

# 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



CLASS A - Higher End Units, commonly most expensive

CLASS B - Mid Range Units

CLASS C - Lower End Units, commonly less expensive

\*No-supply submarkets defined as submarkets with YoY inventory expansion <1%. High-supply defined as YoY expansion >5%.  
Source: RealPage Market Analytics Data as of September 2023 covering >1,000 U.S. submarkets.

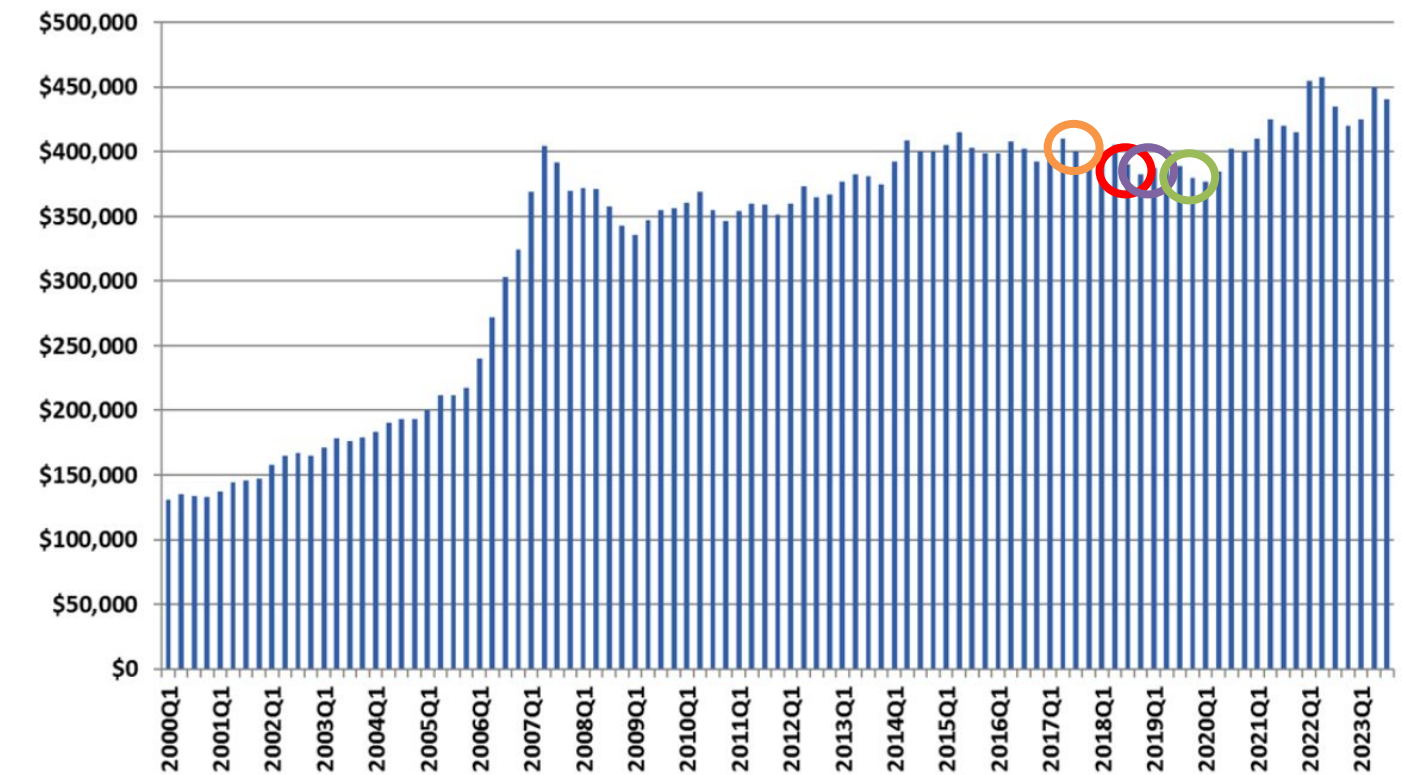
## Most affordable places:

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

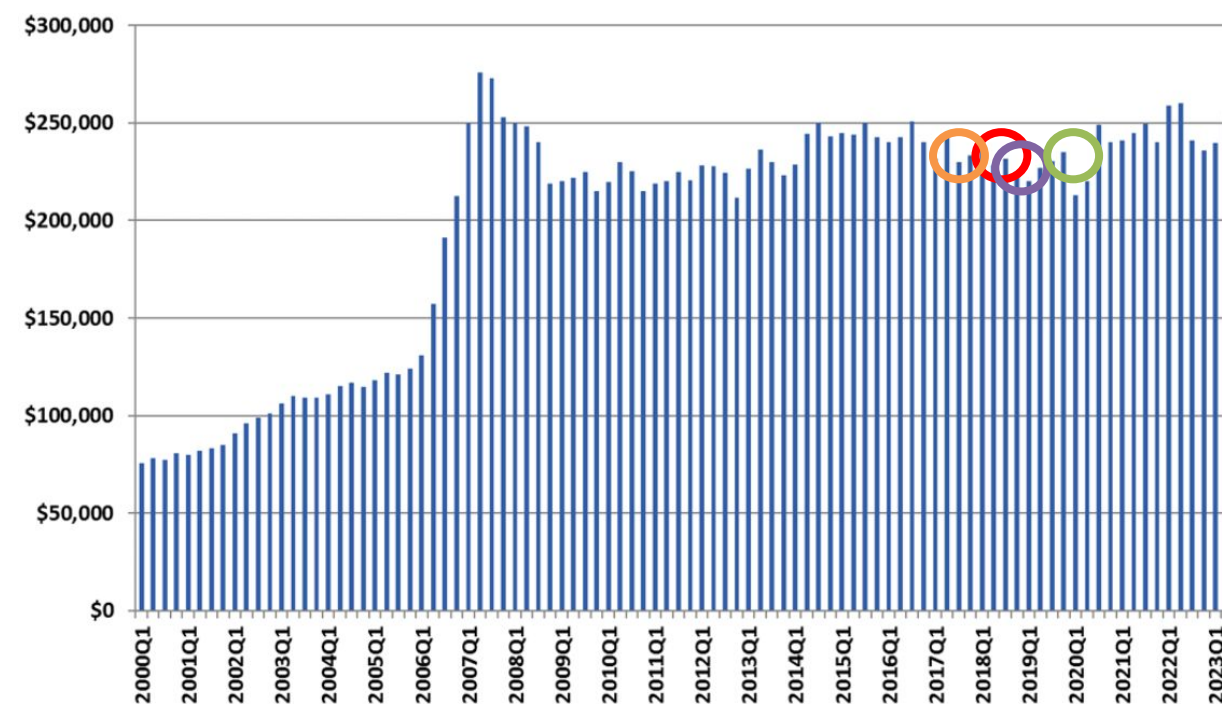
- Bylaw 18115 - Secondary Suites (July 1 2017)
- Bylaw 18484 - Expansion of Secondary Suites ( Aug 20, 2018)
- Bylaw 18638 - End of Single Family Zoning (December 10 2018)
- Bylaw 18967 - Missing Middle Expansion (August 26 2019)

MLS® Single Detached Sales  
Median Sale Price



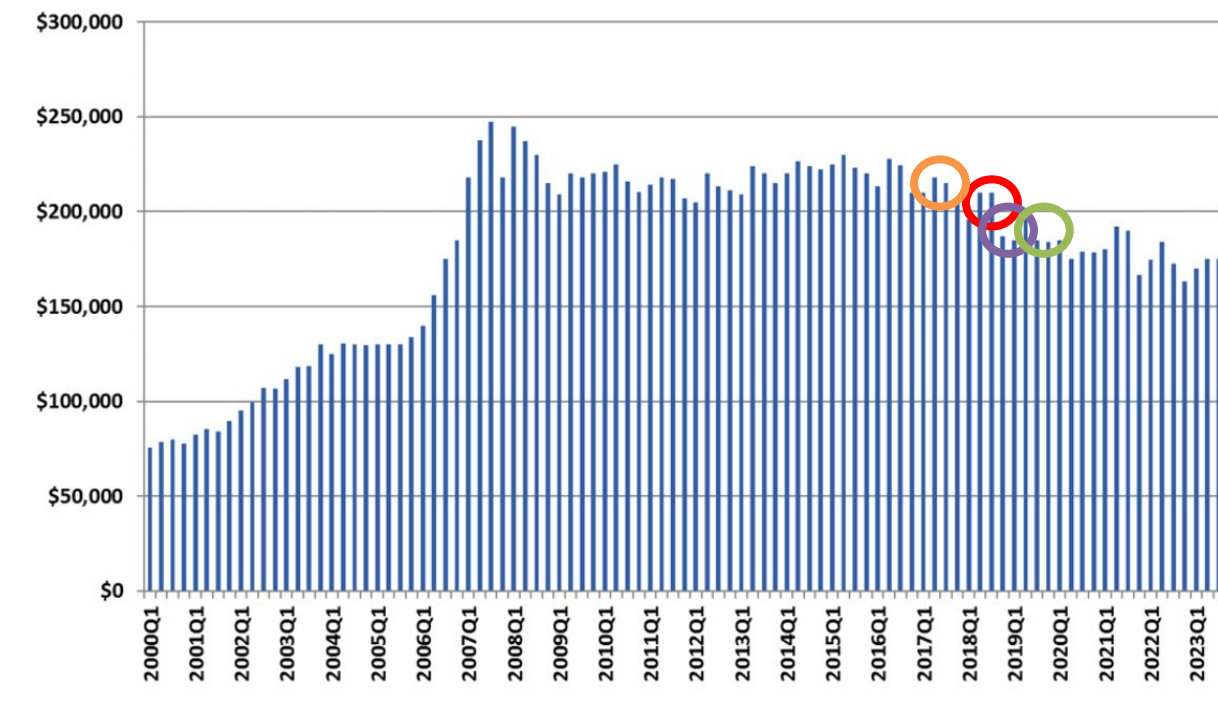
Source: The Canadian Real Estate Association

MLS® Townhouse/Row Sales  
Median Price



Source: The Canadian Real Estate Association

MLS® Apartment Sales  
Median Price



Source: The Canadian Real Estate Association

### Real Estate for Sale - Belgravia, October 8 2023



Condo: \$470,000 2 bed 3 bath 1,414 sq ft. Built 2011



SDH: \$699,900 6 bed 2 bath 1,442 sq ft. Built 1953





# 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 post-secondary 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



← Post



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

October 3, 2023

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.”**