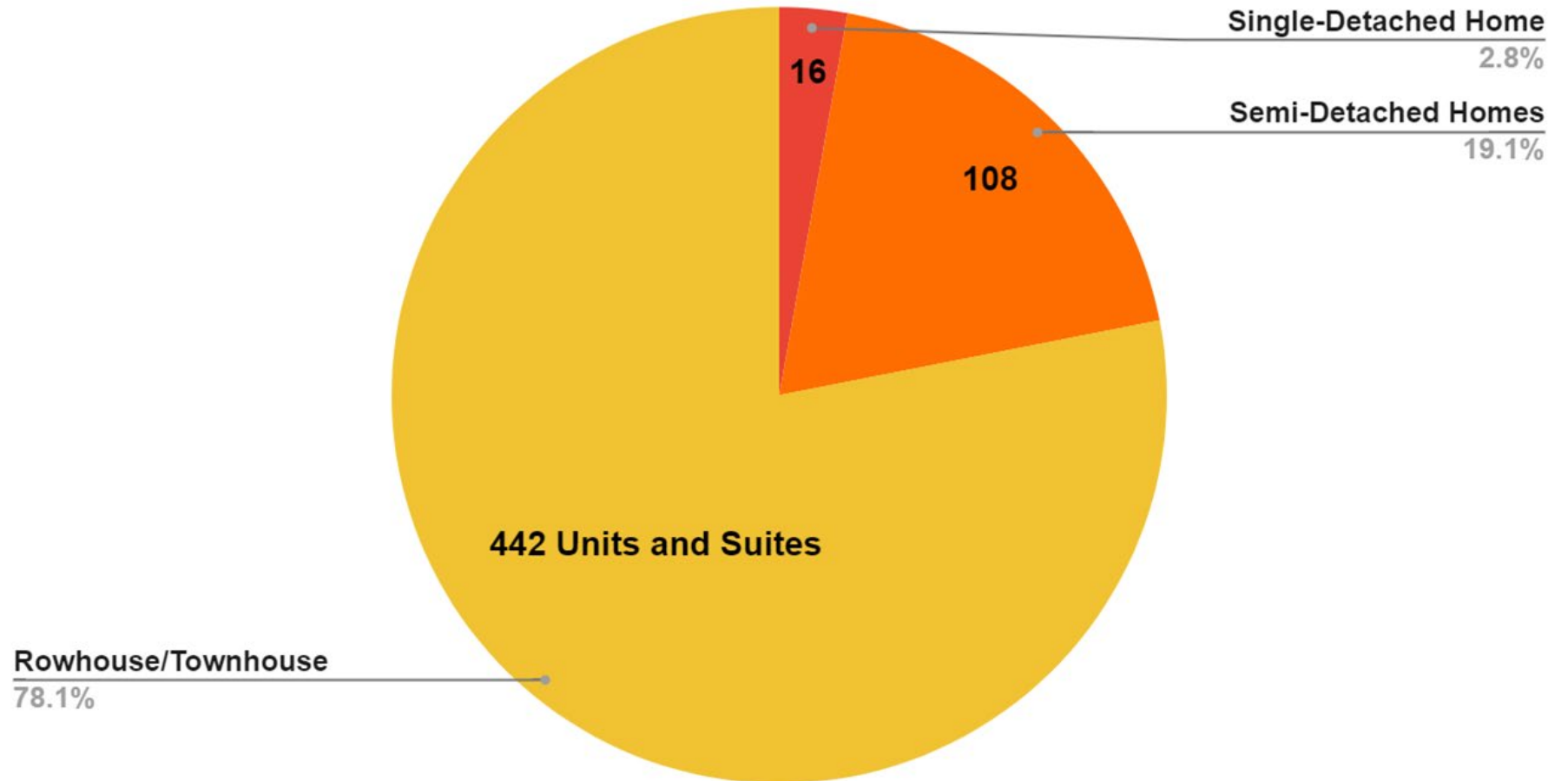
with R-CG as Base Zoning





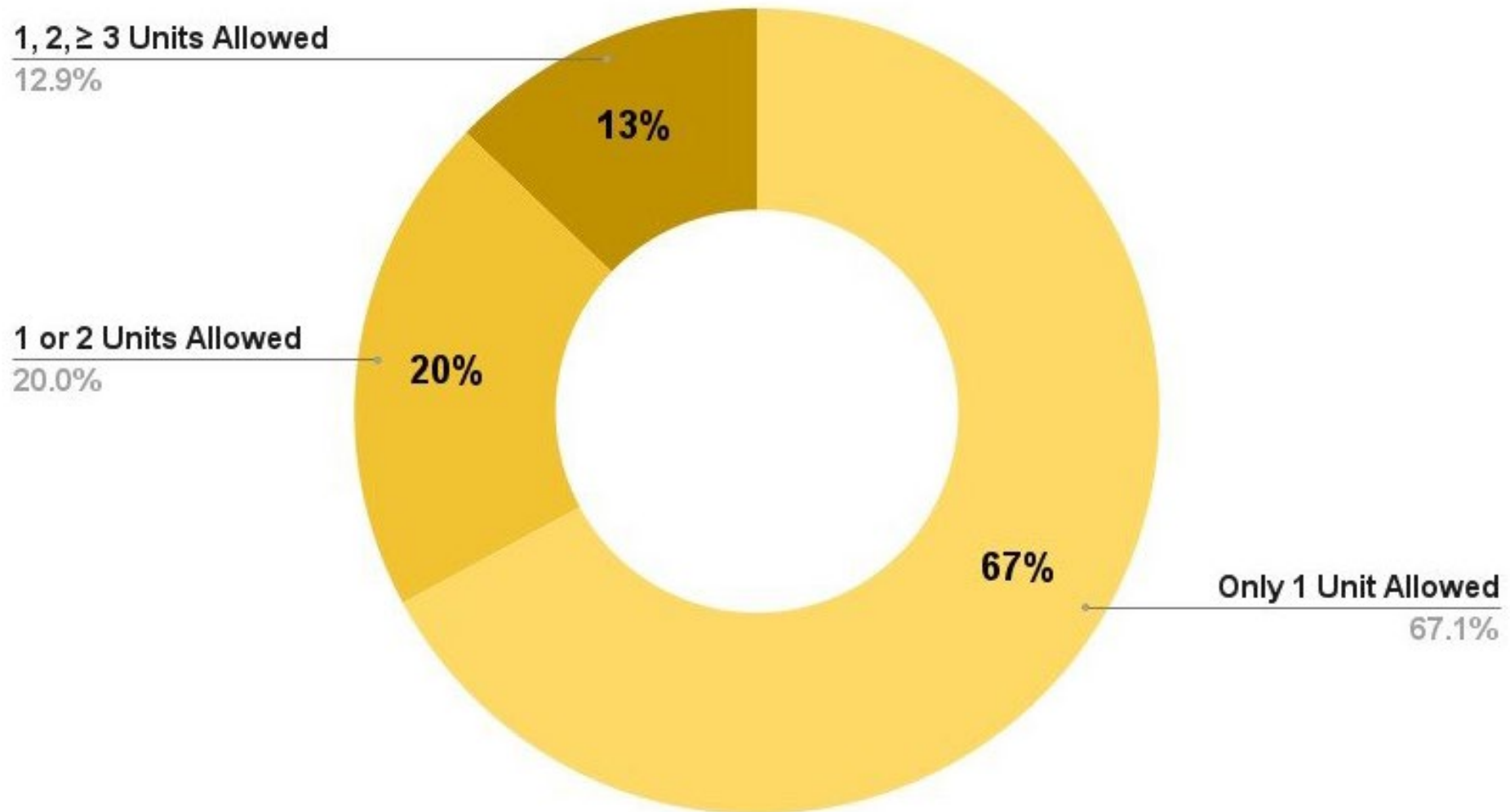
New Units in R-CG per Housing Type (2018-2023)

Data taken from Building Permits approved between January 2 2018 and December 31 2023





Residential Zoning in Calgary



What is Housing - Grade-Oriented (H-GO)?

H-GO is a land use district/zone that allows a range of grade-oriented housing. This district adds the option of higher intensity redevelopment than that of R-CG, but still maintains direct ground-level access for all homes.



Where can H-GO go?

