

Public Hearing Meeting of Council Item 7.2.1.

Calgary, May 1, 2024

“The goal is to increase the supply of housing to help improve affordability and meet demand.”

< The City of Calgary's Housing Strategy



Is this strategy viable? My presentation will help answer this question.

Is this strategy viable?

Rezoning for Housing

Calgary needs more homes. Citywide rezoning will help increase supply.



What does rezoning mean?



How will rezoning affect me? Find your address on the map



Why rezoning matters



Frequently asked questions



Related programs and next steps



Resources and examples



Watch the public hearing live



Reports

Website 1

Rezoning for housing (calgary.ca): <https://www.calgary.ca/planning/projects/rezoning-for-housing.html>

Stop ignoring the elephant in the room: the ever-increasing and debt-burdening rental rates on students, persons with disabilities, seniors, singles, newcomers to Calgary

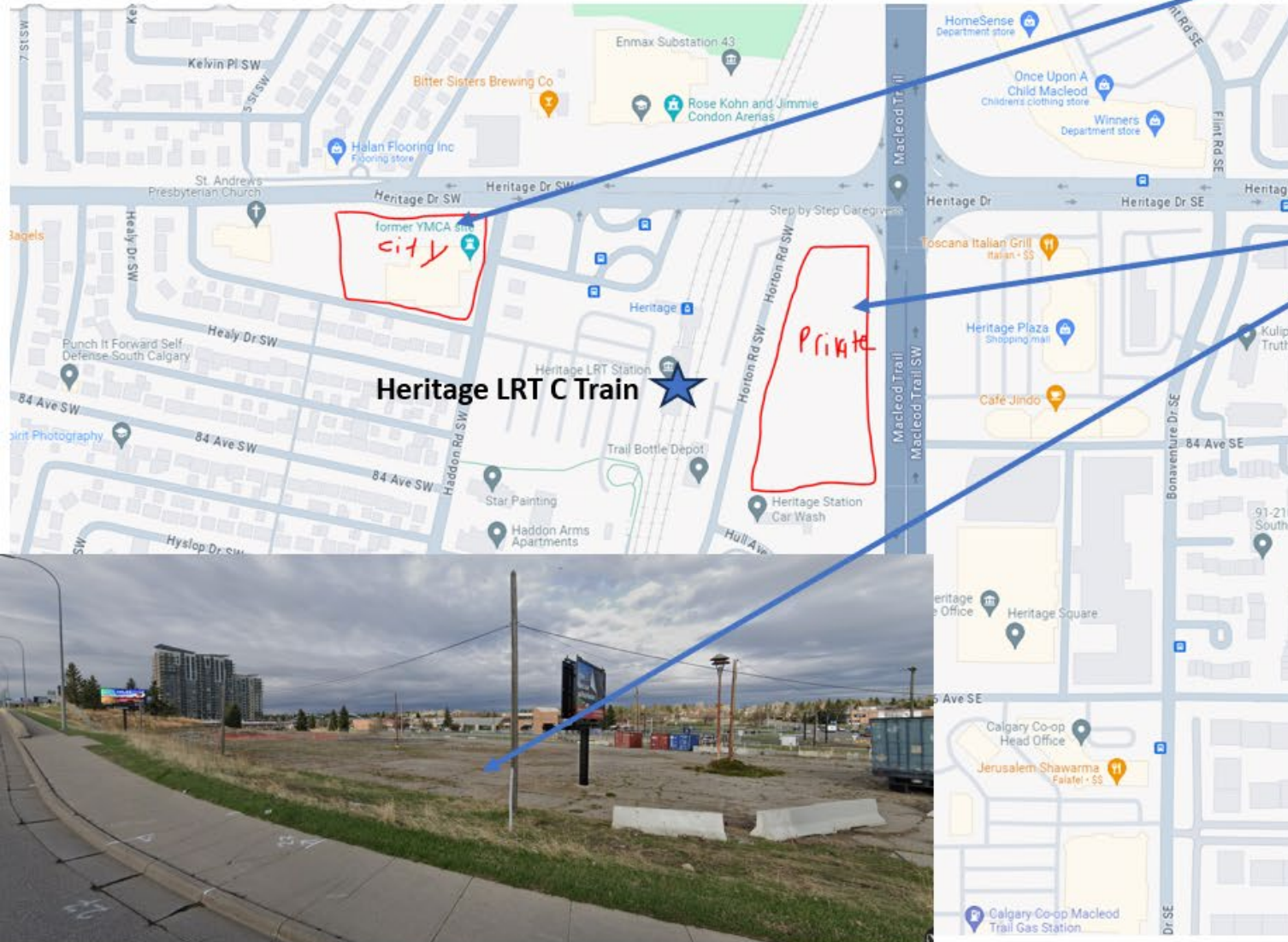


Calgary landlords can increase rent as much as they want annually:

<https://housingrightscanada.com/resources/rent-control-policies-across-canada/>

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



Vacant, untapped land along our
Public Transit (buses)

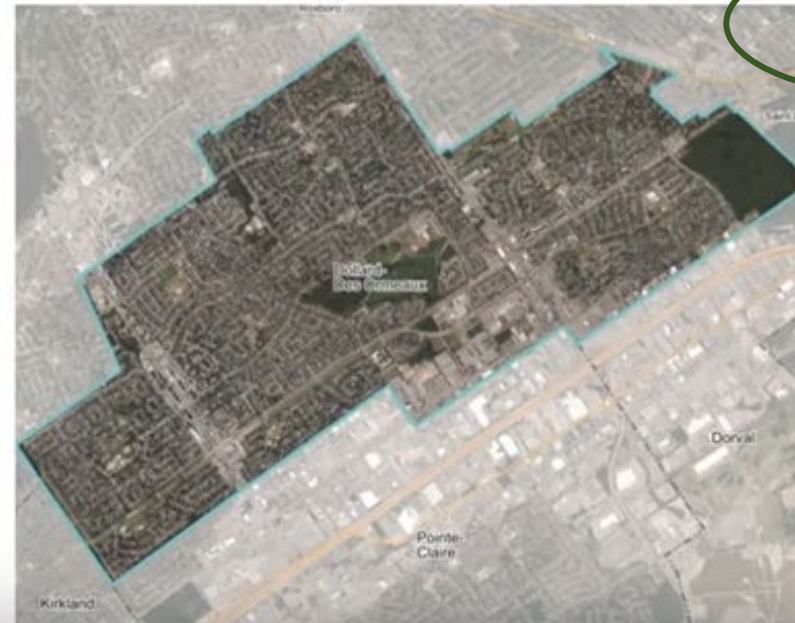
History and Development of the City

- **Founding of the Municipality of Dollard-des-Ormeaux in 1924** - Focus on agriculture.
- **After Expo 67 - Arrival of the highway and of the Deux- Montagnes train** - Development of the West Island accelerates.
- **Late 1960s - early 2000s** - Rapid population growth and car-oriented development.
- **Tendency to segregate uses** - Increases our dependence on the car.
- **Today, there is very little vacant land left in the area**, resulting in real estate pressures and rising housing costs.
- **The remaining spaces are often large parking lots or underutilized asphalt or concrete lots**, which contribute to the creation of heat islands.



DDO in 1956
- focused on
agriculture

Started on
Agriculture
like Calgary



DDO in 2019

Today, highly
densified,
which is
what Calgary
needs

“Historically, the City of DDO has favored ... densification, but always in a way, that protects single-family residential areas and their character. At the dawn of a new wave of fairly intense densification (climate crisis, arrival of structuring public transit, housing crisis...), the city is still advocating, as part of the revision of its urban planning programme, the preservation 'as is' of its **single-family zones, as a ... heritage.**”

Strong examples in Dollard-des-Ormeaux, Quebec

Part 1: <https://www.youtube.com/watch?v=dSXLhTIMR3s&t=2s>

Part 2: <https://www.youtube.com/watch?v=raZP5LmVOSM>

More on Upcoming Planning: <https://ville.ddo.qc.ca/en/special-projects/urban-planning-programme/>

Heat Islands: <https://www.youtube.com/watch?v=dSXLhTIMR3s&t=2s>

Prevent blanket conversion into multi-unit or multi-family housing

Diversify uses in commercial sectors by including the possibility of **integrating residential functions** to create mixed-use projects.



Baldwin Project — DDO



Faubourg Dollard-des-Ormeaux Project

Is this strategy viable?

No.

Blanket rezoning will NOT solve the housing crisis.

SOLUTION

- Facilitate diverse population classes and high quality of life for all constituents.
- Do NOT approve this bylaw, table it and authentically engage residents in Calgary in **two-way** discussion.
- Control annual rental increases at a 2% cap when no property improvements and 5% if property improvements improve renters' quality of life.
- Penalise landlords who evict or discontinue rental agreements without cause.
- Hold a Plebiscite on the question of blanket rezoning.