

# **Vote against blanket rezoning**

**It's a blunt instrument that eliminates public involvement in re-development**

**Jean Woeller - April 22, 2024**

# Blanket rezoning ≠ affordable housing

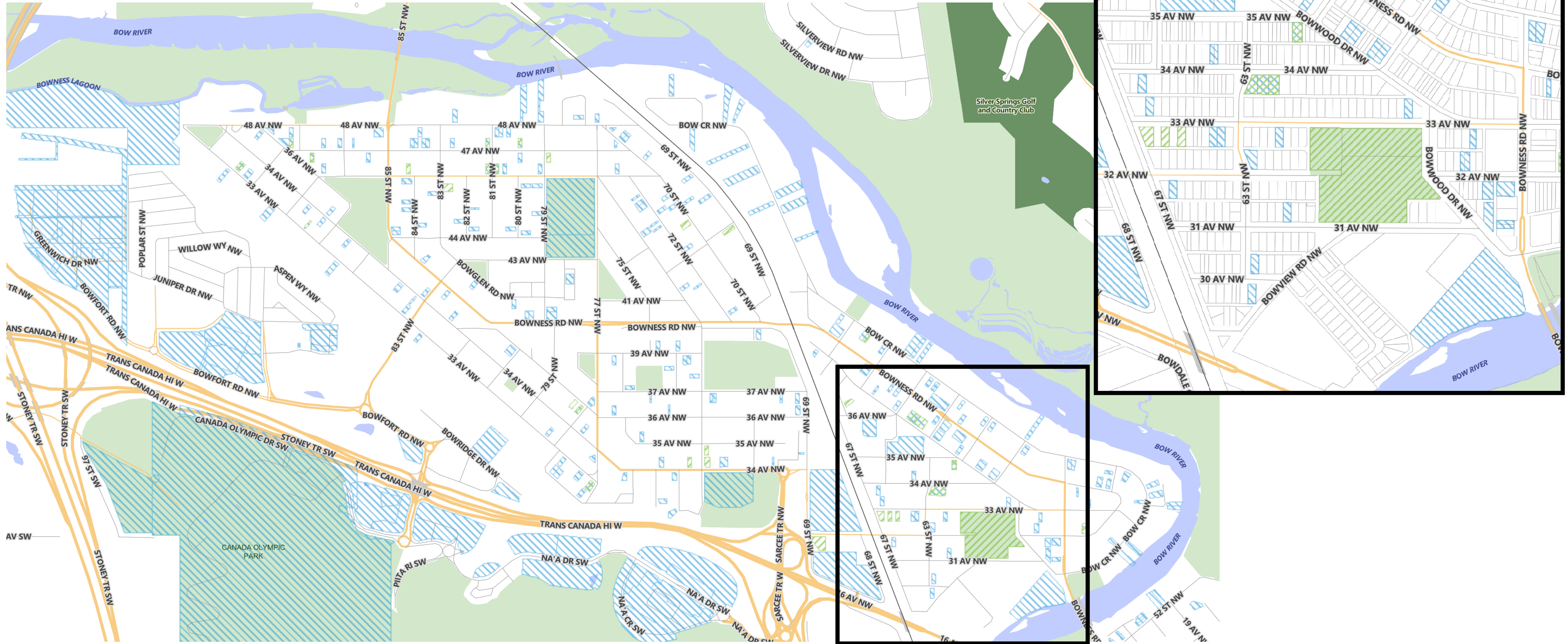
- Land Value Capture studies demonstrate how increased density results in higher housing costs and land values making it LESS affordable to live
- Dr. Byron Miller, Coordinator of Urban Studies Program, UofC makes a case against densification of established communities and states *“its been oversold as a solution to affordable housing problems”*
  - *“the evidence strongly suggests that simply leaving affordability to market forces alone is NOT going to solve the affordable housing problem”*
- Patrick Condon, UBC and author of Sick City: *“if there was any place that would have proved that adding density would reduce prices it would have been Vancouver and as we know that didn’t happen...”*
- *“there is no strong evidence that mass up zoning is effective at lower prices or rents.”*  
(Douglas Todd, Vancouver Sun, Nov 17, 2023)

# Blanket rezoning ≠ affordable housing

- affordable bungalow replaced by 4-plex each priced from mid \$700K
- 3 affordable bungalows replaced by attached and detached dwellings sold or listed from \$1.095K to \$1.3K



# Not Transitional



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Developers are aggressively looking to buy properties

