

Presentation to the Public Hearing Meeting of Calgary Council

Proposed Amendments to the Land Use Bylaw 1P2007

LOC2024-0017, CPC2024-0213, 21P2024

Monday April 22nd, 2024

Thank you for this opportunity to address City Council

My name is Philip Handcock, a resident of Wildwood since 1981 and one of the selfish few who cannot separate fact from emotion.

A blanket can be warm and comforting,
or,
it can be smothering & suffocating,

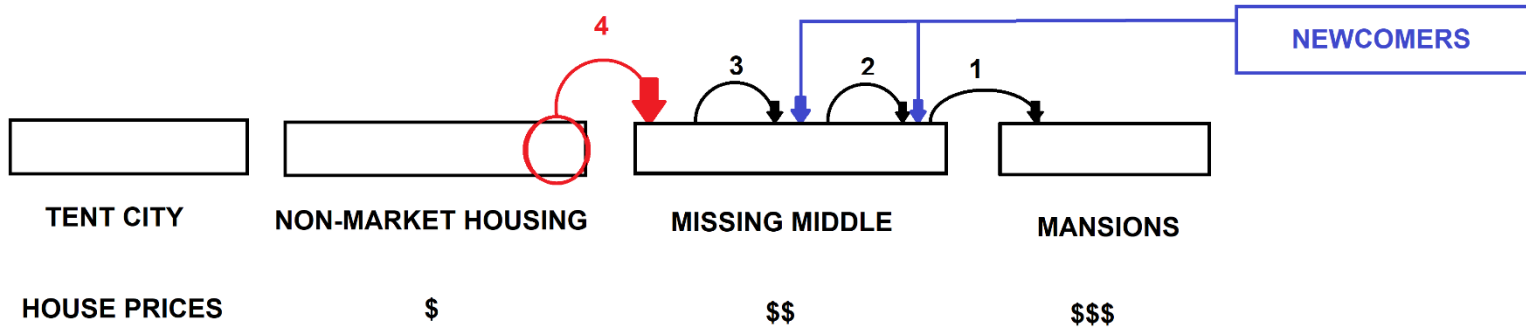
which is what this proposal will be to thousands of long-term residents. Please do not ignore the 88% of submissions included with the agenda in opposition, with only 9% in favour.

NO to blanket rezoning, but Yes to selective rezoning

Blanket rezoning will not help with the problem of non-market or social housing. Administration claims it will, and quotes moving chains. Their examples are from Europe with very different subsidised housing regimes & social structures. Any arguments that blanket rezoning will significantly help the non-market housing shortage should be ignored.

For moving chains to work, the increase in incomes must be far greater than the increase in house prices, and also, there cannot be large numbers moving to Calgary, estimated to be 60,000 in 2023.

