

# Public Hearing Meeting of Council Item 7.2.1.

Calgary, April 26 2024

# Intro

## Jeff

- 29 Years Old (just turned)
- Millennial
- Born and Raised Calgarian
- Looking to purchase my first home
- Lived at home with parents until very recently

# Objective, Why Are We Here?

- Address housing crisis
  - Every speaker has referenced this as the key issue.
- Council is seeking solutions to address the housing crisis
- The Golden Question:
  - How can we increase affordability without compromising communities?
- The Solution.....

# A Tempered Approach

- One size does not fit all
  - “Cross the river by touching the stones” - saying in China, generally attributed to Deng Xiaoping
    - “to take one step and look around before taking another”.
- Monitor, Evaluate, Engage.
- Evaluate the merit of increased density **where it makes sense** and **engage** Calgarians

# Solutions Proposed

## ✓ Increase Supply Through Community Engagement

- Accelerate development of housing on **Calgary owned lands**
- Accelerate **Local Area Plan** process and timelines
  - Use local area plans to push developers to **build actual affordable housing**
  - Developers will not sell units below their build costs. Build costs are beyond definition of affordable. Force development of units affordable at or below the median income level in LAP.
  - Give people the opportunity to **engage** and provide **meaningful input**
  - Accelerate diversity of homes by creating new neighborhoods when expanding with RCG to address diversity of choice
  - **Limit Air B&Bs to one rental per person.**

## ✓ Demand (slow the growth)

- Growth is not sustainable
- **Impose a foreign/interprovincial buyers tax**
  - Lets **work collaboratively** with **Alberta MLAs**, not be in direct conflict.
  - **Invest revenue from tax dollars** to supporting homes, shelters, programs to care for those who need it most
  - Prioritize Albertans who grew up here – find a way
    - Vancouver's tax **dropped foreign speculation in the market by 66%**
    - Vancouver's speculative market has shifted in part to Calgary
  - **Vacancy Tax for speculators and bare land**
    - In a housing crisis, why do we permit minimal property tax on privately owned land that has seen no development (business or housing)? Bare land sitting empty?
    - If land is sitting empty, for more than 4 months Property Tax should be at a high level. Land is valuable, use it or loose it.

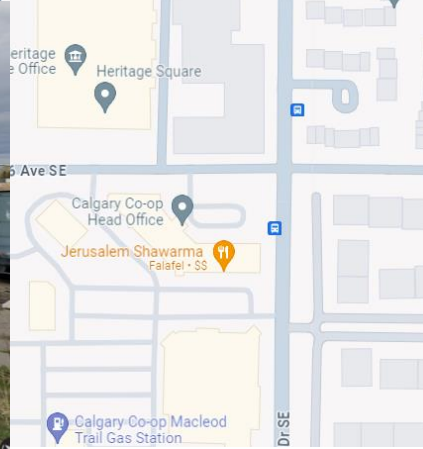
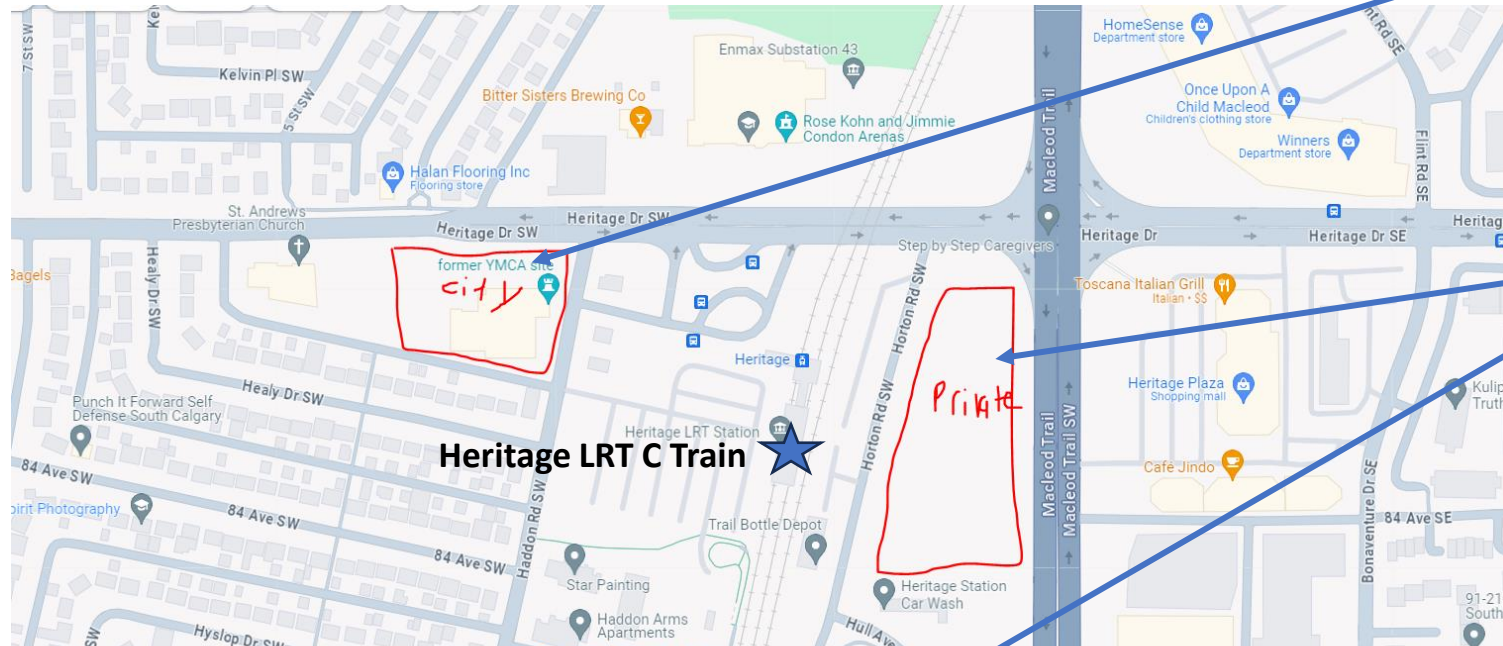
## ✓ Other

