

Calgary



# Special Purpose and Land Update

PRE-ROLL CONSULTATION PERIOD

Oct. 1 – Nov. 15, 2024

Information provided is preliminary information and is subject to change















# Agenda

- Inventory Overview
- Market Overview
- Valuation
- Residential Rezoning
- Notable Sales
- Cost Approach
- New Development

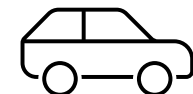




# Special Purpose & Land Properties

	All Land Parcels		Senior Homes
	Educational Properties		Prisons
	Transit and LRT		Airport
	Cemeteries, churches		Social Services
	Police Stations		Water Pumping Stations
	Health and Ambulance related properties		Fire Stations
	Golf Courses		Landfills

In

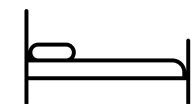


Automotive Dealerships



House Conversions

Out



Hotels / Motels

# Market Overview

## Key Finding 1:

### Valuation – Land Rates

- Beltline
- Downtown
- Commercial
- Industrial
- Residential

## Key Finding 2:

### Commercial Land Tiers

- Moving from 3 to 4

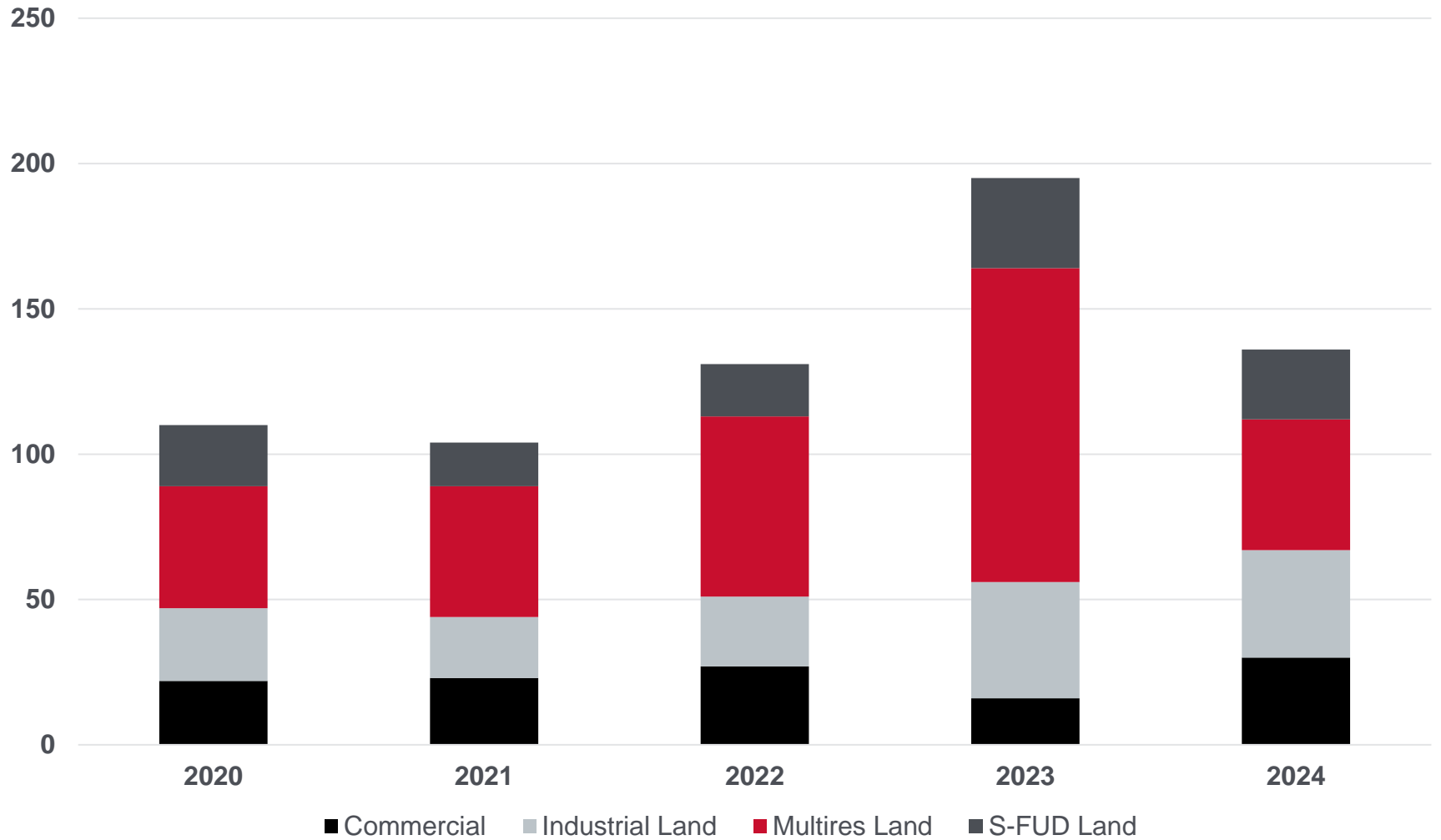
## Key Finding 3:

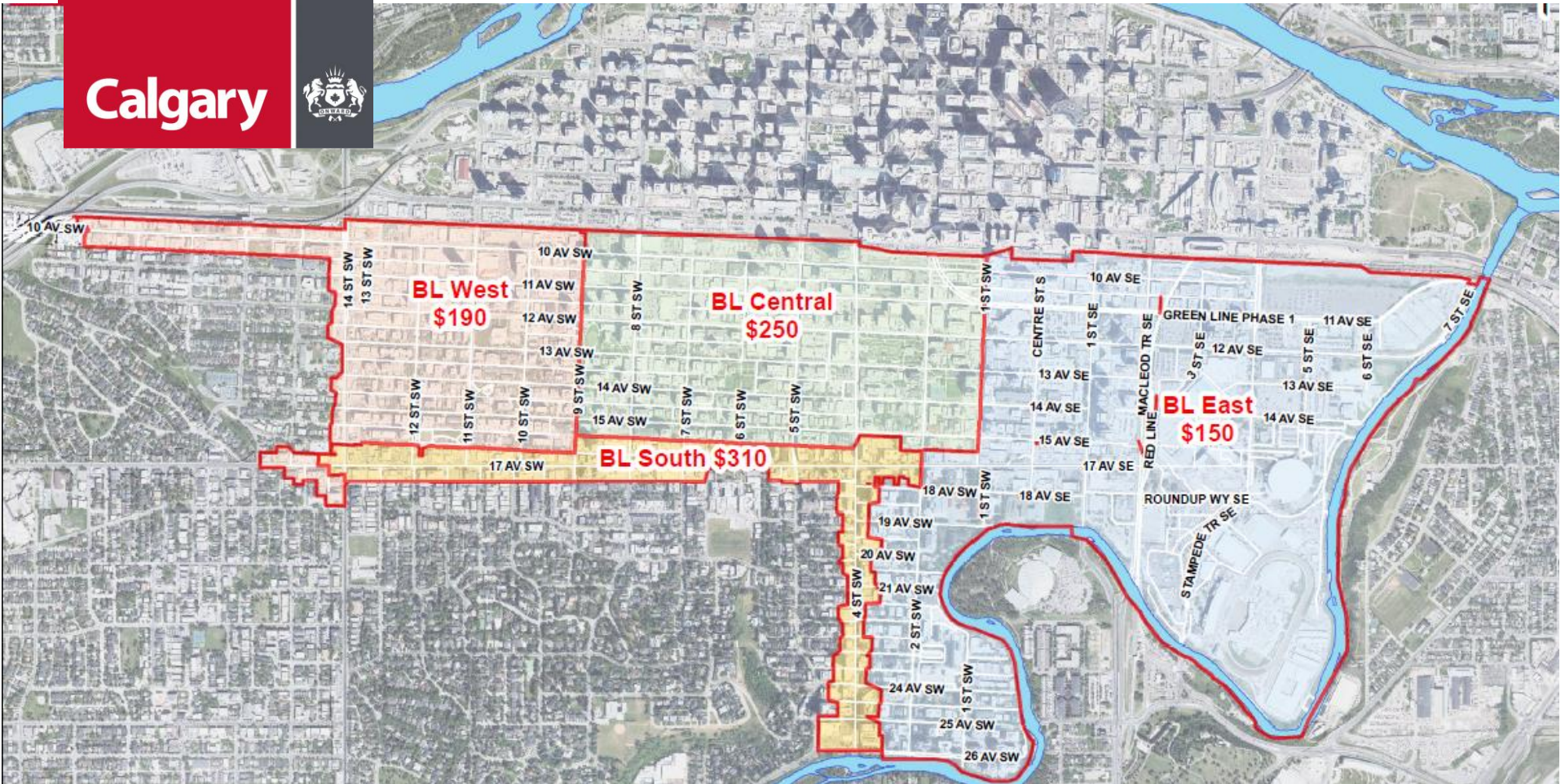
### Residential Zoning

- Consolidation of Residential Land Uses

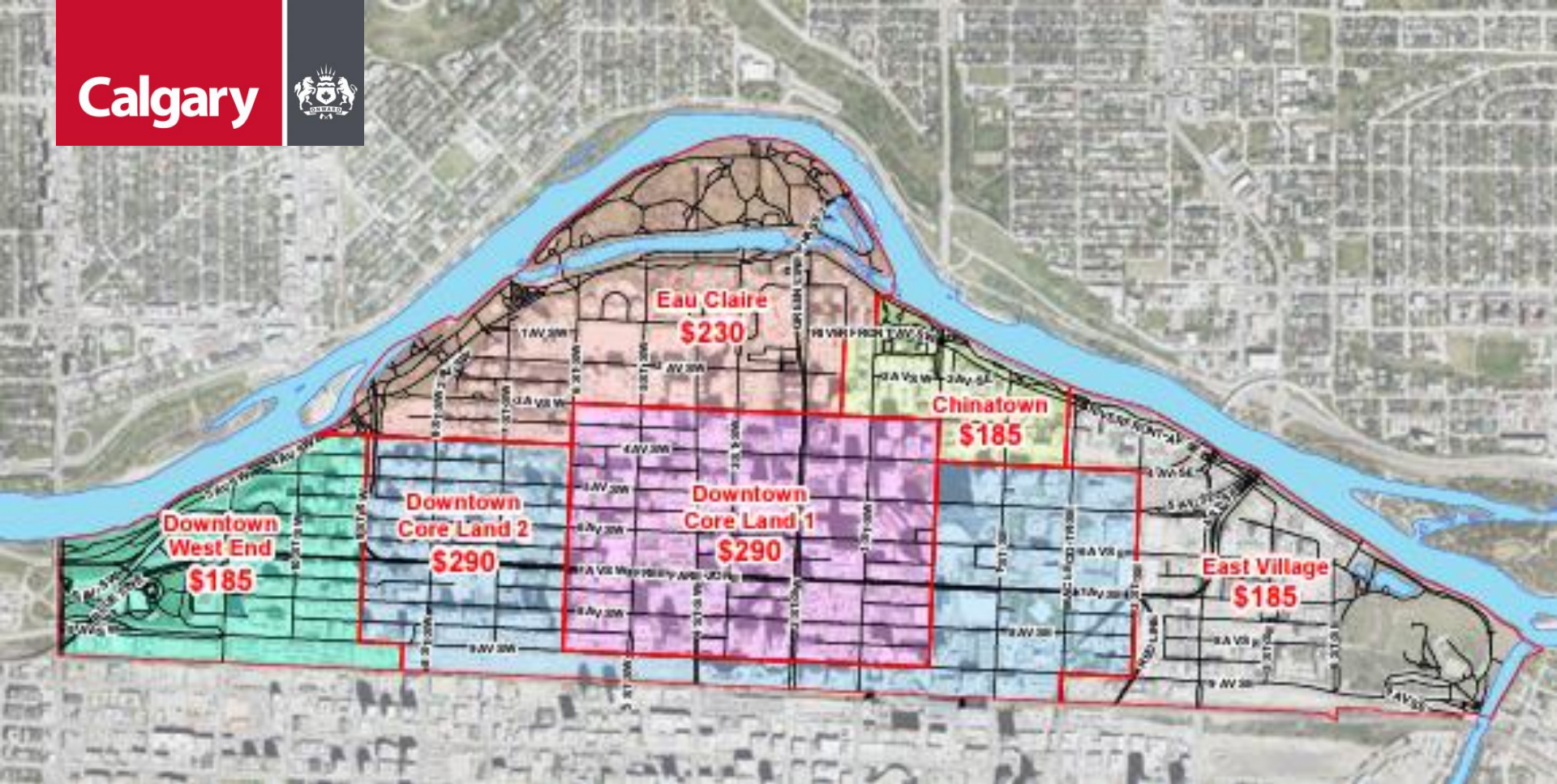


