

Background

Calgary Citizens on Climate Change (4C)

Can You Say Nodes & Corridors?

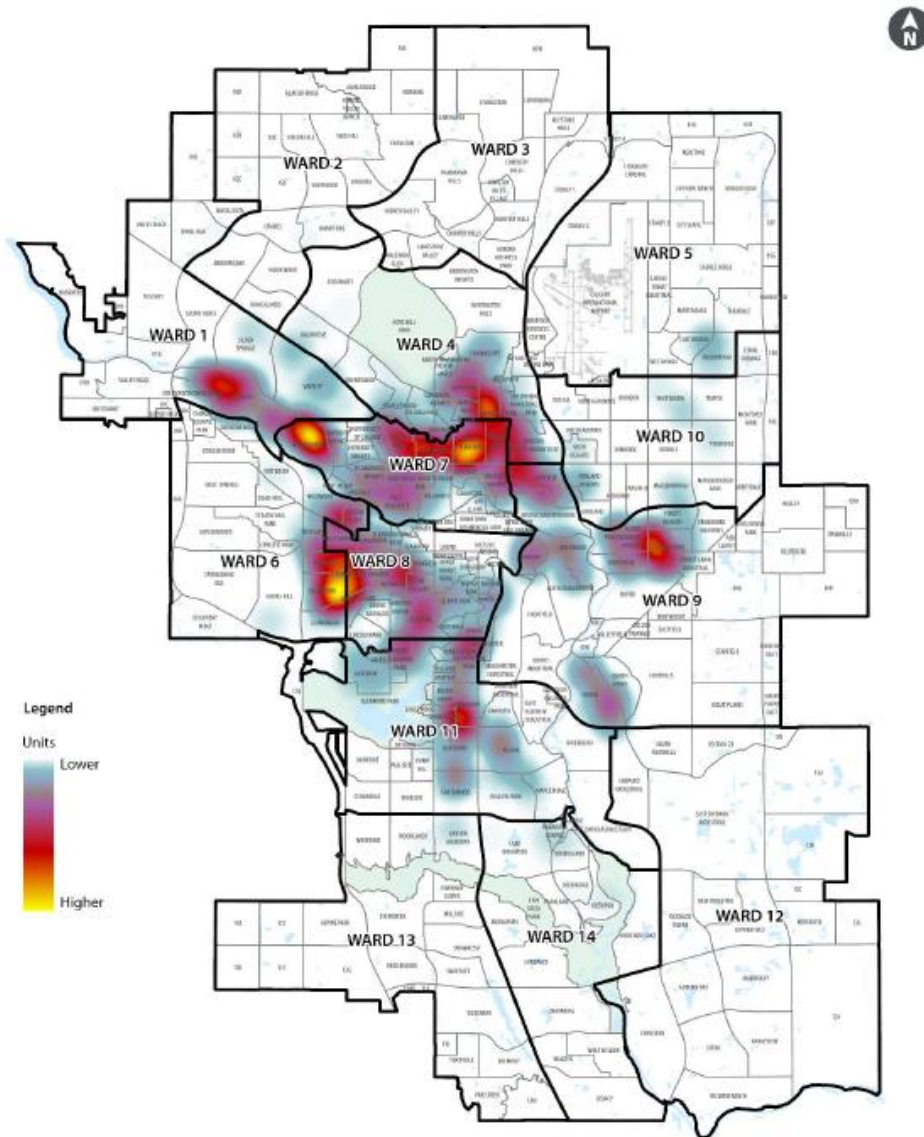
IP2025-1002

Attachment 2

Figure 8 Map of Number of Units – Development Permit Applications Submitted for Low Density Housing – Established Area (Q4 2024 – Q3 2025)



Number of Units - Development Permit Applications Submitted for Low Density Housing – Established Area (Q4 2024 – Q3 2025)



Criteria for Federal Funding Programs

Reduce the missing middle,

Provide for “four units as of right,”

Promote greater housing diversity,

Increase affordable housing,

Do it within 800 metres of post-secondary institutions and “high-frequency or higher-order transit.”

Impact of City-Wide Blanket

A city-wide blanket will only marginally change the densification trend in areas outside major Activity Centres and along Main Streets.

