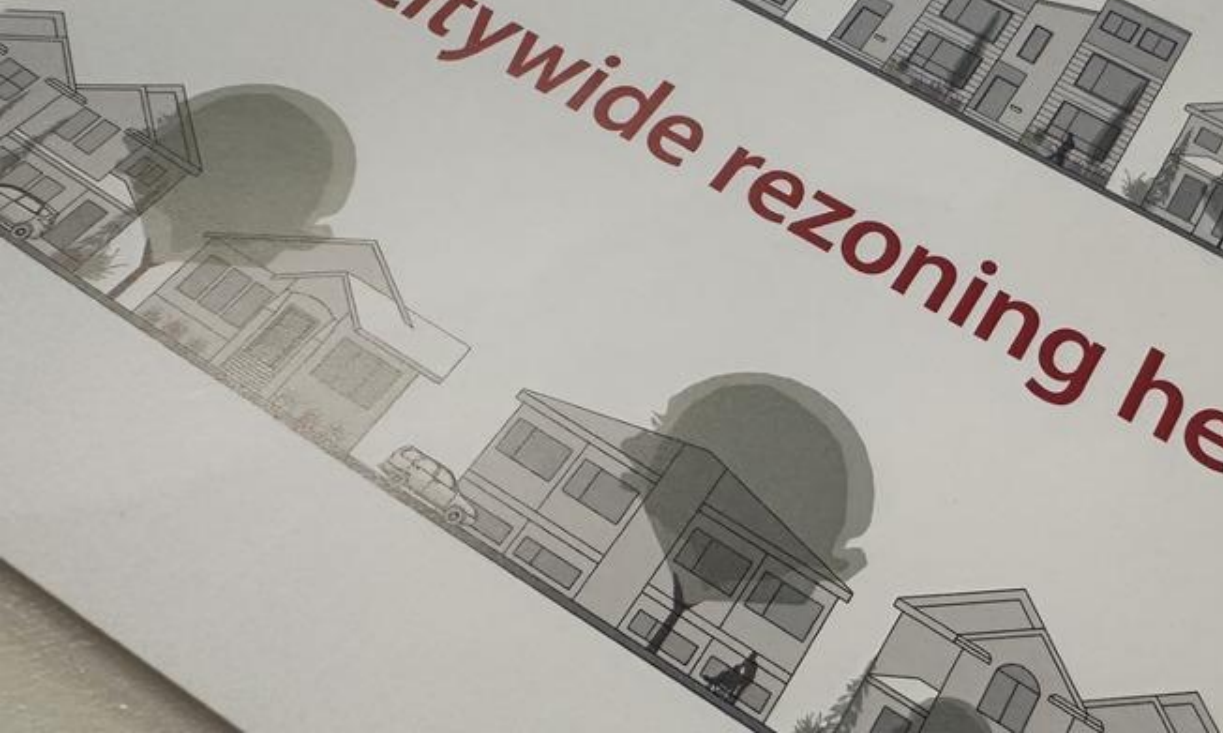




Calgary needs more homes.