# Land Sales Activity





## Beltline Land

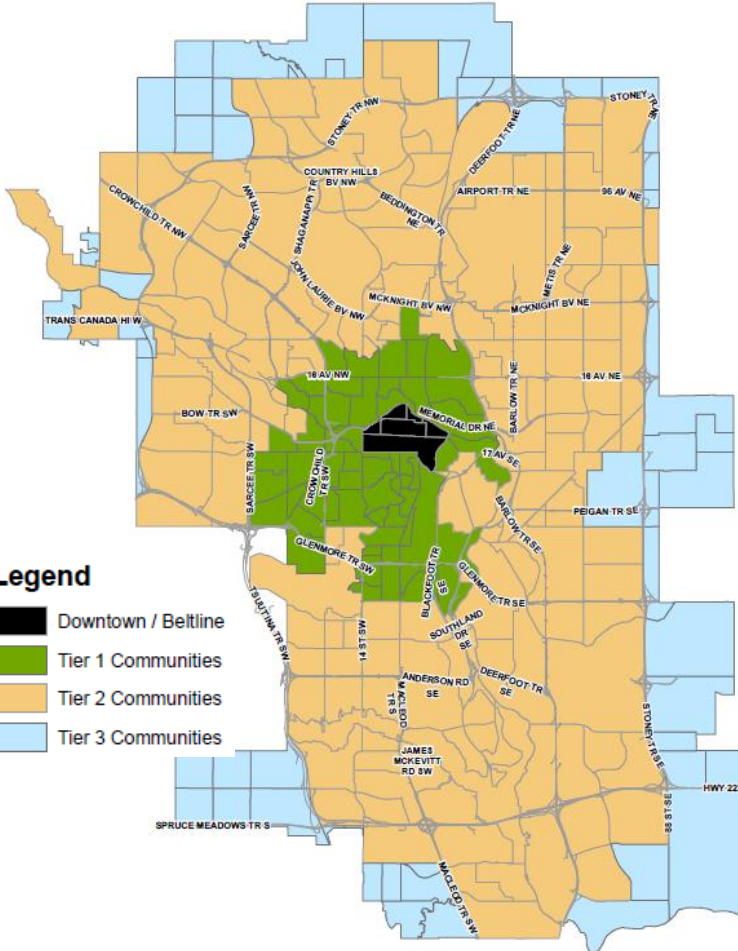


## Downtown Land



# Commercial Land