H-GO is a district that is appropriate in locations within a community, typically along streets with a focus on accommodating more pedestrians or streets that connect different parts of a community.

During the creation of this district, the project team listened to the concerns most often raised by the public to ensure rules were created to minimize concerns surrounding landscaping, building separation, storage, and waste and recycling needs.

What are the specific rules in H-GO?

- Maximum height: 12 metres (approx. 3 storeys)
- Maximum FAR: 1.5 floor area ratio
- Maximum parcel coverage: 45–60%
- Minimum parking requirement: 0.5 stalls per unit and suite
- Permitted uses: New home are permitted in this district as long as the proposal meets the rules of the Land Use Bylaw.

Learn more about citywide rezoning at calgary.ca/rezoningforhousing.



H-GO example



Rezoning for Housing

Home is Here: The City of Calgary's Housing Strategy

Welcome

Today's public information session is an opportunity for Calgarians to learn more about the proposed citywide rezoning and to share your feedback on these proposed changes.

The City of Calgary is committed to **Listen** and **Learn** from Calgarians, where we will "listen to participants and learn about their plans, views, issues, concerns, expectations and ideas."



**Scan to
provide your
feedback now!**

All feedback collected during these sessions will be summarized into a "What We Heard" report. The report, including all feedback collected online and throughout the sessions, will be provided to Council for consideration in their decision on the proposed rezoning. A public hearing date has been set for **April 22, 2024**. For more information visit calgary.ca/publichearing.





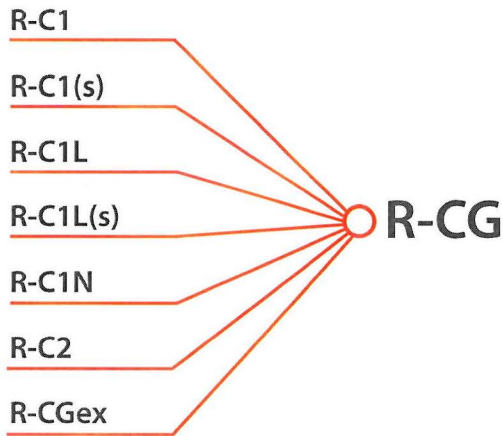
Rezoning for Housing

Home is Here: The City of Calgary's Housing Strategy

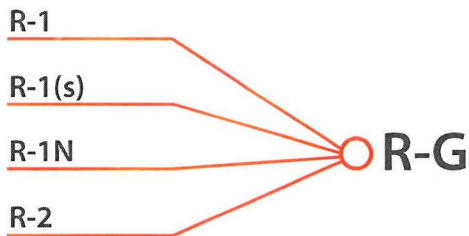
What would my new district be?

Property owners will receive a notification letter if their property is included in the proposed rezoning. An online map is available on our website at calgary.ca/rezoningforhousing so Calgaryans can see how their individual property will be affected.

If your property is in a developed community:

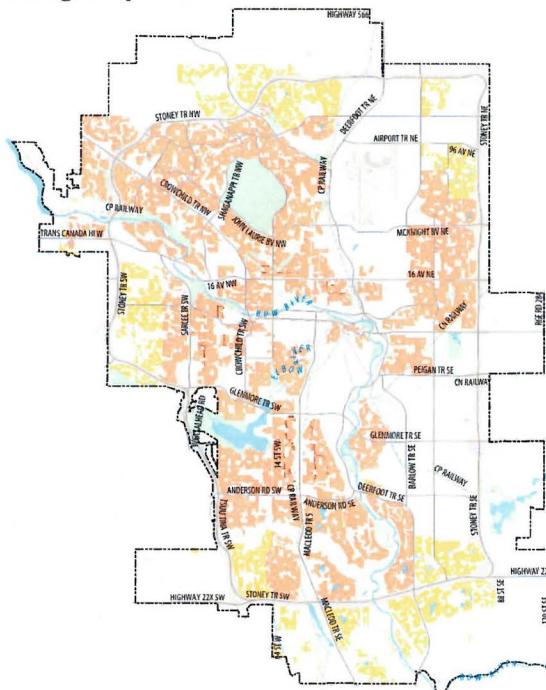


If your property is in a developing community:



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.