Knocking on doors

Posting signs throughout neighbourhoods

# Not Sensitive

Design does not consider impact to the neighbouring property owner

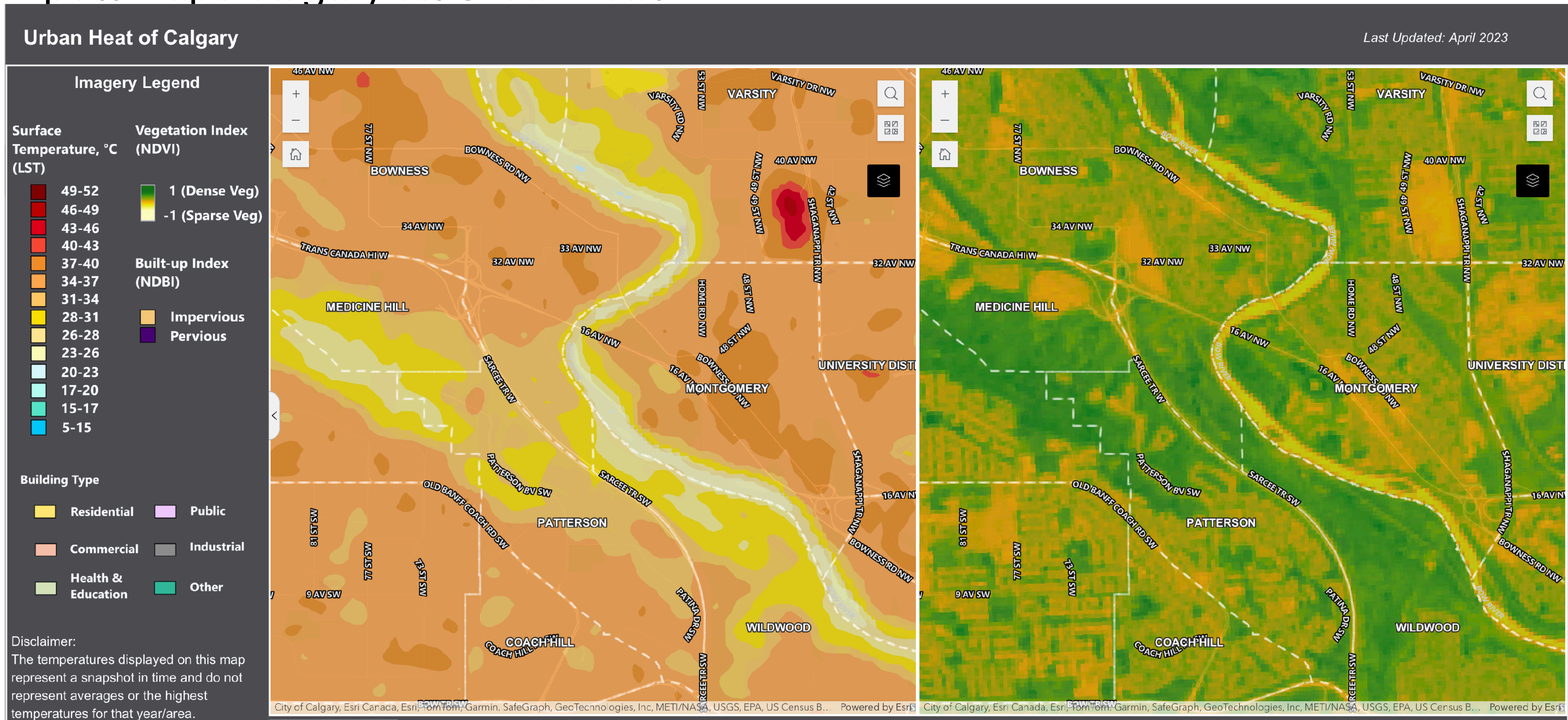


Impacts to privacy and enjoyment of outdoor space when units are set back beyond neighbouring rear facade

New building forms can tower over neighbouring home, reducing sunlight

# Lost vegetation creates heat islands

<https://maps.calgary.ca/UrbanHeat/>



# The City is creating heat islands

- R-CGs can cover 60% of a property compared to 45% for R-C1
- mature trees are being ripped out and there's little room to grow new trees