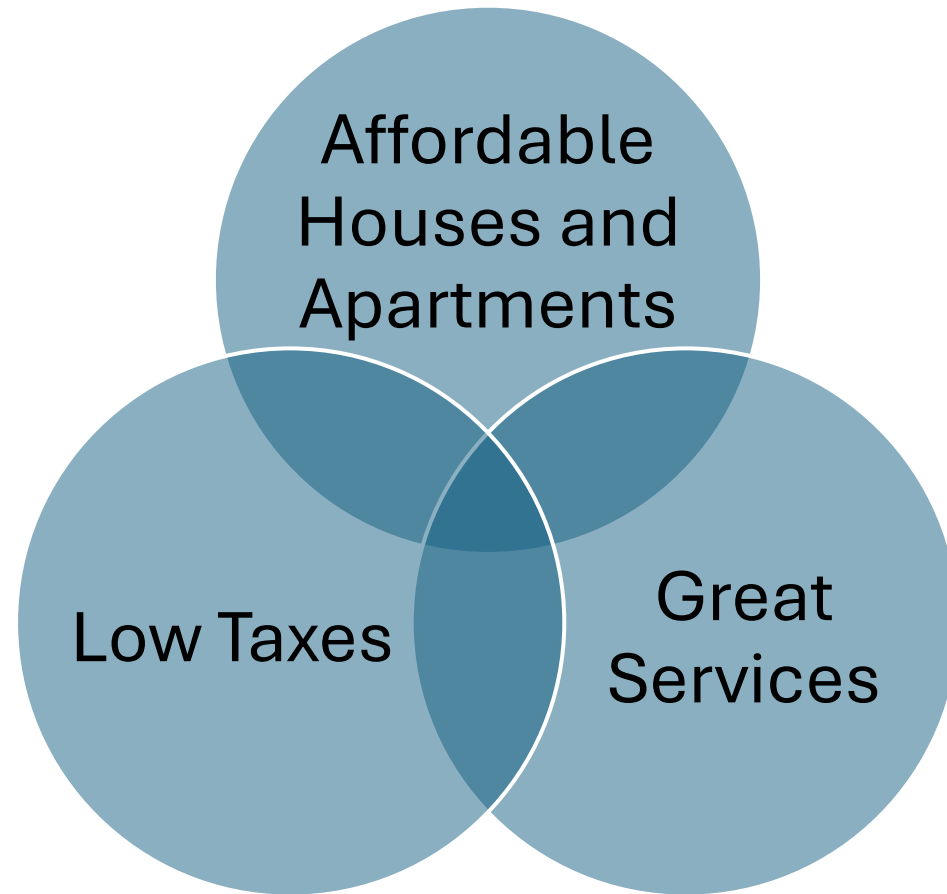


Will citywide rezoning help?



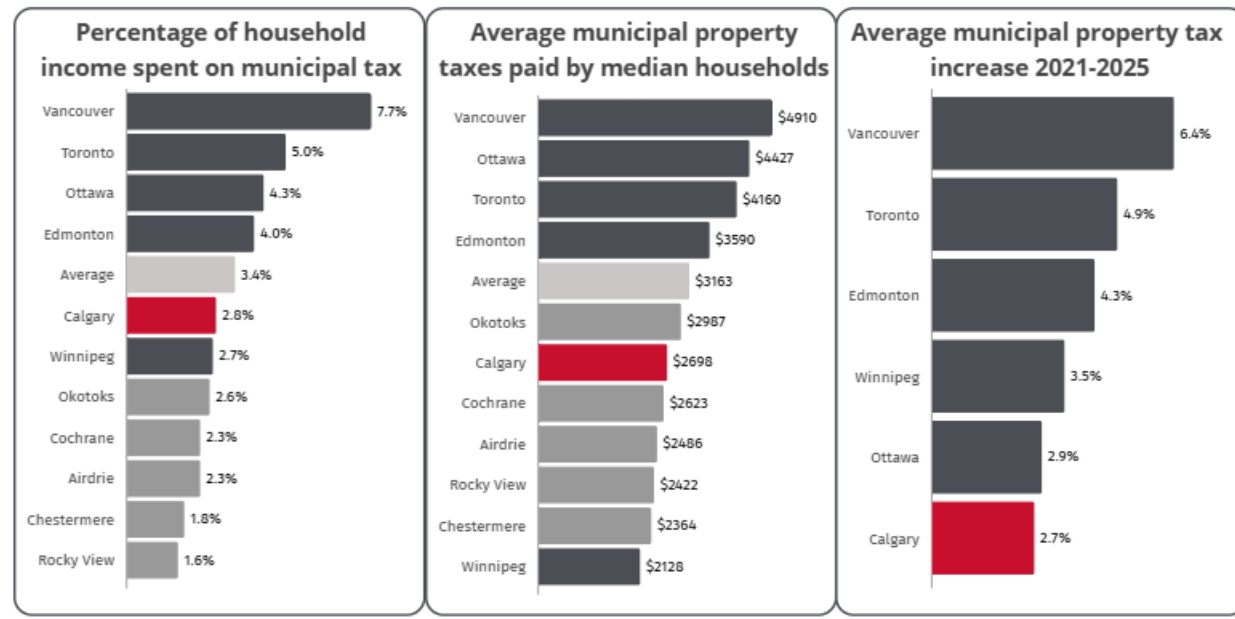
Jan Schneider
Altadore (Ward 8)

The Calgary Triangle of Success



The Calgary Triangle of Success Taxation

Calgary remains one of the most affordable cities in Canada, with the lowest property tax increase of major cities in 2025 and for the last five years.



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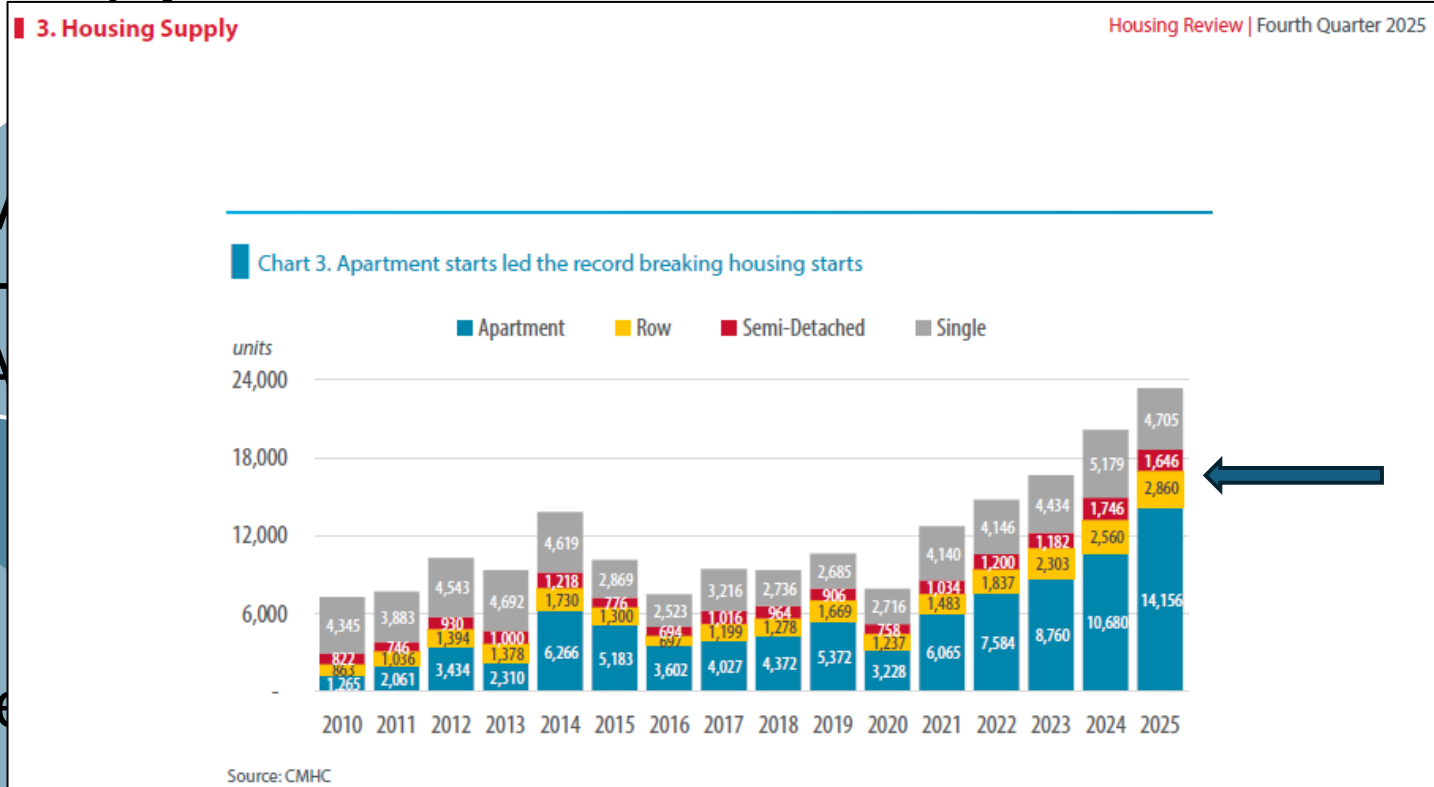
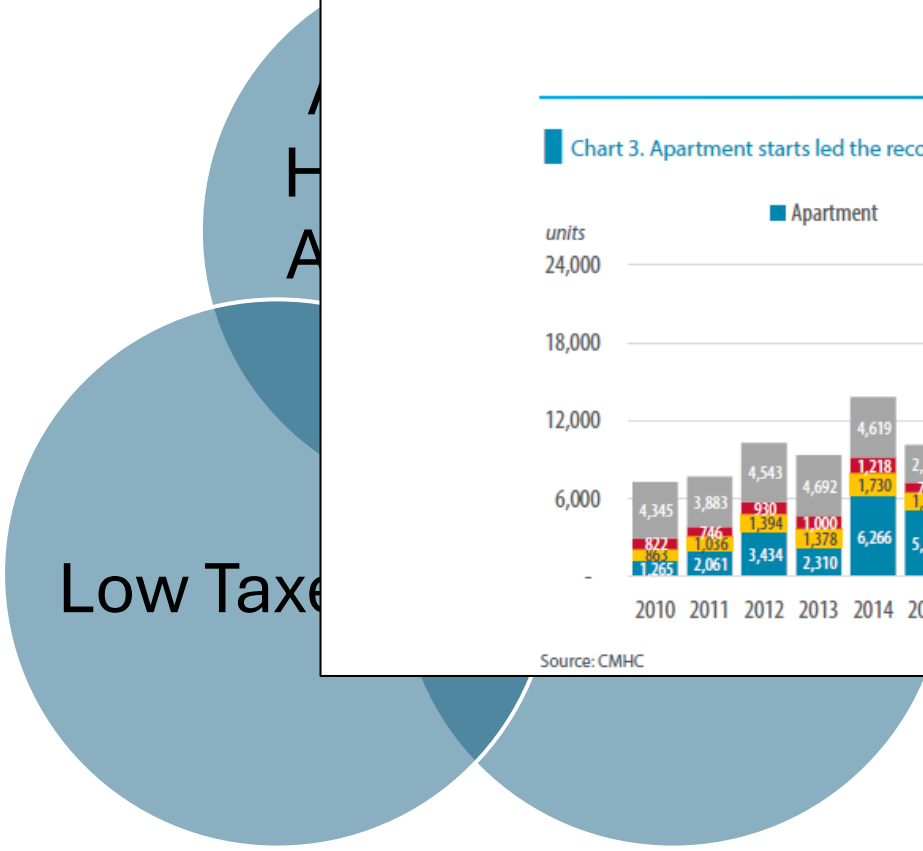
Great
Services