- Increase parking requirements to **1 car per “place of residence”**
  - Redefine what classifies as a unit on a property.
  - We are a North American city, this is not Europe. People rely on cars, including marginalized communities. Cars afford an increased quality of life and job prospects for many.
  - **Average Calgarian has 1.82 cars, not 0.5**
  - We will never have trains like London, Germany. It can not be done. **Calgary tried and failed with the underground C-Train downtown.**
- Return setbacks back to a level that will reduce imposition with neighboring units.
- Let neighbors be neighbors again, without impeding each other.

# Local Area Plans – Ward 11

- Former YMCA site owned by City. Has been sitting for years.

- Private owned land that has not been used for years. When I was ~6 years old it was an abandoned Water park



# Local Area Plans – Ward 11



Existing bare plot of land

Situated beside a higher level housing.

Great spot for addition of higher density

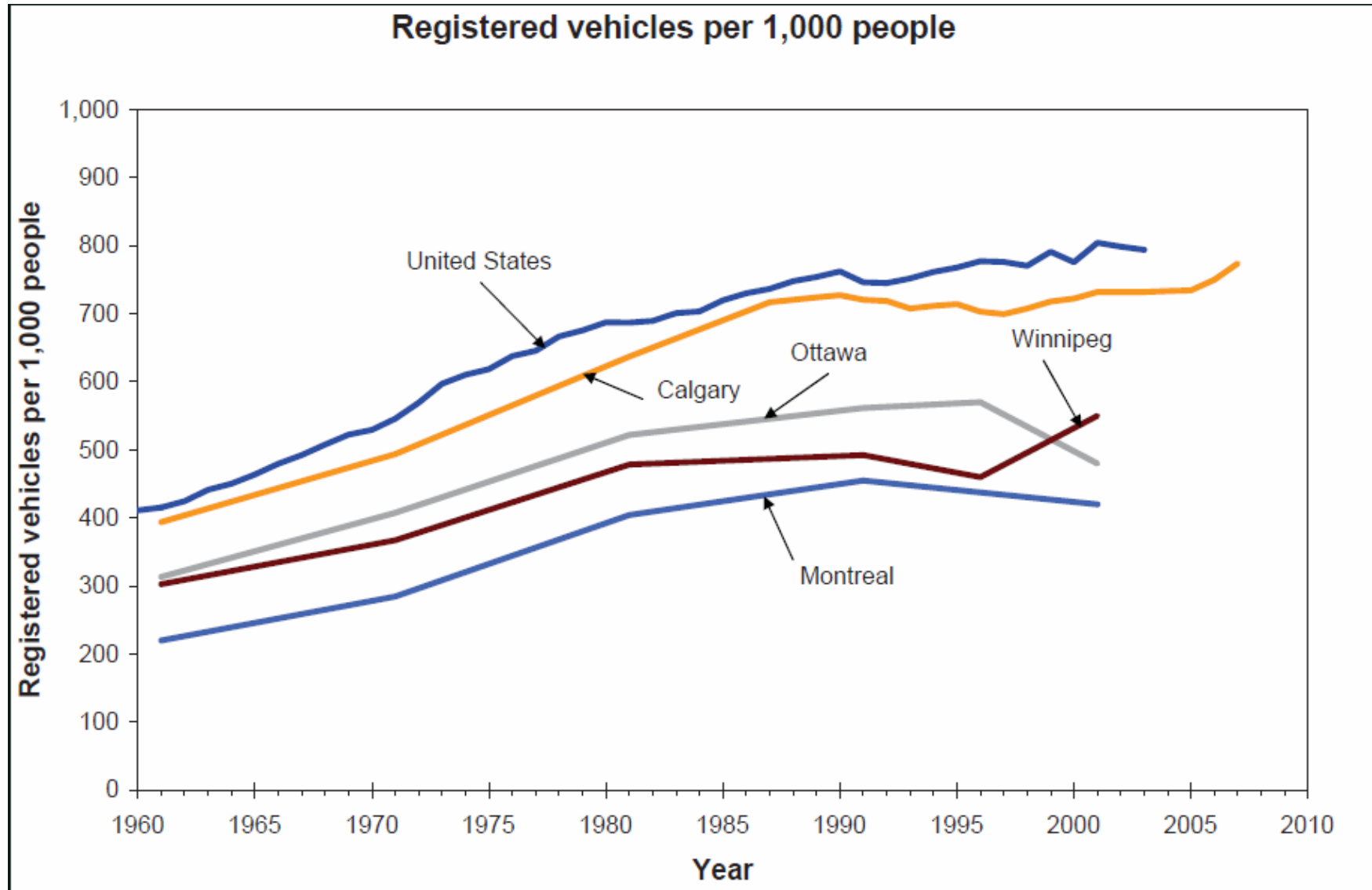
# Calgary

- Calgary is a big City
- I have lived my whole life in Ward 11
- **I have input** on what makes sense in my area
- I am not an expert in other communities, other Calgarians are





# Transportation



# RCG Parking Math?

PART 4: USES AND USE RULES

Division 2: Defined Uses

In this Part, only the definition for Backyard Suite has proposed changes as highlighted below in red.

153.1 "Backyard Suite"

