

Presented to City council meeting April 22,2024

A-Affordability

1-The cost of building a housing unit will be almost the same whether in new areas or rezoned areas. It means that rezoning will not solve the problem of affordability.

2-In general, the reason cities go for high density is the lack of expansion spaces.

This doesn't apply to Calgary. Calgary can expand east, west, north and south.

3-Existing communities already have balanced mixture of single, and multifamily units.

4-The concept of high density by building multifamily units can be applied on planned new communities and city owned lands without changing the configuration of existing communities.

B-overloading of existing infrastructure

Existing services such as sewage, water, roads, transportation will be overloaded and may lead to degradation. This will result in extra costs of upgrades and maintenance.

c- Our Quality of Life

1-will be degraded as a result of less green spaces, less spaces for kids to play and less spaces for car parking.

2-The streets will be the place for kids to play and the cars to park.

3-Rezoning will destroy the present life style of all Calgarians as higher density will increase the crime rate and our safety will be in question with no valid reason

4-The property value will be decreased. We selected to live in our areas with the existing zoning and we paid for it. It is sad to enforce less standard on us with no valid reason.

Calgary will Lose Its reputation as one of the Best cities in the world to live in with no valid reason.

Shawnee slopes

Present housing units includes:

Single family units: 520

Semidetached units: 115

Row housing unit: 55

Apartments units: 200

Total units: 890

Percentage of multifamily units of total $370/890 = 41.6\%$

*Also There are New Two Towers contains
1- 80 Senior assisted living units, 2- 80 Senior independent living units*

Ongoing Shawnee Park Development

In the heart of Shawnee Slopes includes 1400 mixer of single and multifamily the majority will be multifamily units.

Planned multifamily units planned to be built on city owned land across from the LRT station.

Shawnee slopes is already over loaded with multifamily units.

What more the city requires from Shawnee community?