Tiers

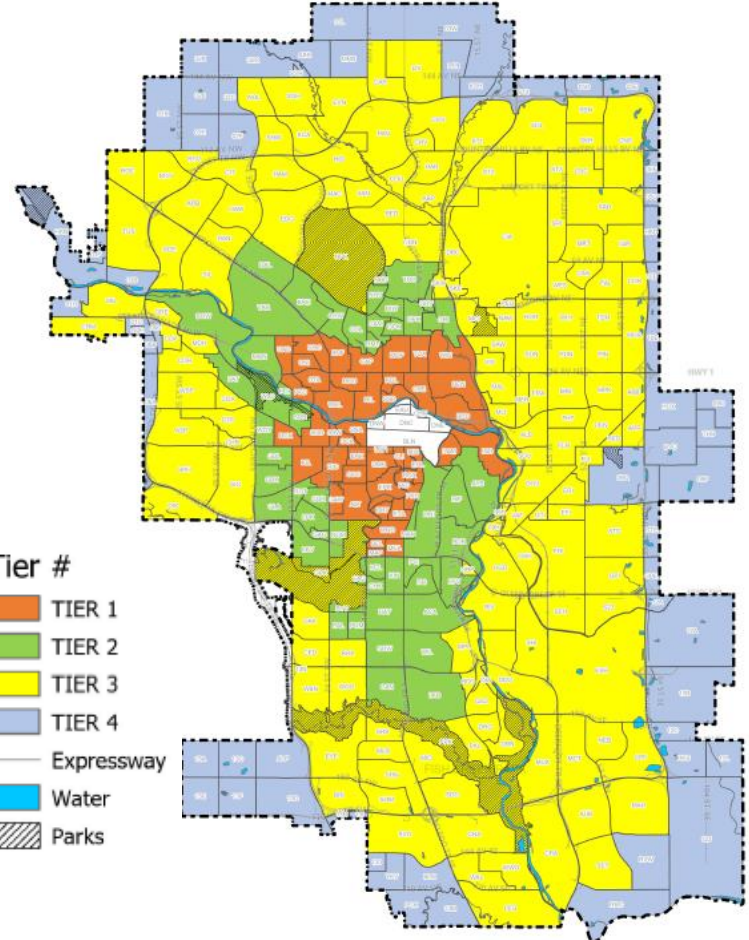
2024



**Legend**

- Downtown / Beltline
- Tier 1 Communities
- Tier 2 Communities
- Tier 3 Communities

