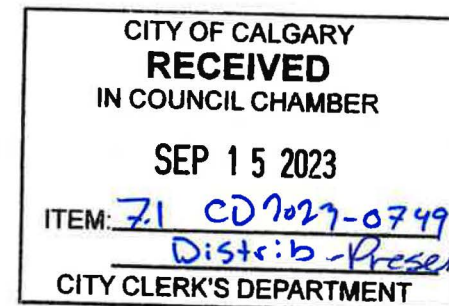
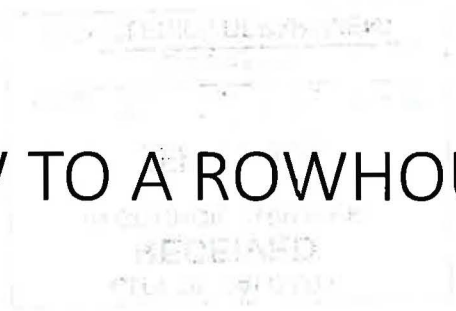


SUBMISSION TO
CITY OF CALGARY HOUSING STRATEGY
SEPTEMBER 14, 2023

SUBMITTED BY: KEN YOUNG

ANALYSIS OF ROWHOUSING IMPACTS AND RECOMMENDATIONS FOR
ALTERNATIVES TO MEET CITY DENSIFICATION GOALS





CONVERSION OF A RENTAL BUNGALOW TO A ROWHOUSE



Evict tenants

Plan

Demolish

Construction

Sales

Move in

18-24 MONTHS



- NEAR TERM LOSS OF HOUSING -

CONVERSION OF A RENTAL BUNGALOW TO A ROWHOUSE WHAT DO WE GET? LESS AFFORDABLE HOUSING!



18-24 MONTHS

- 2 households
- Rent \$1200-1700 per household

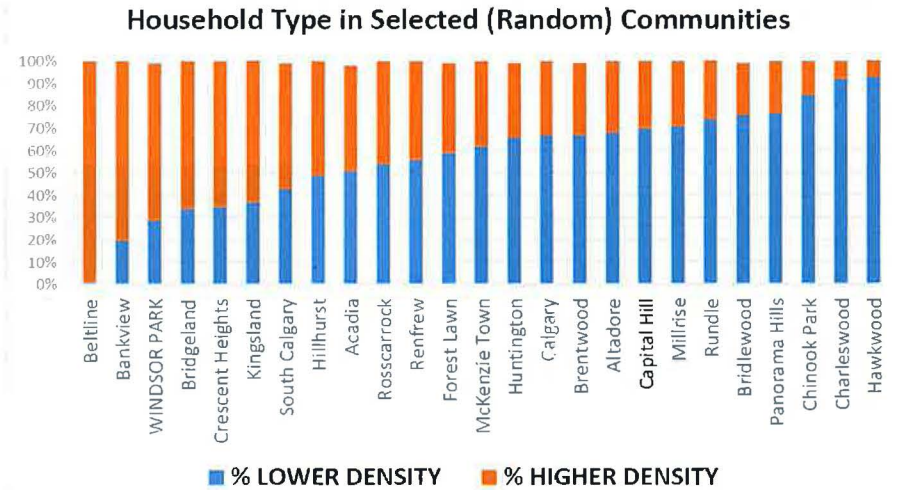
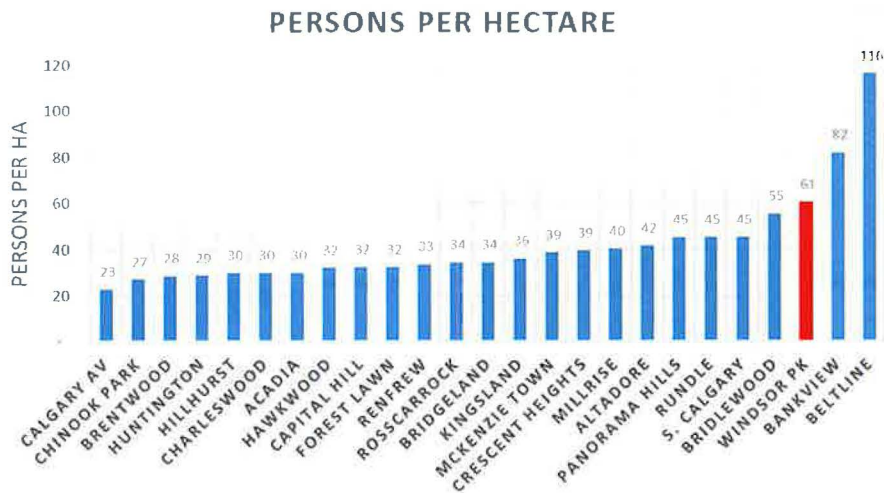
- **Vacant land**
- **Zero households**

- 4 households (plus suites?)
- Cost \$600-700k

WHAT DO WE GET? LESS AFFORDABLE HOUSING!

Density Comparisons

A COMMUNITY LIKE WINDSOR PARK ALREADY HAS A LOW PERCENTAGE OF DETACHED AND SEMI-DETACHED HOUSING BUT WILL BE MOST LIKELY TO SEE THE BURDEN OF REZONING PRESSURES



* Data sourced from City of Calgary Community Profiles. Area and measurement data calculated using City of Calgary DMAP tool

JULY WHEN WINDSOR PARK PRESENTED THE CONCERNS ABOUT PROLIFERATION OF APPLICATIONS

THIS IS WHAT WE HEARD IN THIS ROOM:

- *“Is this a free for all?”*
- *“This is too much for this community”*
- *“Not the right time or place for this application”*
- *“So the answer is we’re never going to say no to these, we’ll just try to fix the problems that are created by them?”*
- *“We haven’t spent enough time talking about established areas... really, really will push for better strategy in established areas”*

***BLANKET REZONING WOULD SWEEP ALL OF THESE LEGITIMATE
CONCERNS UNDER THE BLANKET***

ADD HIGHER DENSITY AND DIVERSE HOUSING
AND
PRESERVE THE CHARACTER OF CORE OF COMMUNITY

A WIN:WIN PROPOSAL

1. Densify Community Corridors / Main Streets (eg. 50th Avenue, Elbow Drive & 58th Avenue Transition area)
2. Develop underutilized land (eg vacant land adjacent to McLeod Trail north of Chinook; 39th Ave LRT)
3. Retain designation for core of community, except where already redesignated or where supported by LAP

CALGARIANS FOR SENSIBLE GROWTH
SEPT 2023

Business Case for Established Communities

(This Business Case is very much aligned with Windsor Park Win:Win proposal)

“Distortion of the housing market is evident in the diversion of “missing middle” development to single-family areas rather than activity centres and main streets,”

“... in addition to approving and subsidizing new subdivisions on the fringe, The City has been encouraging increased density outside Activity Centres and Main Streets. This has diverted investment and density from where it is needed most, unnecessarily altered the character and stability of neighbourhoods, and eroded the financial security and trust in government for those residents that Activity Centres and Main Streets are meant to serve.”