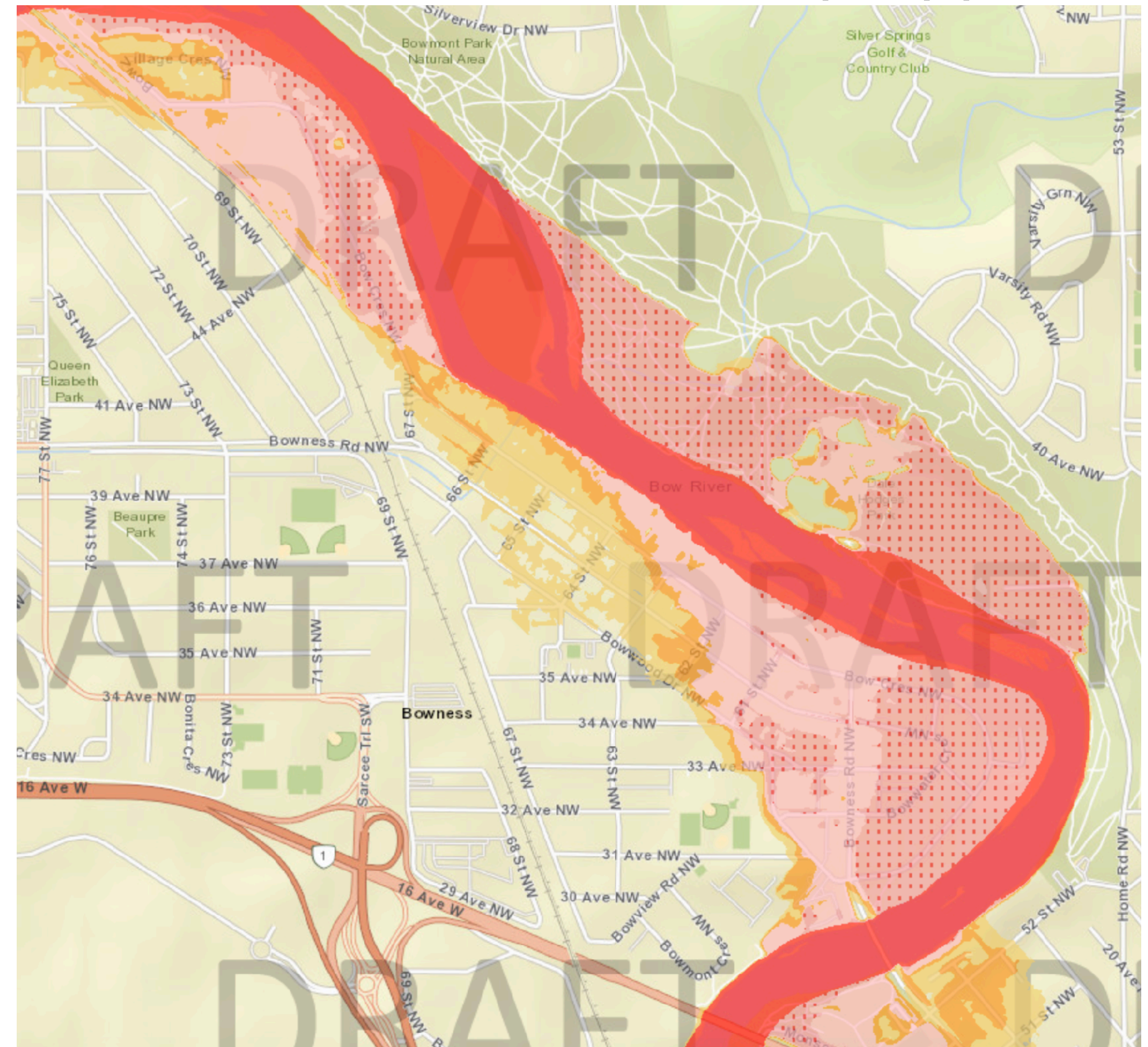


**THE GLOBE AND MAIL**  
In Canada's biggest cities, vulnerability to rising temperatures may depend on your neighbourhood

# Increased density doesn't make sense everywhere

## Alberta Flood Awareness Map Application

- For example:
  - Bowness has 100s of properties located in the flood fringe, including high hazard flood zone
  - and just one point of egress during an evacuation due to flood





# Alternatives to blanket rezoning

- Consider other city sites for building density. A submission from a retired planner suggested there are brownfield sites in Calgary that could be redeveloped for 410,000 units
- Consider Land Trusts as a way of creating more affordable housing units.
- Use a scalpel instead of a hammer in your planning by considering phasing in the rezoning of R-CG where it makes most sense.
- Don't allow multi unit (and/or secondary suites below grade) in flood fringe, high hazard flood zones. Start now before the Province's draft maps are finalized next year.
- Review the specifics of the bylaws so that the building rules are sensitive to neighbouring properties. Consider setbacks, building height, overlooking, massing, etc.