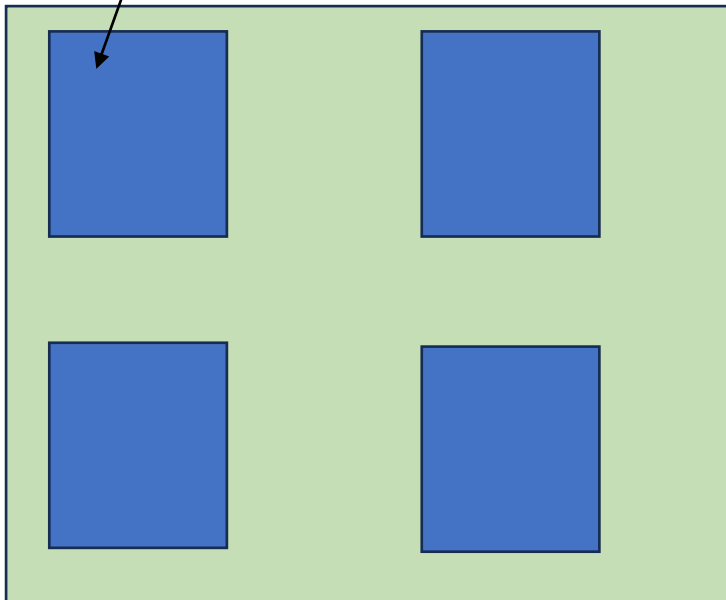
24P2014, 15P2016

- (a) means a use that:
  - (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
  - (ii) that contains a **kitchen**, living, sleeping and sanitary facilities;
  - (iii) is located in a detached **building** located behind the front façade of the **main residential building**;
  - (iv) may be attached to an **Accessory Residential Building**;
  - (v) is considered part of and secondary to a **Dwelling Unit**;
  - (vi) except as otherwise indicated in subsection (vii) and (viii), must be located on the same **parcel** as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
  - ~~(vii) in the R-CG District or a **multi-residential district** must be located on the same **parcel** or **bare land unit** with a single **Dwelling Unit**; and~~ 4P2017, 62P2018, 56P2022
  - (vii) in the R-CG and R-2M Districts or a multi-residential district must be located on the same parcel or bare land unit with a single Dwelling Unit; and"
  - (viii) in the R-G and R-Gm Districts must be located on the same **parcel** as a **Dwelling Unit** in a **Rowhouse Building, Semi-Detached Dwelling** or a **Single Detached Dwelling**;
- (b) is a use within the Residential Group in Schedule A to this Bylaw; and
- ~~(e) requires a minimum of 1.0 motor vehicle parking stalls; and~~
- ~~(d) does not require bicycle parking stalls — class 1 or class 2~~

District	R-C1	R-C2	R-CG
Uses	Single detached home (both permitted and discretionary application paths), secondary and backyard suites	Single and semi-detached home (both permitted and discretionary application paths), duplex, secondary and backyard suites	Single and semi-detached home (both permitted and discretionary application paths), rowhomes, secondary and backyard suites
Height	8.6–10 metres + 1 metre to account for grade difference	8.6–10 metres + 1 metre to account for grade difference	8.6–11 metres
Lot coverage	45%	45%	45–60%
Side yard	1.2 metres	1.2 metres	1.2 metres
Unit max*	1 unit + 1 suite**	2 units + 1 suite each**	4** units + 1 suite each***
Parking	1 stall	1 stall per unit	0.5 stalls per unit

One unit

Claim

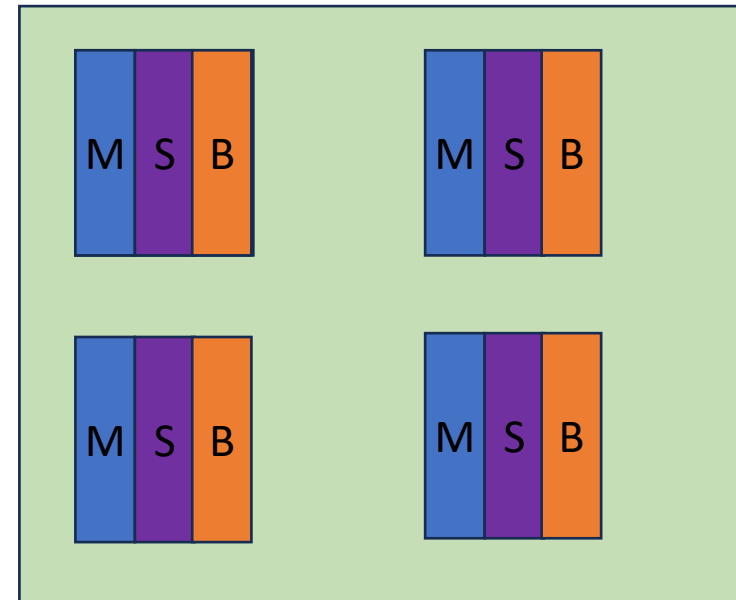


4 units X 0.5 stalls/unit = 2 stalls

Reality

One unit contains

- M main
- S Garden Suite
- B Backyard Suite



4 units X 0.5 stalls/unit = 2 stalls

12 "places of residence" X 0.5 stalls/unit = 2 stalls

1.82 cars/family \* "places of residence" = 21.84 cars

# Transportation

Where Will these People carry groceries from?

Will they take public transport with detergent, toilet paper, milk and meat?

No bags to carry them with?