From 2025

<https://www.calgary.ca/our-finances/facts/property-tax-changes.html> (2025)

The Calgary Triangle of Success

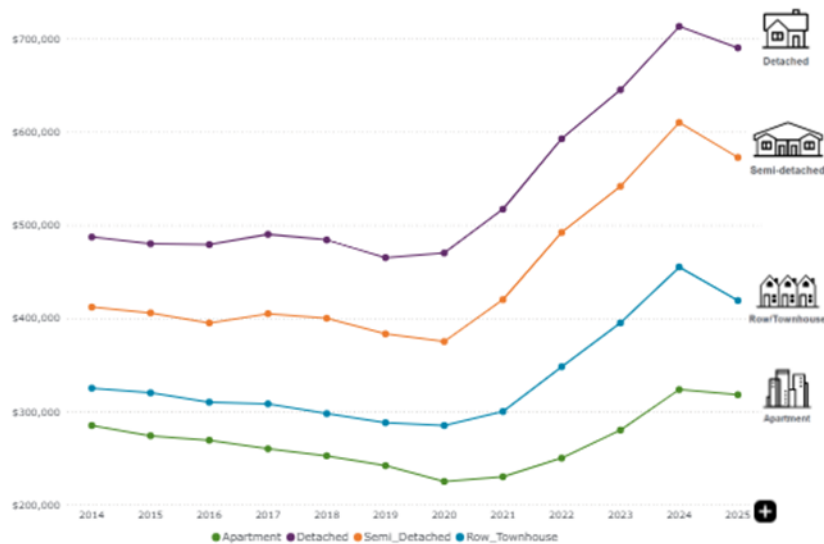
The Housing Situation, part I: Starts



The Calgary Triangle of Success

The Housing Situation, part II: Price Development

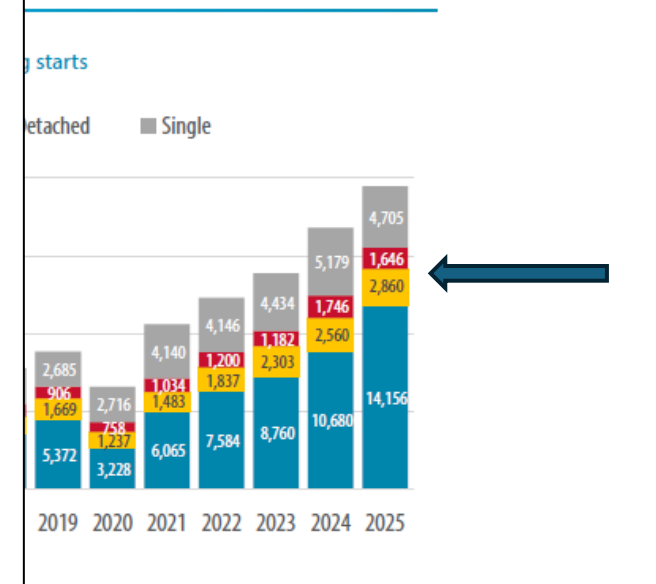
Median home prices by building type



This infographic illustrates Calgary's median home sale prices since 2015, categorized by building types. Since home sale prices can vary seasonally due to a variety of factors, additional quarterly information is provided for the latest year in the graph.

Sale prices had shifted from a high rate of acceleration to a steady rate of deceleration between 2024 and 2025. Year-over-year comparison of sale prices from Q3 2024 to Q3 2025 indicates additional softening in the entire housing market. By category, the percentage changes were:

- Row/Townhouses: -6.9%
- Semi-detached homes: -3.8%
- Detached homes: -2.8%
- Apartments/Multi-Residential: -3.6%

