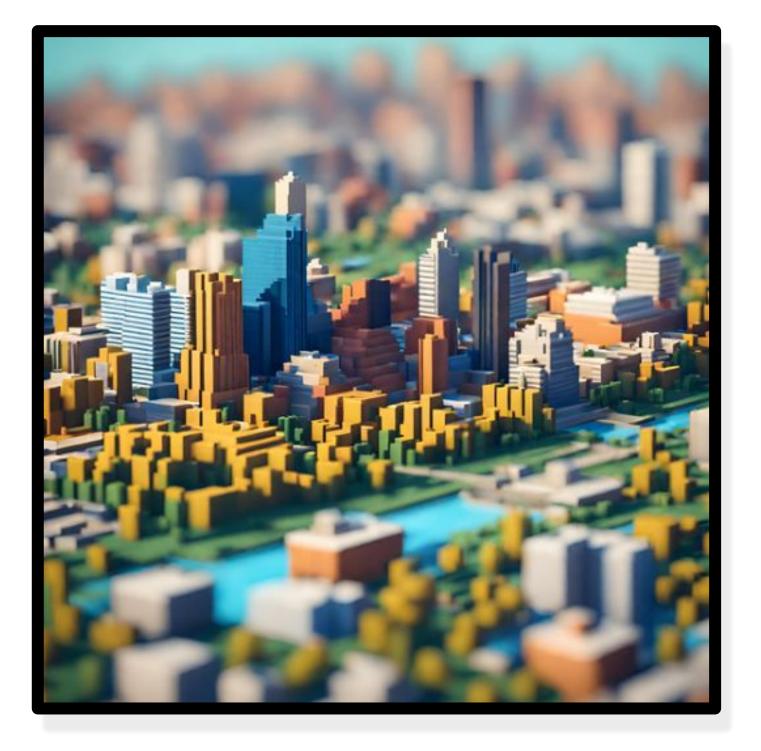
ZBR HEARING OCT 2023

Jerreck Connors



ABOUT ME

Lifelong Edmonton resident, currently in Belgravia Degree in Sociology, and Degree in Urban & Regional Planning from the University of Alberta Currently employed as a Planner for a municipality outside the Edmonton Metropolitan Region Was the Director for Planning & Place for the Belgravia Community League, Fall 2020 - Spring 2022

Student Planner internship w/ City of Edmonton, May 2019 - December 2019 Contracted Late 2021 by a Councillor's Office for a high-level info report on the policy landscape for rentals.

To my knowledge, no work conducted for the City & Council was included in or affected development of the Zoning Bylaw.



Robert (Bob) Summers @RJSCity

If you live in an RF1 zone and folks are telling you the new Land Use Bylaw will radically change your neighbourhood, please take note that it will change allowable heights from either 10 or 8.9m to 10.5 m, & lot coverage from either 40% or 42% to 45%. Honestly, it's that boring.

Local News / Columnists

Elise Stolte: Pushing beyond an ugly history. There is now no 'single-family' zone in Edmonton

Elise Stolte

Published Jan 14, 2019 • 4 minute read

TRAFFIC

Edmonton removes minimum parking requirements city-wide



By Caley Gibson • Global News Posted June 24, 2020 8:39 am • Updated November 3, 2022 9:36 am •••

Changes will be slow and perceptively minor.