The screenshot shows a Google Maps search for 'grocery store' in Calgary, Alberta, Canada. The search results on the left side of the screen list several grocery stores with their ratings and addresses:

- Calgary Co-op Macleod Trail Pharmacy**: 3.1 stars (23 reviews), 8818 Macleod Trail SW, Open - Closes 8 p.m., (403) 299-4289. Services: In-store shopping, In-store pickup, Delivery.
- Save-On-Foods**: 4.2 stars (1,056 reviews), 8855 Macleod Trail SW #100, Open - Closes 10 p.m., (403) 640-2447. Services: In-store shopping, In-store pickup, Delivery.
- IGA Lakeview**: 4.3 stars (471 reviews), 6449 Crowchild Trail SW, Open - Closes 10 p.m., (403) 242-7360. Service: In-store shopping.
- Sobeys - Riverbend**: 4.1 stars (615 reviews), 8338 18 St SE #100, Open - Closes 10 p.m., (403) 279-9070. Services: In-store shopping, In-store pickup.

The map itself shows a grid of streets and several grocery stores marked with red pins. A blue arrow points from the text 'No bags to carry them with?' to a specific grocery store location on the map, which is identified as 'Save-On-Foods' in the Braeside area.



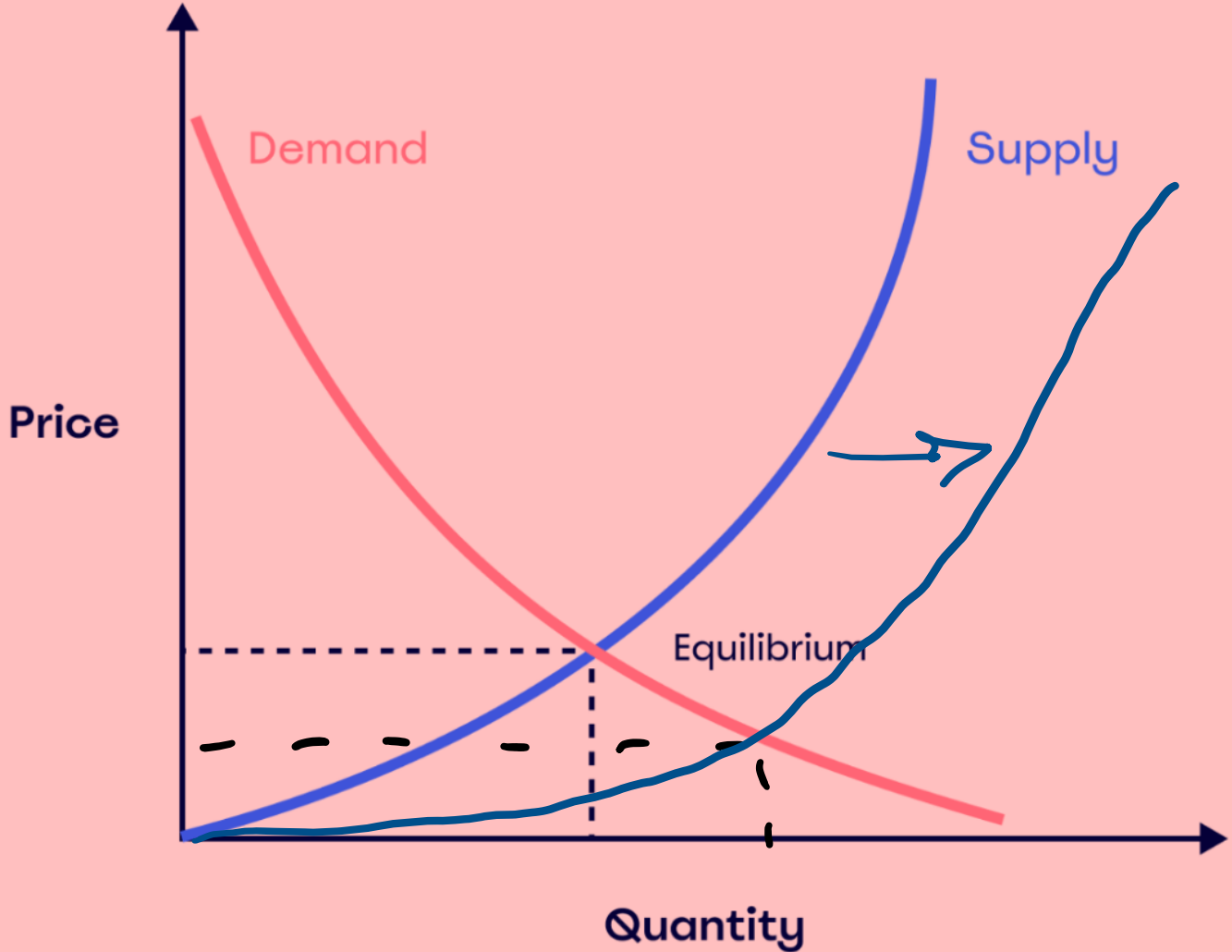
# Abraham Lincoln

*Democracy is the government of the people, by the people, for the people”.*

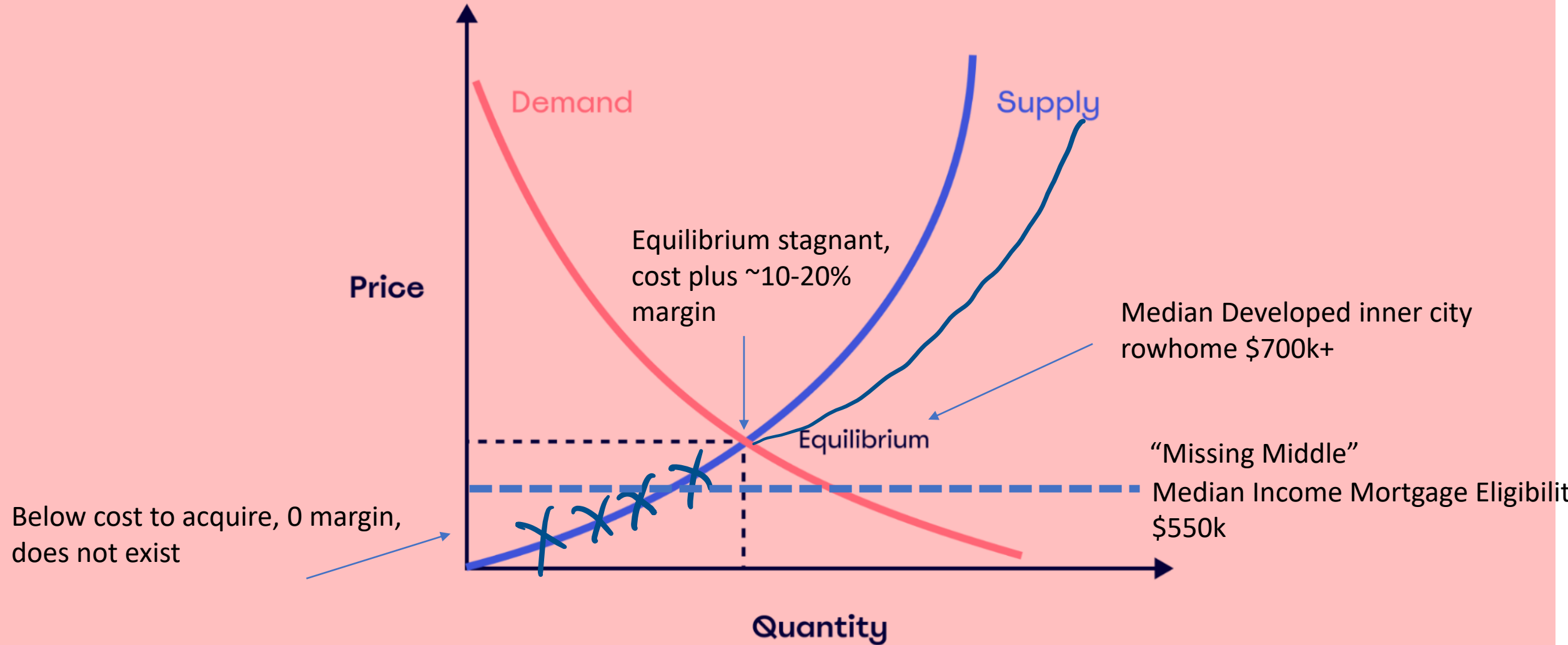
Abraham Lincoln (1809-1865)