2025



**Tier #**

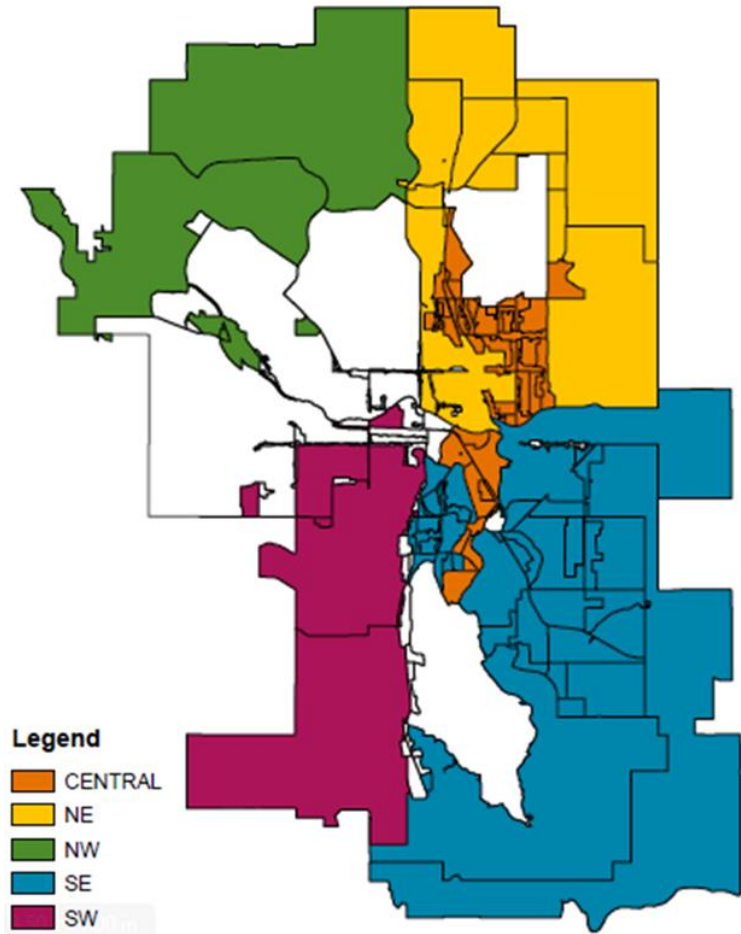
- TIER 1
- TIER 2
- TIER 3
- TIER 4
- Expressway
- Water
- Parks