The “do nothing” baseline of parcel-by-parcel rezoning is already increasing densification of single-family areas.

Overall, densification with a city-wide blanket will “be small, incremental, and spread over much of the city” to a maximum of 3.5% of converted single-family lots¹

¹ Willem Klumpenhower, [Let's Get Nerdy: Visualizing the Impacts of Rezoning for Housing](#), More Neighbours Calgary

Criteria for Success within a RISE

MDP Density targets achieved.

All non-green space City-owned real property assets fully developed

Transit service every ten minutes or less over an extended time period, seven days a week

All new, renovated, and retrofitted buildings built to net-zero standard

Affordable housing costs reduced for low-income household

Criteria for Redevelopment Outside a RISE

City-owned property:

- No open space sold or redeveloped
- City-owned land redeveloped if open space \geq to 2.0 hectares/1,000 residents

Parcel within 800 m. of the Primary Transit Network

All units net-zero

No net-loss of vegetative cover

Low-impact development

Land value capture implemented

**Record year for Calgary
housing occupancies: City**
By [Darren Krause](#) LiveWire

The priority must be attracting people

Houses don't buy groceries.

Houses don't take the kids to the dentist.

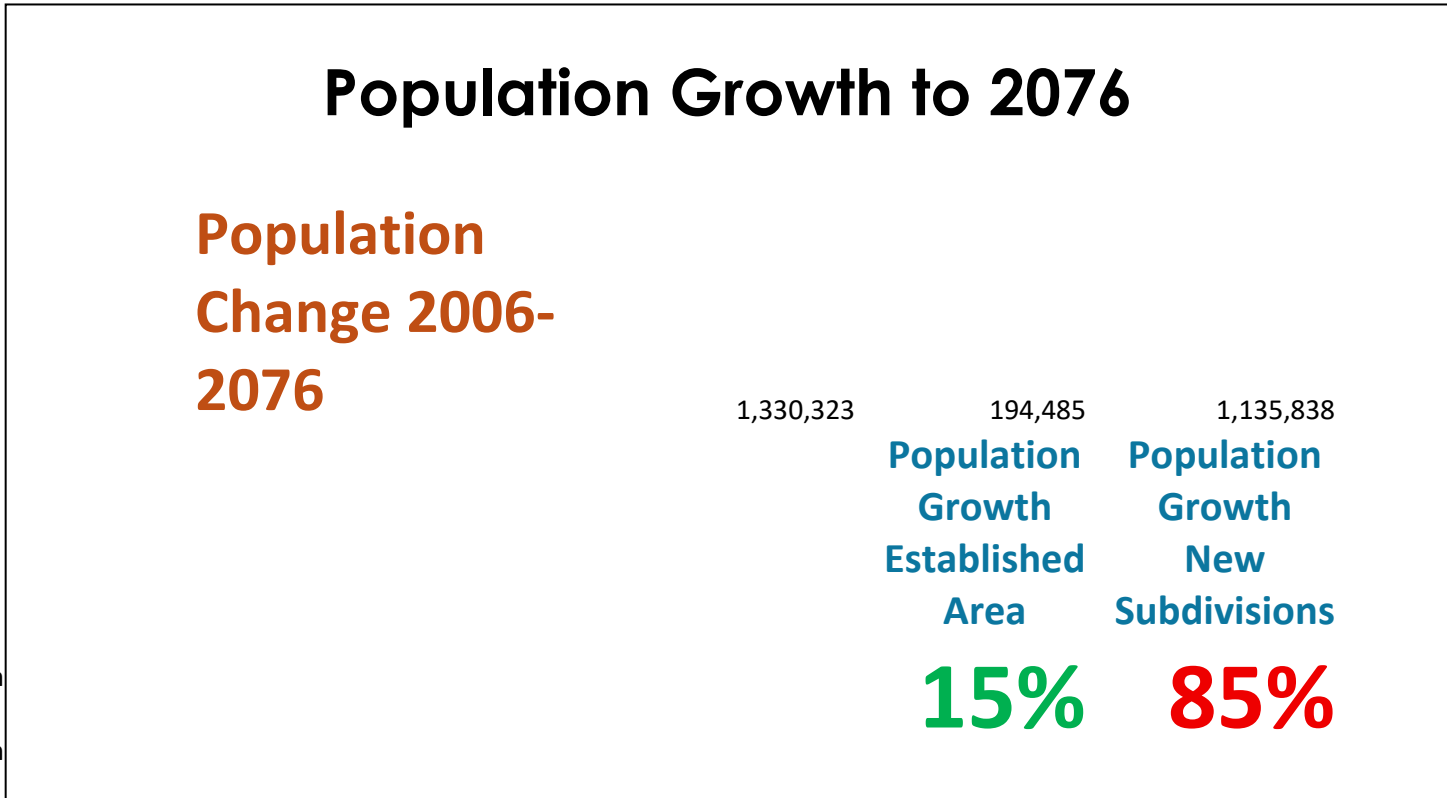
Houses don't go out to dinner.