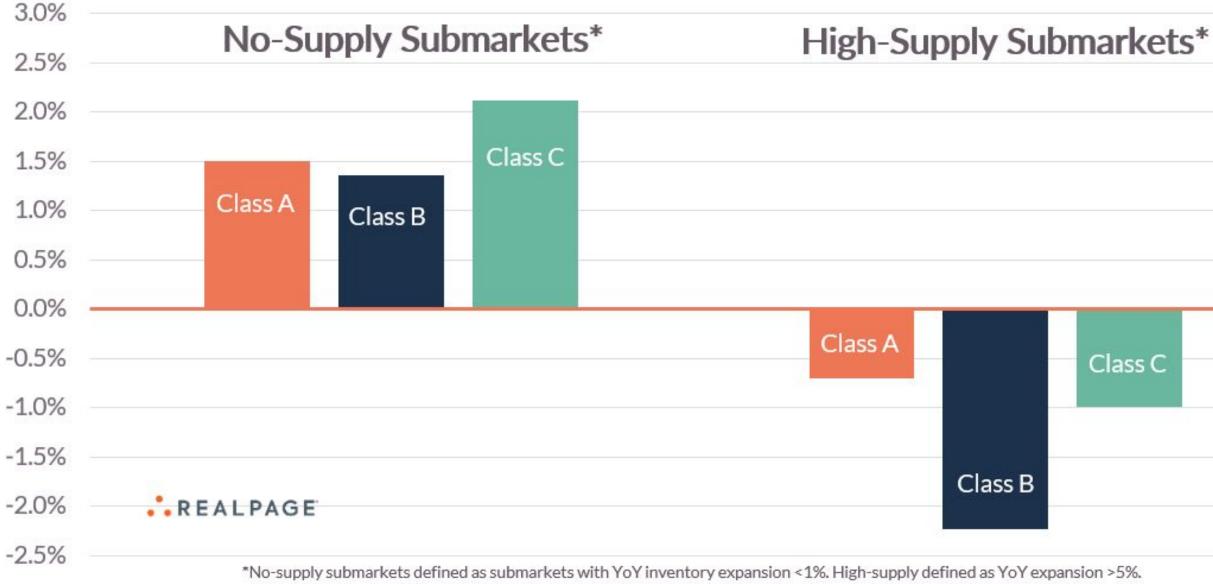
Redevelopment alone is a lengthy process for someone who owns a site that even wants to do it in the first place.

Neighbourhoods have not rapidly converted over to Duplexes.

Parking is still being provided with the bulk of development proposals.

Which Apartments are Most Impacted by New Supply? Surprisingly, it's Class B

Median YoY Effective Rent Growth by Supply Level, Sept 2023



Source: RealPage Market Analytics Data as of September 2023 covering >1,000 U.S. submarkets.

CLASS A - Higher End Units, commonly most expensive

CLASS B - Mid Range Units

CLASS C - Lower End Units, commonly less expensive

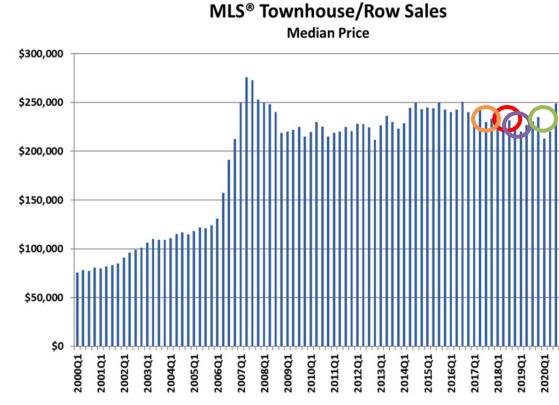
https://financialpost.com/moneywise-pro/here-are-the-5-best-canadian-cities-for-housing-affordability-and-job-growth https://creastats.crea.ca/mls/edmo-median-price

Most affordable places:

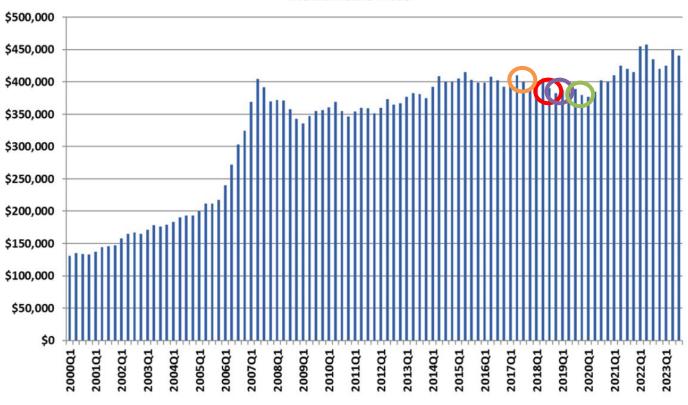
- 1. Regina \$266,800 1.6 (per cent change vs. in the last year)
- 2. Saint John \$273,800 29.1
- 3. Fredericton \$281,900 30.8
- 4. Saskatchewan \$291,200 3.1
- 5. St. John's \$294,400 9.2
- 6. Sault Ste. Marie \$302,200 46.5
- 7. New Brunswick \$302,300 33.2
- 8. Quebec City \$327,700 15.8
- 9. Newfoundland & Labrador \$332,200 12.3
- 10. Greater Moncton \$333,200 36.6
- 11. Saskatoon \$334,600 -- 3.4
- 12. Prince Edward Island \$338,700 26.3
- 13. Winnipeg \$345,500 13.6
- 14. Edmonton \$363,900 9.3
- 15. Nova Scotia \$397,900 37.3
- 16. North Bay \$450,200 42.8
- 17. Halifax-Dartmouth \$499,000 36.9
- 18. Calgary \$502,800 17.2
- 19. Bancroft and Area \$532,300 40

