

Michel Kapuscinsky

Properties Owner

Current Information Provided by the City

- Misleading
- Inaccurate
- Incomplete
- Bias (to getting rezoned)
- What is the problem you are trying to solve for – not defined correctly
 - Housing inventory for sale – (price range not defined)
 - Housing for rent
 - Affordable housing

Current Information Provided by the City....continue

- Data ?
- Pros or Benefits ?
- And
- Cons or Disadvantages ?

Information received/presented by the public over these past 9 days

- Data that was not provided by the City
- Carve-out...Exempted neighborhood
- **Benefits ?** (not much)
And
- **Disadvantages ?** (a-lot more information has surfaced)

- Each unit must be counted toward the dwelling mix on that property
- Up to 3 unit (3-plex)
- More than 3 units is referred to as commercial multifamily

Based on the information I have heard during these public hearing

- Most of you were unaware to the challenges and disadvantages blanket rezoning is going to create
- **It is my opinion** that a decision to rezoning was already made in a backroom and the ask by counsel to the city planning department was deliberately watered down to not show the disadvantages.

Concerns – Top 7 Challenges

1. City services and 3rd party
2. Parking
3. Old mature trees 40+ Years
4. Increased noise
5. Lost of sunlight on my property – lost of gardens and no sun for our solar panels
6. Lost of privacy
7. Garbage, recycling
8. Deed with more than 4 or more units must have some form of fire suppression system build into the complex

Concern 1 – acceptable solution

- City and 3rd party services
- **Includes Water supply lines, sewer lines, sewage treatment system (plant), Storm-water runoff control, Electricity, Gas and Internet/Phone, schools community business services**
- Ensure existing city service can accommodate new density without increasing taxes and adding surcharge to existing homeowners to support higher density lots

Concern 2 – acceptable solution

- Parking
- 1 parking spot for each unit
- Up to 4 units (4-plex) per lot
- 5 units or more each additional $\frac{1}{2}$ parking spot must be given to the tenant on ground floor to park scooter Motorbike and pedal bike for store their stuff securely.

Concern 3 – acceptable solution

- Old mature trees 40+ Years
- Should be preserved on the existing property
- If the trees is older than 40 years and it get destroyed by the builder, pay a fine, **create Tree police**

Concern 4 – acceptable solution

- Increased noise
- Increase Calgary building code to build wall separating with more soundproofing than current standard
- Enforce noise bylaw, improve response and increase bylaw officers

Concern 5 & 6 – acceptable solution

5.1 Lost of sunlight on my property – lost of gardens and no sun for our solar panels

5.2 Lost of Privacy and Shade

- When the neighbor is given a building permit to build at maximum height increase the height and lot coverage allowed for my property to the same as there's
- Reduce # of side windows allowed and decks overlooking to my property
- and have the multi-unit developer pay a fee to the neighbor for there loss of enjoyment – no sun, no privacy

Concern 7 – acceptable solution

Garbage, recycling

1. By-law officers must be able to respond to reported problems within 24 hours
2. And any property with more than 3 unit (3-plex) must be considered commercial 3 = 9 bins
3. Therefor should be required to obtain private commercial services

Builders are profiting 12%–15%

Developers are profiting
between 20%–40%

Ask me how I know that?

Some next steps to be considered

1. Publish the list of pros/cons identified by all the participants from this public hearing
2. Consider all the pros and cons
3. Identify how each of the concerns raised how they can be addressed. It may mean updating the existing Rc-1 and Rc-2 zoningI would allocate \$1M and approach many of the presenters and pay them to come up with ideas - Max 50K per groups All groups are to have access to the same raw data as a source. If the city does not have the sufficient manpower to perform this work by a target date.
4. City property Assessor should be mandated to visit every property in Calgary to document/capture the current illegal basement and garage suites within the next 24 months
5. Used existing land currently owned by the City to build today
6. Publish a map for each subdivision/neighborhood showing where the current city services can accommodate higher densification and overlay the city owned land

Some next steps to be considered

7. Do not allow builders to demolish the existing house until they have received city building approve permits – keep the renters in it –
8. Do not allow builders to evict tenants because they want to renovate
9. Improve the city process to reduce zoning/permit time, 6 month is to long for each phase of the approval
10. Improve communication to each area – all permitting and zoning information should be openly available for an address that needs city approvals, consider including all documents on the dmap.Calgary.ca
11. False notice on property – with inaccurate picture and information as to what is being developed – impose fine and deny building
12. You need to look at the problem that this will be creating in 5-10 years from now – this is being overlooked –
13. Zoning existing land for tiny homes community
14. Properties with more than 4 unit, should have some form of fire suppression system
15. Consider a housing voucher system

Depending on the source of data
 As of April 2024, the Average Calgary house price rose by 11%–13% annually
 Rent increase in 2022 was about 16.8% and 15.6% in 2023

	3%	4%	5%	6%	7%	8%	9%	10%
House price	\$700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000
1 Years	\$721,000	\$ 728,000	\$ 735,000	\$ 742,000	\$ 749,000	\$ 756,000	\$ 763,000	\$ 770,000
2 Years	\$742,630	\$ 757,120	\$ 771,750	\$ 786,520	\$ 801,430	\$ 816,480	\$ 831,670	\$ 847,000
3 years	\$764,909	\$ 787,405	\$ 810,338	\$ 833,711	\$ 857,530	\$ 881,798	\$ 906,520	\$ 931,700
4 Years	\$787,856	\$ 818,901	\$ 850,854	\$ 883,734	\$ 917,557	\$ 952,342	\$ 988,107	\$1,024,870
5 Years	\$811,492	\$ 851,657	\$ 893,397	\$ 936,758	\$ 981,786	\$1,028,530	\$1,077,037	\$1,127,357
6 Years	\$835,837	\$ 885,723	\$ 938,067	\$ 992,963	\$1,050,511	\$1,110,812	\$1,173,970	\$1,240,093
7 Years	\$860,912	\$ 921,152	\$ 984,970	\$1,052,541	\$1,124,047	\$1,199,677	\$1,279,627	\$1,364,102
8 Years	\$886,739	\$ 957,998	\$1,034,219	\$1,115,694	\$1,202,730	\$1,295,651	\$1,394,794	\$1,500,512
9 Years	\$913,341	\$ 996,318	\$1,085,930	\$1,182,635	\$1,286,921	\$1,399,303	\$1,520,325	\$1,650,563
10 Years	\$940,741	\$1,036,171	\$1,140,226	\$1,253,593	\$1,377,006	\$1,511,247	\$1,657,155	\$1,815,620