Houses don't volunteer

2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021

Population
Population

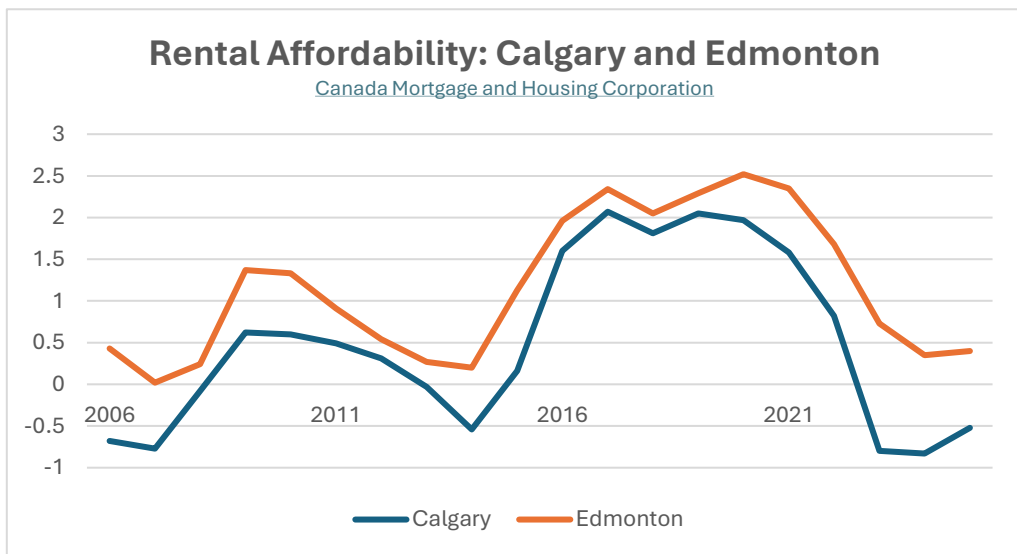
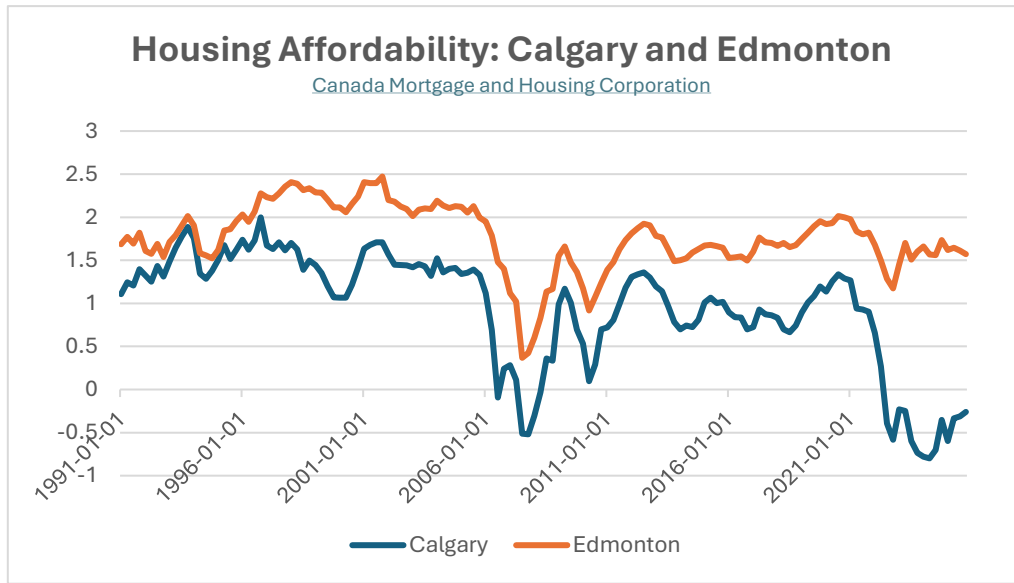
City-Wide Population Population Growth Population Growth New