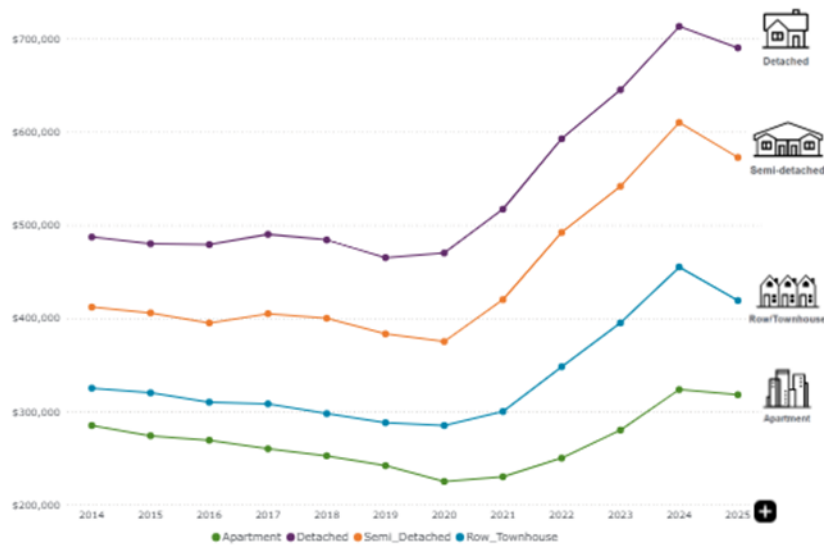


The Calgary Triangle of Success

The Housing Situation, part II: Forecast

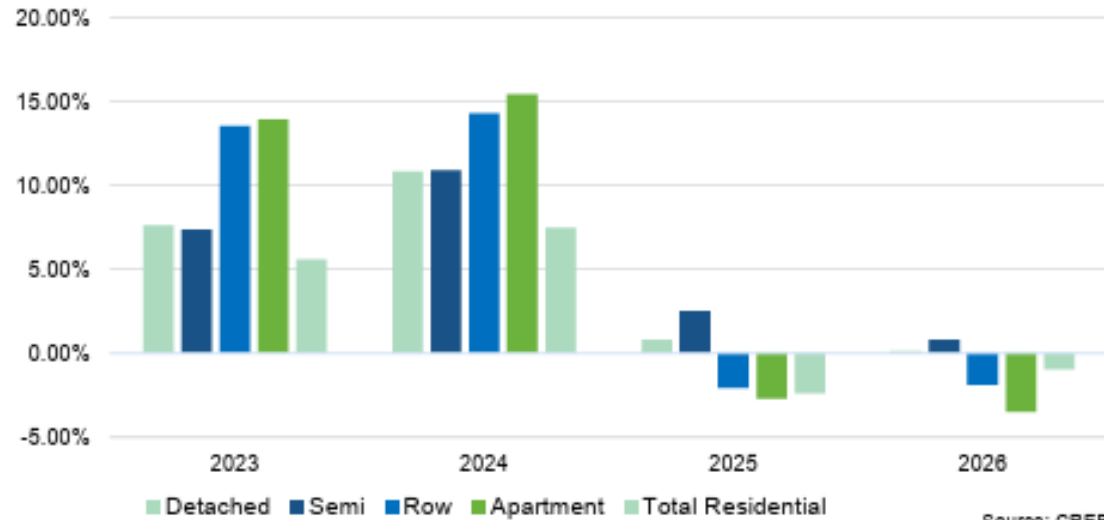
3. Housing Supply

Median home prices by building type



This infographic illustrates Calgary's median home sale prices since 2015, categorized by