Source: Zoocasa

- Bylaw 18115 Secondary Suites (July 1 2017)
- Bylaw 18484 Expansion of ()Secondary Suites (Aug 20, 2018)
 - Bylaw 18638 End of Single Family Zoning (December 10 2018)
- Bylaw 18967 Missing Middle Expansion (August 26 2019)

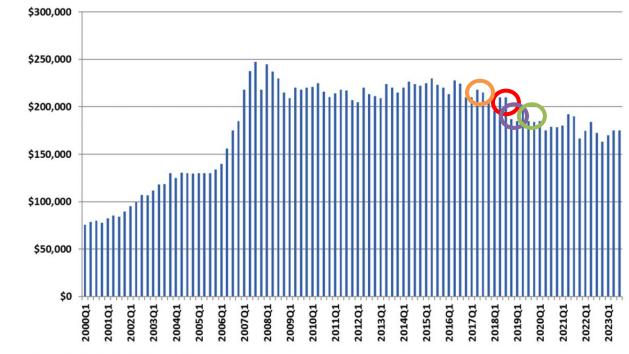


Source: The Canadian Real Estate Associatio



MLS[®] Single Detached Sales **Median Sale Price**

Source: The Canadian Real Estate Association



MLS® Apartment Sales **Median Price**

Source: The Canadian Real Estate Associatio

Data from: https://www.edmontonhomesweb.com/idx/?feed=&search_location=Belgravia



Real Estate for Sale - Belgravia, October 8 2023



Sean Fraser 🔮 @SeanFraserMP · Sep 26

In light of a proposed development cost charge increase by Metro Van, I've postponed today's announcement of Housing Accelerator Fund deals with 2 cities who are members of the Metro Van board.

We're studying the impacts of this proposal and I hope to have more to say soon.

Q 192	tl 189	♥ 655	ılı 257K	Ţ
--------------	---------------	-------	----------	---

Vancouver

Halifax council to consider Ottawa's tweaks for housing money



Housing Minister Sean Fraser suggests allowing more units, increasing height limits on developments

On Thursday, Housing Minister Sean Fraser wrote a letter to Mayor Mike Savage that included four suggestions regarding the city's application for the Housing Accelerator Fund which allocates \$4 billion in funding until 2026-27 to prompt more home building in cities. The municipality had applied for the funding in June.

Fraser's suggestions included:

- · Legalizing properties with up to four units city wide.
- · Legalizing dwellings up to four storeys high for all residential areas in the municipality's Centre Plan.
- Creating a non-market affordable housing strategy with staff dedicated to it.
- Increasing density and student rentals within walking distance of the city's first-rate postsecondary institutions.

Fraser's letter praised Halifax for what it has done so far to address its housing crisis, especially in the midst of wildfires and severe weather. But he said he wouldn't approve Halifax's application unless it considers making these "improvements."

Halifax



Jyoti Gondek @JyotiGondek · Sep 14

As we start deliberations on how we best address Calgary's housing crisis, #yyccc has just received this letter of support from the federal minister of housing @SeanFraserMP - we will jeopardize or lose federal funding if we do not approve the full strategy. We must act now.