Calgary



# Industrial Land



# Land Summary

## Average Year over Year Change

**Downtown** -5%

**Beltline** 3%

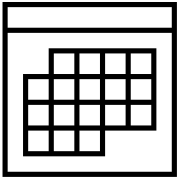
**Commercial** -3%

**Industrial** 7%

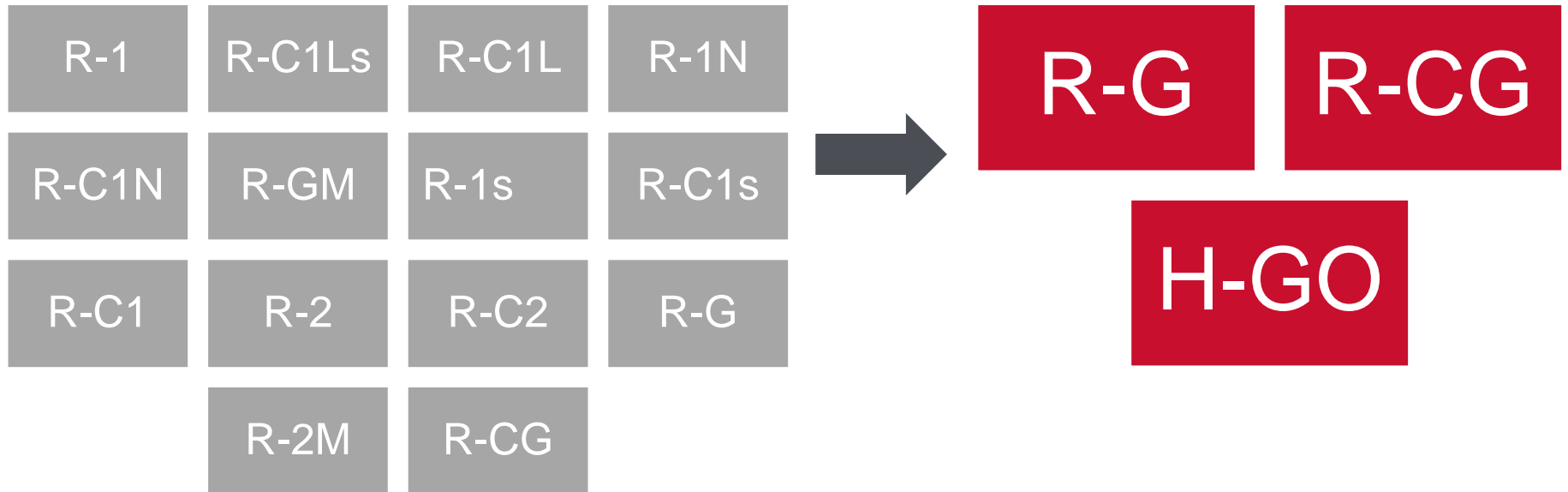
**Residential** 9%



# Residential Rezoning



**May 14, 2024** – Council approved citywide rezoning  
**August 6, 2024** – Zoning changes in effect





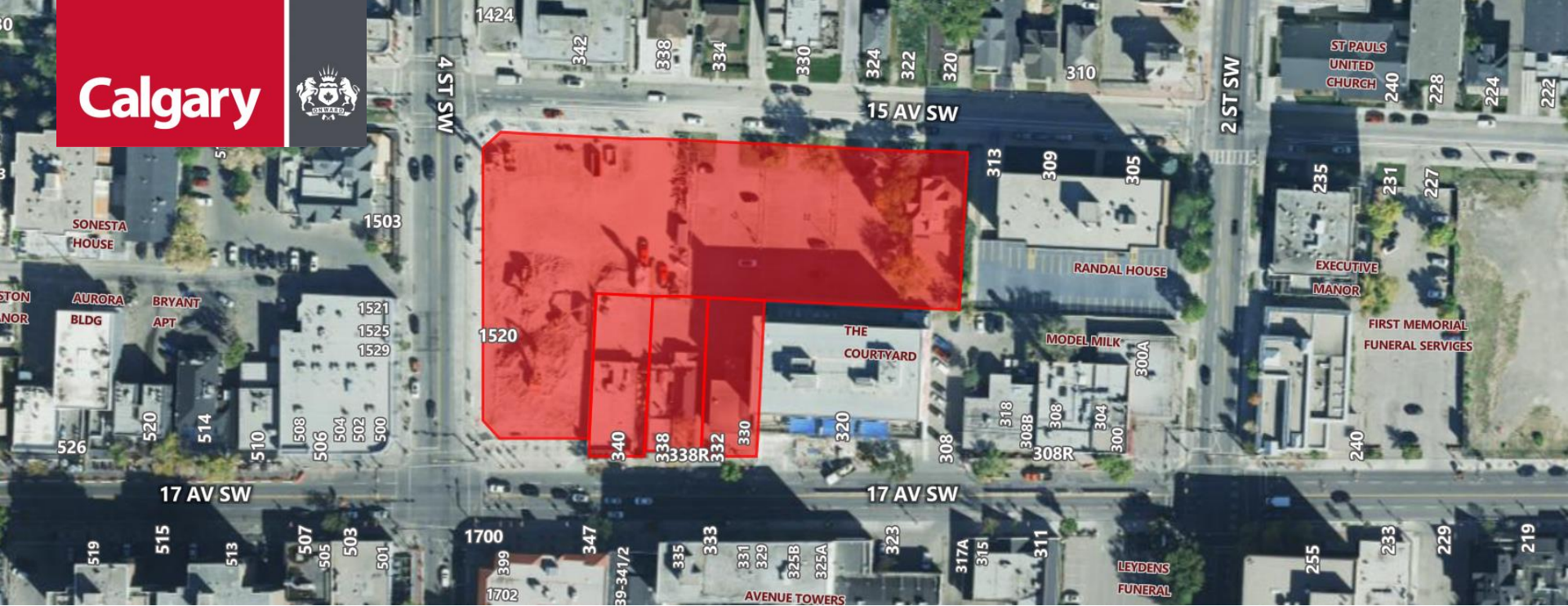
**Notable Sale 1**  
**1115 68 Avenue NE**

**Registered Sale Date:** March 13, 2024

**Sale Price:** \$7,100,000

**Parcel Size:** 7.6 acres (329,602 SF)

**Land Use:** I-G – Industrial General



## Notable Sale 2

**1520 4 Street SW**  
**340 17 Avenue SW**  
**338 17 Avenue SW**  
**332 17 Avenue SW**

Registered Sale Date: April 18, 2024

Sale Price: \$350/SF

Parcel Size: 2.16 acres (94,220 SF)

Land Use: DC Land Use

# Cost Valuation

The City of Calgary uses the **Marshall & Swift** costing service to estimate the replacement cost of commercial or specialized improvements.

After a couple years of increases, 2024 saw some stability in improvement values. 2025 is trending similarly to 2024 with generally flat year over year change.

## In 2025:

Cost values for commercial improvements are changing at an average of **-1%** overall.

The range is **-4%** to **+1%**.

# Developments - Dealerships

**Country Hills Ford**  
**180 Stonehill Gate NE**



**Wolfe Cadillac Calgary**  
**756 101 Street SW**



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### Respond.



Respond to your ARFI if you haven't yet.

### Review.



Check your preliminary value. Get a tax estimate.

### Talk.



Call us at 403-268-2888. We're committed to working with you.