building types. Since home sale prices can vary

FORECAST PRICE COMPARISON



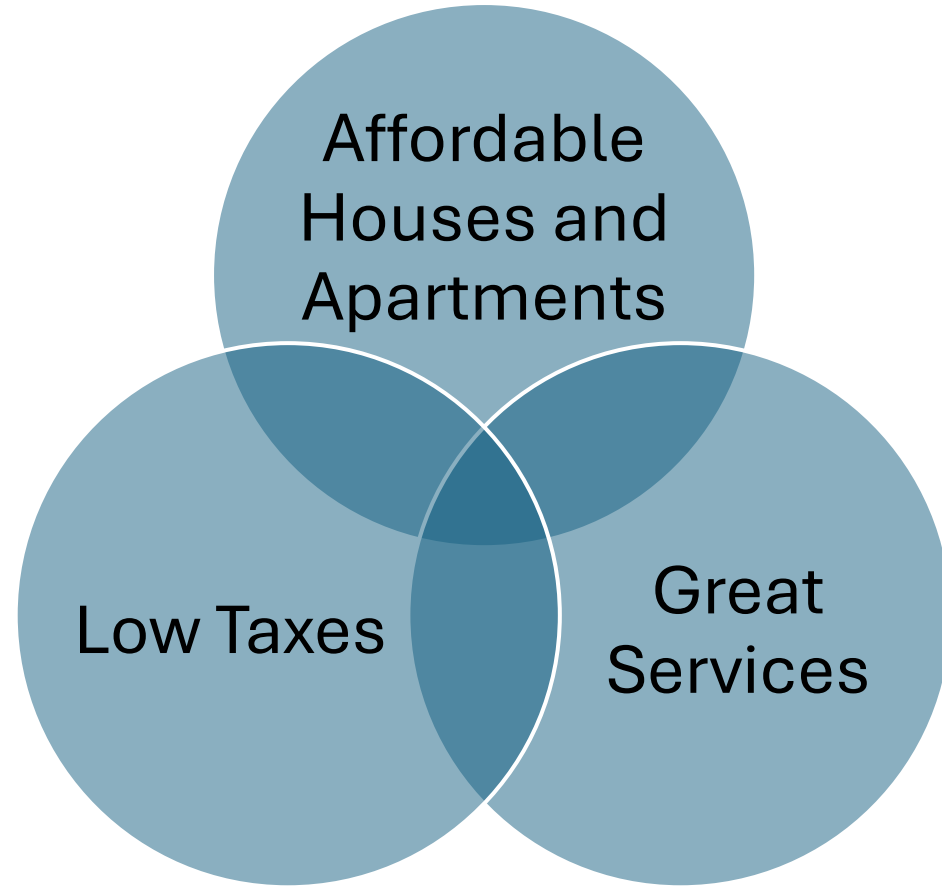
Source: CREB®

The Calgary Triangle of Success Services



The Calgary Triangle of Success

Pretty good, eh?



The Calgary Triangle of Success

Pretty good, eh?



So, what's the problem?