**Collaborate with Calgarians, Alberta MLAs and ensure MGA can address housing crisis (foreign buyers).**

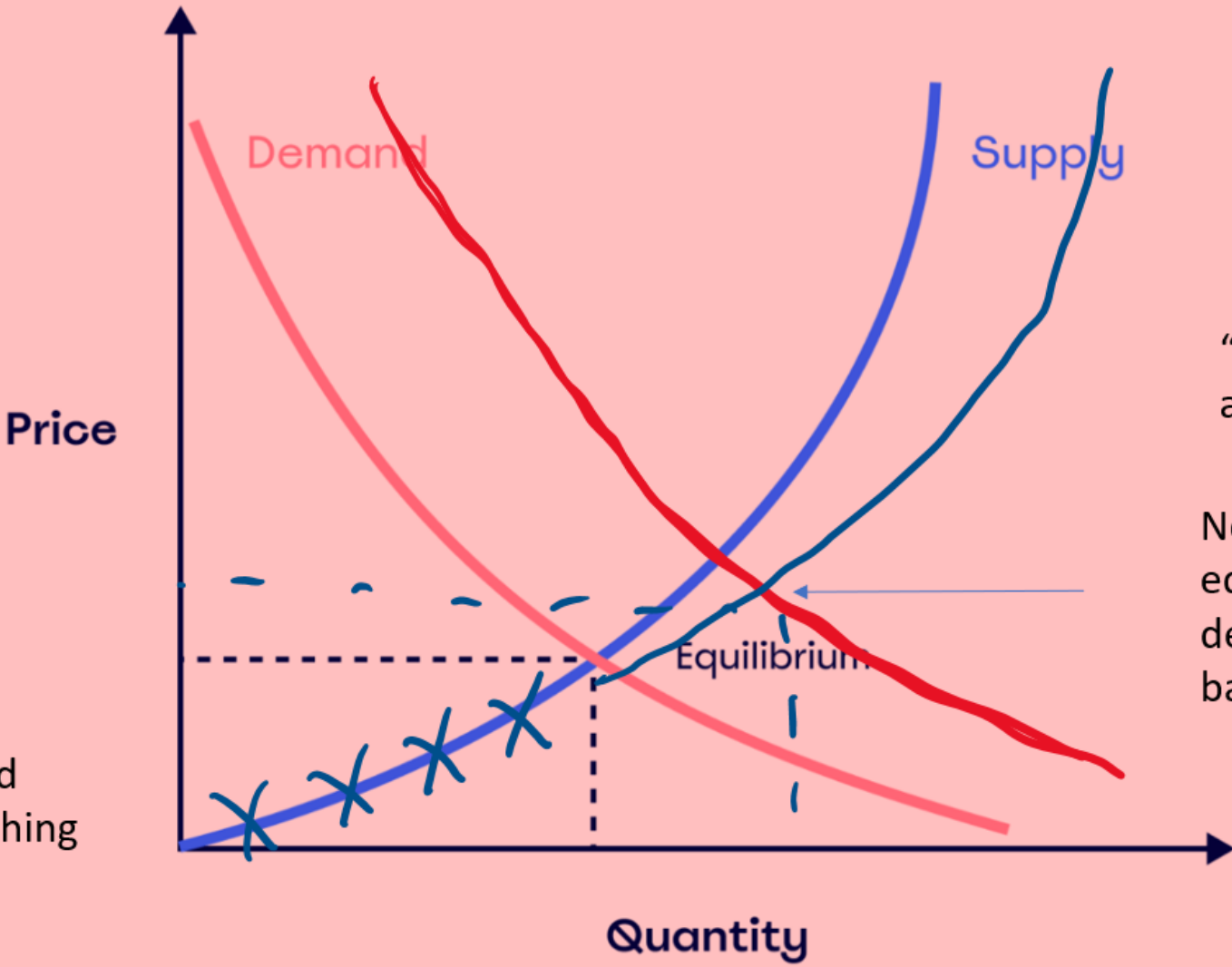
# Belief - Calgary



# Reality - Calgary



# Reality – Calgary (inclusive of Canada and World)



Increased supply, increased demand, demand outweighing supply increased prices

“Crisis” implies a need for fast action

New higher, increasing equilibrium until supply and demand forces brought to balance within all of Canada

# Parking

- This development shows 2 X 4 “units”
- But this does not count garden suites. Add 4 more places of residence to account for garden units to get total unique homes
- Total = 12 unique homes
- Parking = 4 unique stalls...