Rezoning Map



Scan the QR code and type in an address to see how your property may be affected.



Legend

Rezoning To

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

Rezoning for Housing

Home is Here: The City of Calgary's Housing Strategy

How would this change how my community looks?

Community concerns around rezoning often deal with whether the proposed redevelopment is compatible with the existing community.

The proposed citywide rezoning will allow for a range of low-density housing, all of which are compatible with other forms of low-density housing. **It still allows for single-detached homes, but** does not allow for apartment-style or high-density development.

Development Examples



R-CG

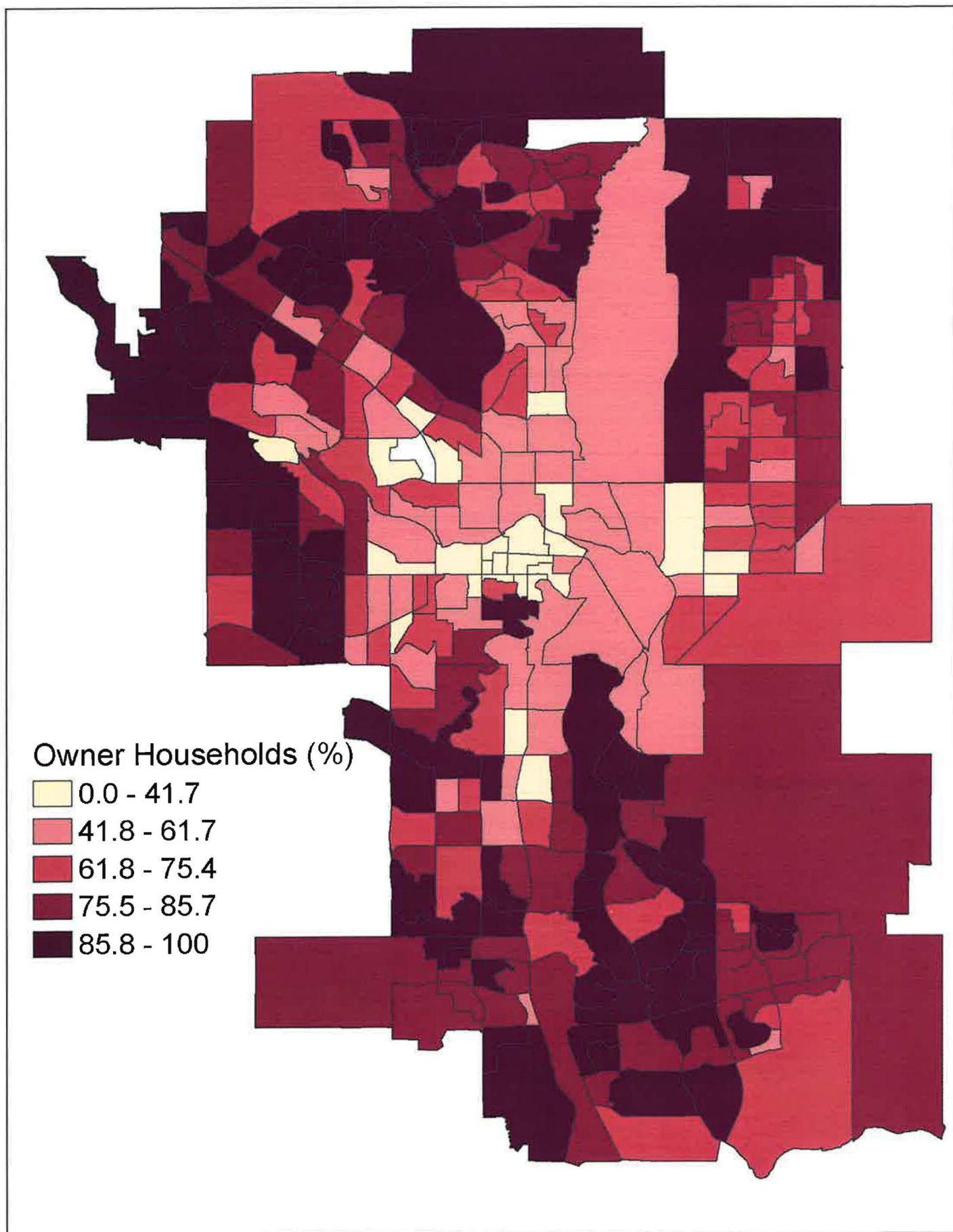


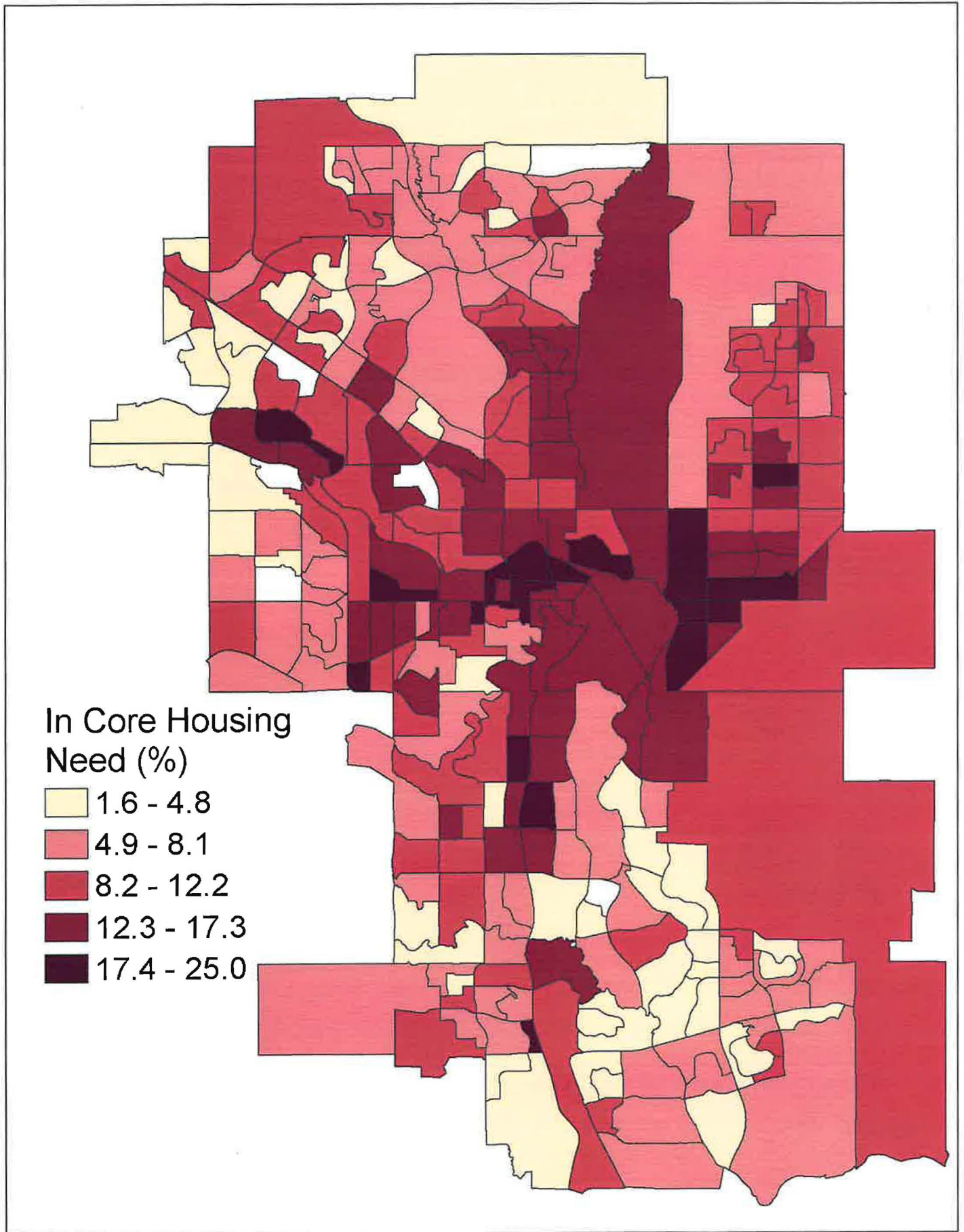
R-G



H-GO







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