Couple of things I have learned as a Quality and Continuous Improvement Professional



Couple of things I have learned as a Quality and Continuous Improvement Professional

- Don't let perfect stand in the way of good!
 - Develop around strengths



Edmonton Oilers																				
Franchise Date: 22. Juni 1979 First NHL Season: 1979-80																				
Season-by-Season Record All-Time Record vs. Opponents Draft Selections Roster History Directory																				
Season-by-Season Record - Regular Season																				
SEASON	GP	TOTAL							HOME				ROAD				RANK			PLAYOFF RESULT
		W	L	T	OT	GF	GA	PTS.	W	L	T	OT	W	L	T	OT	LEAGUE FINISH	CONF. FINISH	DIV. FINISH	
2025-26	73	36	28	--	9	254	246	81	18	13	--	4	18	15	--	5	N/A	N/A	N/A	N/A
2024-25	82	48	29	--	5	259	235	101	25	13	--	3	23	16	--	2	9th	6th West	3rd Pacific	SCF Loss
2023-24	82	49	27	--	6	292	236	104	28	9	--	4	21	18	--	2	9th	5th West	2nd Pacific	SCF Loss
2022-23	82	50	23	--	9	325	256	109	23	12	--	6	27	11	--	3	6th	2nd West	2nd Pacific	R2 Loss
2021-22	82	49	27	--	6	285	251	104	28	12	--	1	21	15	--	5	11th	5th West	2nd Pacific	CF Loss

Couple of things I have learned as a Quality and Continuous Improvement Professional



- Don't let perfect stand in the way of good!
- Common sense solutions have a track record of effectiveness!

How it started:

ECONOMY

Austin will now allow more homes to be built on single-family lots

City officials hope that allowing up to three units per lot will increase supply and slow the explosive increase in housing costs. The measure was approved by Austin City Council in a 9-2 vote late Thursday night.

BY JOSHUA FECHTER

DEC. 7, 2023, 11:32 P.M. CENTRAL

REPUBLIC [SHARE](#)

Critics of the new policy argue that denser housing will ruin the character of existing neighborhoods and displace low-income residents while doing little to provide affordable housing.

Last month, Austin became the largest city in the country to [end requirements that new developments have a set amount of parking](#), often referred to as “parking minimums.” That measure is intended to allow more housing construction as well as fight climate change. The council is also weighing a proposal to reduce the amount of land the city requires to build single-family homes.

More than 300 people signed up to speak against the proposal, criticizing the idea as a “land grab” and “plundering” and holding signs that read “PEOPLE OVER PROFIT” and “DON'T LET DEVELOPERS \$CROOGE' US OVER!”

How it went:

TEXAS' HOUSING CRISIS

Austin rents have fallen for nearly two years. Here's why.

A massive apartment building boom in the Austin-Round Rock region has driven rents downward, real estate experts and housing advocates have said.

BY JOSHUA FECHTER

JAN. 22, 2025, 5:00 A.M. CENTRAL

REPUBLIC [SHARE](#)

DALLAS — Austin rents skyrocketed during the COVID-19 pandemic as tens of thousands of new residents flocked there and the region's job market boomed.

Now, Austin is one of the only major U.S. cities where rents are falling.

Austin rents have tumbled for 19 straight months, data from [Zillow show](#). The typical asking rent in the capital city sat at \$1,645 as of December, according to Zillow — above where rents stood prior to the pandemic but below where they peaked amid the region's red-hot growth.

“We were working under the premise for a couple of decades here in Austin that if we did not allow new construction, that would help preserve neighborhoods and hold down costs,” Vela said. “That has just been objectively shown to be false, and that the contrary approach is true.”

[Austin will allow more homes to be built on single-family lots](#)

[Austin rents have fallen for nearly two years. Here's why. - The Texas Tribune](#)

Couple of things I have learned as a Quality and Continuous Improvement Professional



- Don't let perfect stand in the way of good!
- Common sense solutions have a track record of effectiveness!
- Language matters!

What I am asking from you



What I am asking from you



- Don't repeal it, amend it!
 - Good has certainly come from it.
 - The devil is in the details – and that is what can and cannot be built with R-CG

What I am asking from you



- Don't repeal it, amend it!
 - Good has certainly come from it.
 - The devil is in the details – and that is what can and cannot be built with R-CG
- You are leaders: Not just for your wards, but for the entire city.
Even if that means tough conversations with your constituents.