MOVING CHAINS



MOVING CHAINS: 1 moves up out of Missing Middle, 2 replaces 1, 3 replaces 2

NEED TO ENABLE "TOP END" OF NON-MARKET HOUSING TO MOVE FROM 4 TO 3

BUT

IF HOUSE PRICE INCREASE >> INCOME THEN THIS WILL NOT HAPPEN

ALSO

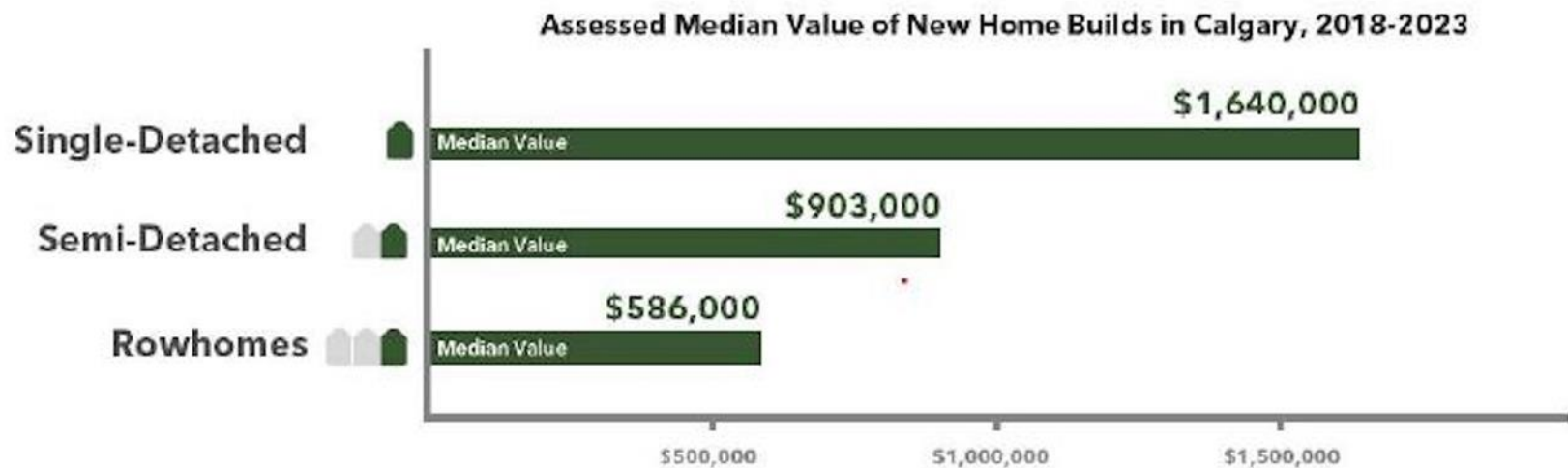
IF LARGE NET MITRATION DUE TO AFFORDABILITY, THIS WILL ALSO PREVENT MOVING UP

For a local example let's take this bungalow in Rosscarrock, appraised at about \$600,000



This has been rezoned R-CG and replaced with 4 row houses with an average price of \$750,000





This shows more misleading information by Administration, data from Attachment 2 p.10. This includes the 2018 to 2023 assessed median value for a new build row house at \$586,000. I asked for the annual data, but I have not yet received this. Why is annual data important?

The first column shows reasonable estimated annual values to come up with the same median value. The second column includes a ridiculous value for 2023. Guess what, the median value doesn't change.

Year	Assessed		CREB 2023 City Row
	Rowhouse		
2018	\$560,000	\$560,000	
2019	\$570,000	\$570,000	
2020	\$580,000	\$580,000	
2021	\$592,000	\$592,000	
2022	\$602,000	\$602,000	
2023	\$612,000	\$900,000	
Median	\$586,000	\$586,000	\$395,000
Benchmark			\$399,008
Average	\$586,000	\$634,000	