and Communities The Others Day		the Dimensional and an and the Collections at 200 KB		major reasons why we are living its a misloral bousing crisis. These attends help exploit many Canadam scenars of filed the cost of a home in the community where the work, a live. We will have serve where the bousing crisis in Calgary if it is reat legal to build the homes to meet the memory.		
City of	r lygel Gondda Collagty Sa oberserele mail <u>Hermopeticalasty on</u>			and I over a delt build more home Chipney provided Harow yes have a Chaini, who have of seeing Chipney Lars engine to be a made good on the	proting working relationship with my oxflague. Method of Furthermon Goo spectrose on Council. He has been standidly support to of those initiations, a entitiate new measures to incourse the supply of threaking. We are approve Calgory's application, but I will not be able to do so before to ensemblements. Usuality application where me turns applied threakpoint	
l ante Acción baltoco bargoro con a con a con con a con a co	Mayor Coulds, after barring restored the city of Caligars's anglests trans that, that the city of Caligars's locating to the source, or new for source of the city on locating to the source, or new for the city of the city on locating to the source, or new for the city of the city on locating to the source, or new for the city of the city on locating to the source, or new for the city of the city on locating to the source of the source of city on locating to the source of the the source of the city on locating to the source of the source of city on locating to the source of the source of city on locating to the Markolath, 1: Take source on the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the formation half the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the phalagements of HCO and DCOC, as you hadre of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the source of the phalagements of HCO and DCOC, as you hadre of the source of the source of the source of the source of the source of the source of the source of the sou	ed on far rysodable discussions and rysogasty in the Minister responsible go carried ingression and meansty consel ingression (Cdgre), ensuing being a beauty however, in this oblers. To fail, only, it is negretated the significant of the second second second ingression and the second second second ingression and the second second second and the proposals dirac for classifier any direkt second second second second and needed second second second second resulting distance of terms: It is profile any direct terms of the second seco		ikey on a both () Wa wild metada a nakikana mopind Isinowich appen Sinowich Jan Hanardik S Walane of Hana CC Eldon Ma	cling to study with you is ensure of Colgarine have a plane to cell have a field. Hardweild and the study of the City and all you practicability medy to have with the level is not over cellular between prime. Hardweild and the request and level field with the field with the field with the level over France, F.C., M.P. 9, Ither methods and Communities. Nor, all Communities and Communities. Nor, all Coll and Interfaciolations and Nation, all all local thermicolations and Nation, all all local thermicolations and provide the collection of the state.	
dom	k yn ten drig te sjit ting, is penik et ste Caradis					
Q 202	2 17	196	\heartsuit	516	ılıı 199.9K	
÷	Post					



Michelle Rempel Garner 🎡

Long (for X) read. There's a lot going on in Calgary regarding housing strategy.

That's a good thing. It means change.

Our city, and the entire country is in the middle of a severe affordability crisis. Canadians of all ages cannot afford a place to live. This is contributing to growing problems with crime, addiction, and more.

Let me be clear to everyone involved: now is not the time to continue status quo policies that have failed to build the houses Canadians need.

Conservatives will continue to hold the Trudeau government accountable after eight years of failed federal housing policy and I urge colleagues on Calgary City Council to put home building first when considering their own municipal policies.

I stand with Calgarians who have seen crippling increases in rent, those who have had the prospect of the hope of homeownership taken from them, and those who are homeless. This crisis isn't polite or slow. It is immediate and requires an immediate response. Anyone who is trying to beat around the bush otherwise should give their head a shake, have some compassion, and get serious. This affects everyone. If you are worried about crime, addiction, joblessness, and mental health you need to be worried about housing first. Period.

Calgary

Dear Mayor Crombie,

I am writing to you following a detailed review of the City of Mississauga's application to the federal government's Housing Accelerator Fund.

I was pleased with several of the proposals included in the application, including ideas to unlock growth through strategic investments in transit and mixed-use development, optimising government land for affordable housing, and making systems improvements and case management of development applications.

However, before making a decision on Mississauga's application, I need to ensure that the City is doing everything in its power to address Canada's housing crisis. I have four requests that would improve Mississauga's application and better reflect my ambition for the Housing Accelerator Fund, they include:

- Permitting four units as-of-right city-wide;
- Permitting four storeys as-of-right within 800 metres walking distance of the LRT and BRT transit lines;
- · Work to better utilize the community within walking distance of all the Go stations for housing and mixed-use developments, especially along the Lakeshore West line; and
- · Work to increase rental housing developments for students within walking distance of your post-secondary institutions.

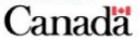
If you and Council can enhance your application by addressing these items, it will allow us to increase housing supply within walking distance to transit and facilitate more genuine housing options for the people of Mississauga. This will put me in a position to approve your application.

Canadians are looking for leadership to get the necessary homes built. I would like to credit my colleagues in Mississauga, the Hon. Minister Valdez, and Members of Parliament the Hon. Omar Alghabra, Peter Fonseca, Iqwinder Gaheer, Iqra Khalid, and Charles Sousa, who have all been tremendous advocates for your City. They have each raised the importance of Mississauga's housing needs and have expressed confidence that the City will rise to the occasion.

Thank you for considering my requests. I look forward to our future discussions.

Sincerely,

The Honourable Sean Fraser, P.C., M.P. Minister of Housing, Infrastructure and Communities



Mississauga

Quote by Omar Yaqub. How Edmonton's zoning renewal could be a boon for newcomers https://www.cbc.ca/news/canada/edmonton/how-edmonton-s-zoning-renewal-could-be-a-boon-for-newcomers-1.6985694

"I'm supportive of the **Zoning Bylaw Renewal** not because it's perfect but because it's better."