Calculated from [Transportation Levy Rate Model 2024 Off-site Levies Bylaw](#), Tab 5, [Community Profiles from the 2006 Census, Statistics Canada - Census Subdivision, Profile table, Census Profile, 2011 Census of Population - Calgary, City \(CY\) \[Census subdivision\], Alberta](#), City of Calgary, [Suburban Residential Growth](#) (archived), City of Calgary, [Redeveloping Areas Growth and Change](#), Calgary Real Estate Board, [Community Map](#), and City of Calgary, [Municipal Development Plan](#), p. 160.

Housing Affordability

CMHC's Housing Index

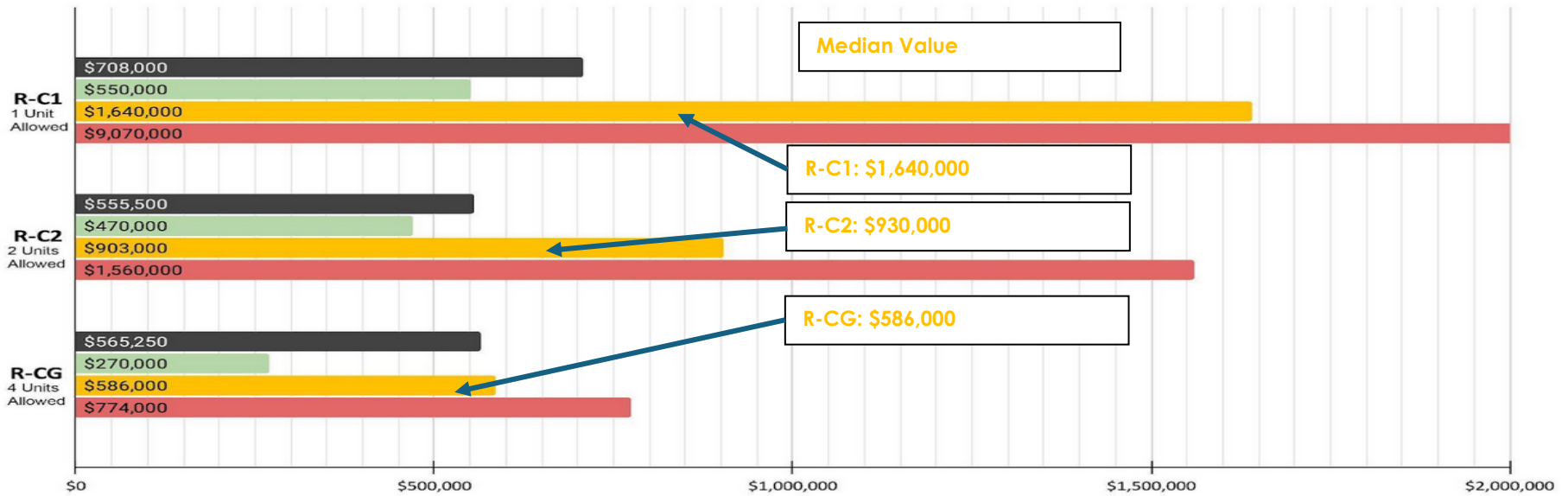


Value of New Home Builds

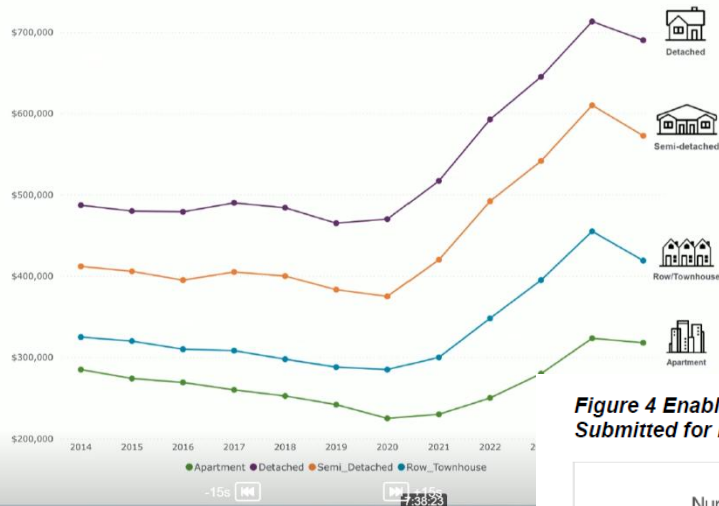
Values of New Build Homes in Calgary

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

■ Median Parcel Value Pre-Construction ■ Lowest Value New Unit ■ Median New Unit Value ■ Highest Value New Unit

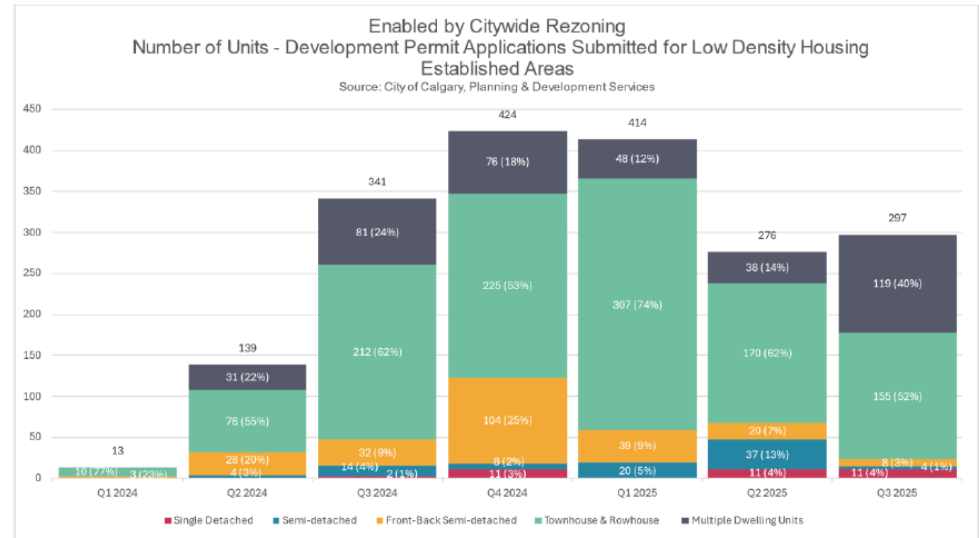


The Calgary Story: The Housing Crisis



Cost of Housing vs. Development Permits

Figure 4 Enabled by Citywide Rezoning - Number of Units - Development Permit Applications Submitted for Low Density Housing – Established Area



The Need, the Necessity for Open Space



Barcelona 2008



Developer Contribution to Funding City Infrastructure for New Subdivisions

		Funding Source (\$M)		
	Growth Applications Approved or Under Review since October, 2024	Off Site Levy Funded	City Funded	Utility Funded
	Total	880	521	1,569
	%	30%	70%	

[Attachment 3 - Summary of Growth Applications - IP2025-0635.docx](#)

An Option from City Administration

C2026-0153
Attachment 6

5	Enable density in Nodes and Corridors	Reinstate Districts in the Land Use Bylaw and adopt H-GO as the base district in transit nodes and corridors with policy flexibility to scale up to higher density zones based on local market conditions.	Leverages investments in transit network and services to provide more housing choice close to primary transit and Mainstreet commercial areas.	Aligned with Municipal Development Plan policy. Locations would be: Within 600 metres of an LRT platform, 400 metres of Bus Rapid Transit station, 200 metres of primary transit service, and within 200 metres of Mainstreet Areas or Activity Centres.	<p>Aligned with Municipal Development Plan policy. Locations would be:</p> <p>Within 600 metres of an LRT platform, 400 metres of Bus Rapid Transit station, 200 metres of primary transit service, and within 200 metres of Mainstreet Areas or Activity Centres.</p>
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Climate Progress???