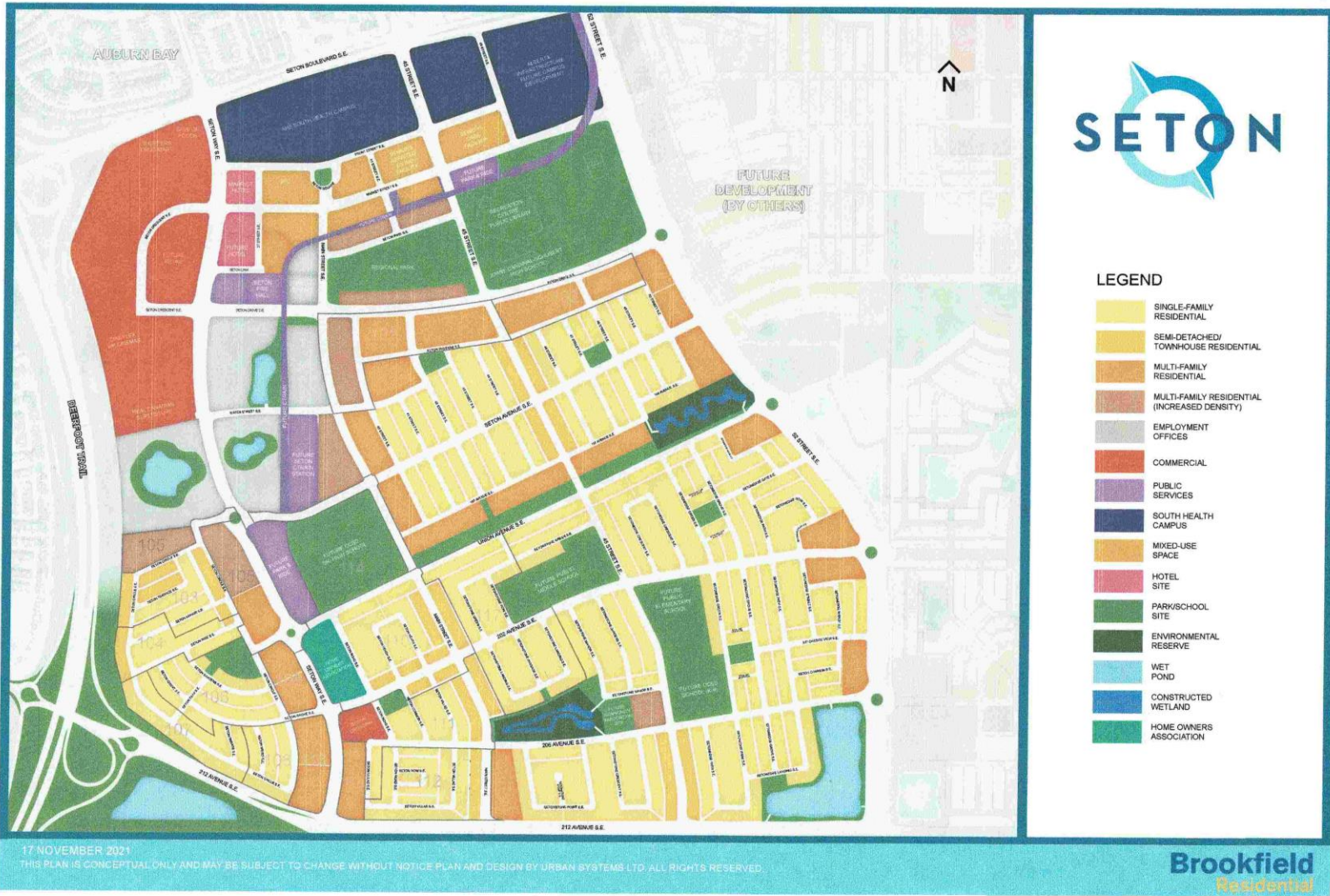
Source: City of Calgary Information Sessions Board #4, CREB Monthly Statistics, Dec 2023

So, using a median value stretched over 6 years will almost certainly underestimate the true current values. Note the CREB median price of a row house was \$395,000 in 2023. This clearly illustrates that new builds are significantly more expensive than existing homes, & almost certainly much more than Administration will admit.

Administration and certain councillors have a fanatic desire for equity. They say R-CG in established areas is very similar to R-G in new communities. A question was asked at the CPC meeting whether there had been a revolt against R-G.

OF COURSE NOT. BECAUSE THERE IS A CHOICE OF HOUSING TYPES IN NEW COMMUNITIES.

Take Seton as an example where there is the choice of areas with single-family homes or multi-family residential:



LEGEND

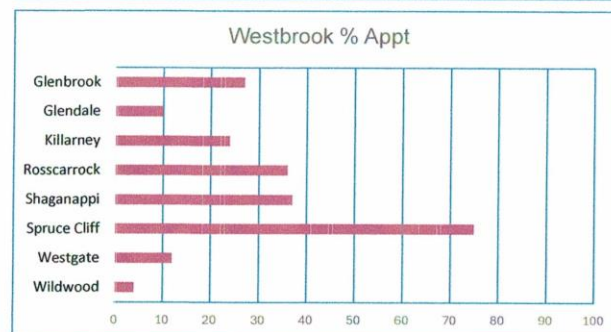
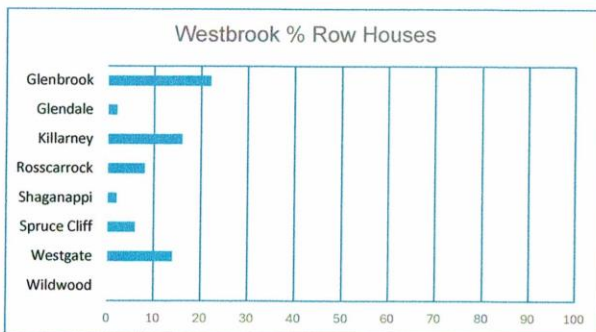
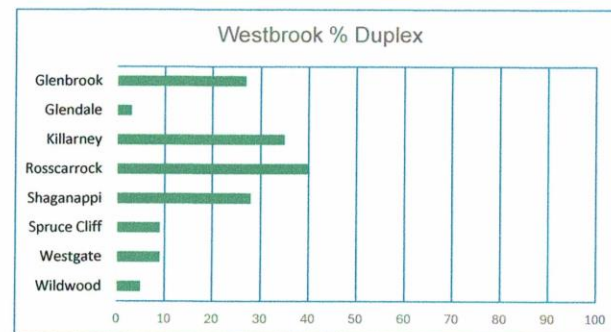
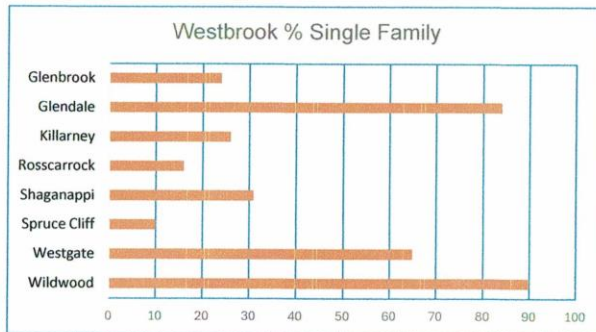
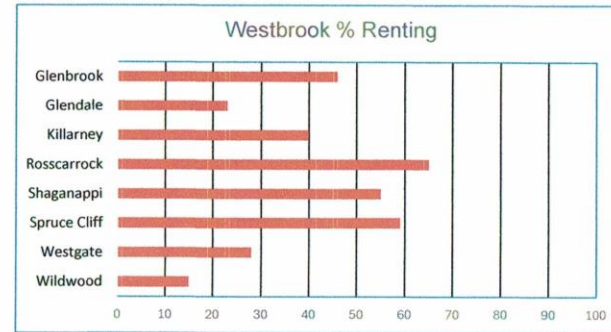
- SINGLE-FAMILY RESIDENTIAL
- SEMI-DETACHED/TOWNHOUSE RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL (INCREASED DENSITY)
- EMPLOYMENT OFFICES
- COMMERCIAL
- PUBLIC SERVICES
- SOUTH HEALTH CAMPUS
- MIXED-USE SPACE
- HOTEL SITE
- PARK/SCHOOL SITE
- ENVIRONMENTAL RESERVE
- WET POND
- CONSTRUCTED WETLAND
- HOME OWNERS ASSOCIATION

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Brookfield
 Residential

So let's take a group of established communities. I have picked 8 from the Westbrook LAP area, one I'm familiar with:

	% Renting	% Single	% Duplex	% Row	% Appt
Glenbrook	46	24	27	22	27
Glendale	23	84	3	2	10
Killarney	40	26	35	16	24
Rosscarrock	65	16	40	8	36
Shaganappi	55	31	28	2	37
Spruce Cliff	59	10	9	6	75
Westgate	28	65	9	14	12
Wildwood	15	90	5	0	4
Average	41	43	20	9	28
Seton	51	17	8	16	56



Data from the 2021 Community Profiles. Note the range of housing types.

So, if you genuinely want equity, then force new communities to have identical housing types.

And if not, I strongly suggest you move to Russia, but don't destroy the quality of life for residents who have invested so much in this city.

I almost forgot:

"All animals are equal, but some animals are more equal than others."

George Orwell

Conclusions

Blanket rezoning will not help with the non-market housing problem. I hope you can sleep well knowing you have wasted almost one million dollars on this fiasco that could have been far better spent.

If you want equity, stop developing areas having a housing choice. If not, then allow people to pick their community of choice with the housing type of their choice.

Solutions to the missing middle

- 1) Wait for revisions to 1P2007, then update LAP's by having a genuine & meaningful discussion with each established community as to where increased density can be achieved. Make the LAP a statutory document.
- 2) Focus on schemes to speed up developments on main streets and TOD's.
- 3) Focus on schemes to speed up development of vacant lots, the classic example being about 4 hectares by Westbrook Station.

Thank you, and let me leave you with this picture from Westbrook of Calgary's housing problem:

