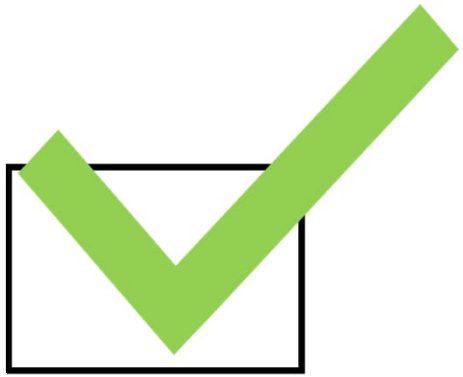
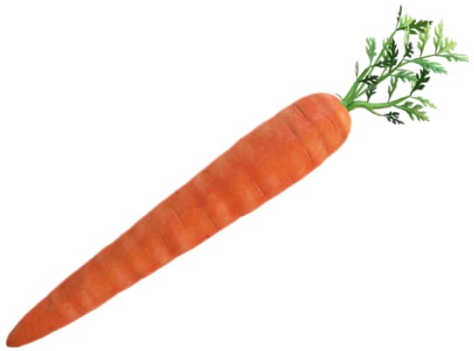
PLEASE VOTE **YES***



PASS ITEM 7.2.1 – Citywide Zoning to R-CG/R-G/H-GO

SUPPORT MISSING MIDDLE DENSITY



CARROT = REWARD (INCENTIVE)

STICK = PENALTY

A FIELD FULL OF CARROTS

Parcel Coverage 15P2016
534 (1) *deleted* *62P2018*

(2) Unless otherwise referenced in subsection (3), the maximum cumulative ***building coverage*** over all the ***parcels*** subject to a single ***development permit*** containing a **Contextual Semi-Detached Dwelling**, **Contextual Single Detached Dwelling**, **Cottage Housing**

6

Cluster, **Rowhouse Building**, **Semi-Detached Dwelling**, **Single Detached Dwelling** or **Townhouse** is:

62P2018, 56P2022

(a) 45.0 per cent of the area of the ***parcels*** subject to a single ***development permit*** for a ***development*** with a ***density*** of less than 40 ***units*** per hectare;
(b) 50.0 per cent of the area of the ***parcels*** subject to a single ***development permit*** for a ***development*** with a ***density*** 40 ***units*** per hectare or greater and less than 50 ***units*** per hectare;
(c) 55.0 per cent of the area of the ***parcels*** subject to a single ***development permit*** for a ***development*** with a ***density*** of 50 ***units*** per hectare or greater and less than 60 ***units*** per hectare; or
(d) 60.0 per cent of the area of the ***parcels*** subject to a single ***development permit*** for a ***development*** with a ***density*** of 60 ***units*** per hectare or greater.

We don't need to incentivize DENSITY to this extent. Increased DENSITY IS THE CARROT.

What happened to our other goals around housing?

OK ⟷ GOOD

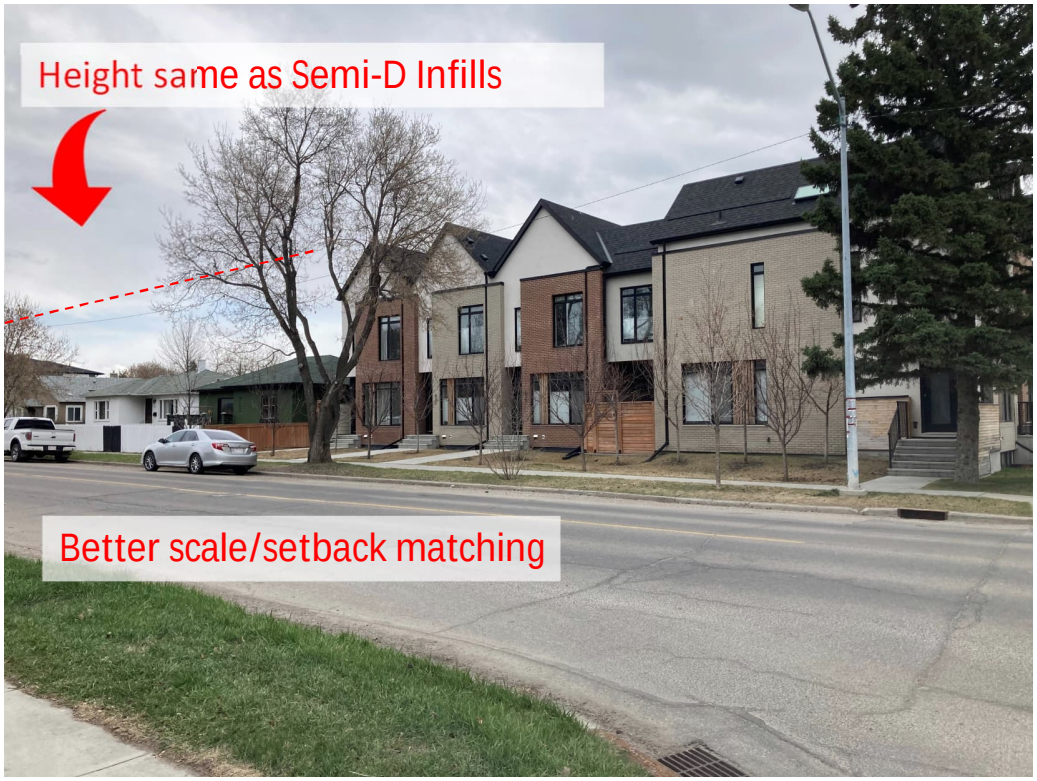
- Reasonable Scale
  - ~matches prior 90-00s infills
  - taller than post-war bungalows

- Architecture & build quality = meh
  - conventional. code built.

  - Individual rezoning removed contextual requirements. Ex. of LAP/hearing failure.

  - ZERO INCENTIVE to do anything more than bare minimum

BETTER



- Reasonable Scale
  - ~matches newer semi-d infills
  - taller than post-war bungalows

- Architecture & build quality
  - Contextual setbacks & form

  - More Balanced design (subjective of course)

  - Tree retention + high replacement ratio

BEST

- Reasonable Scale
  - Good fit into the existing dwellings
  - Still taller than post-war bungalow

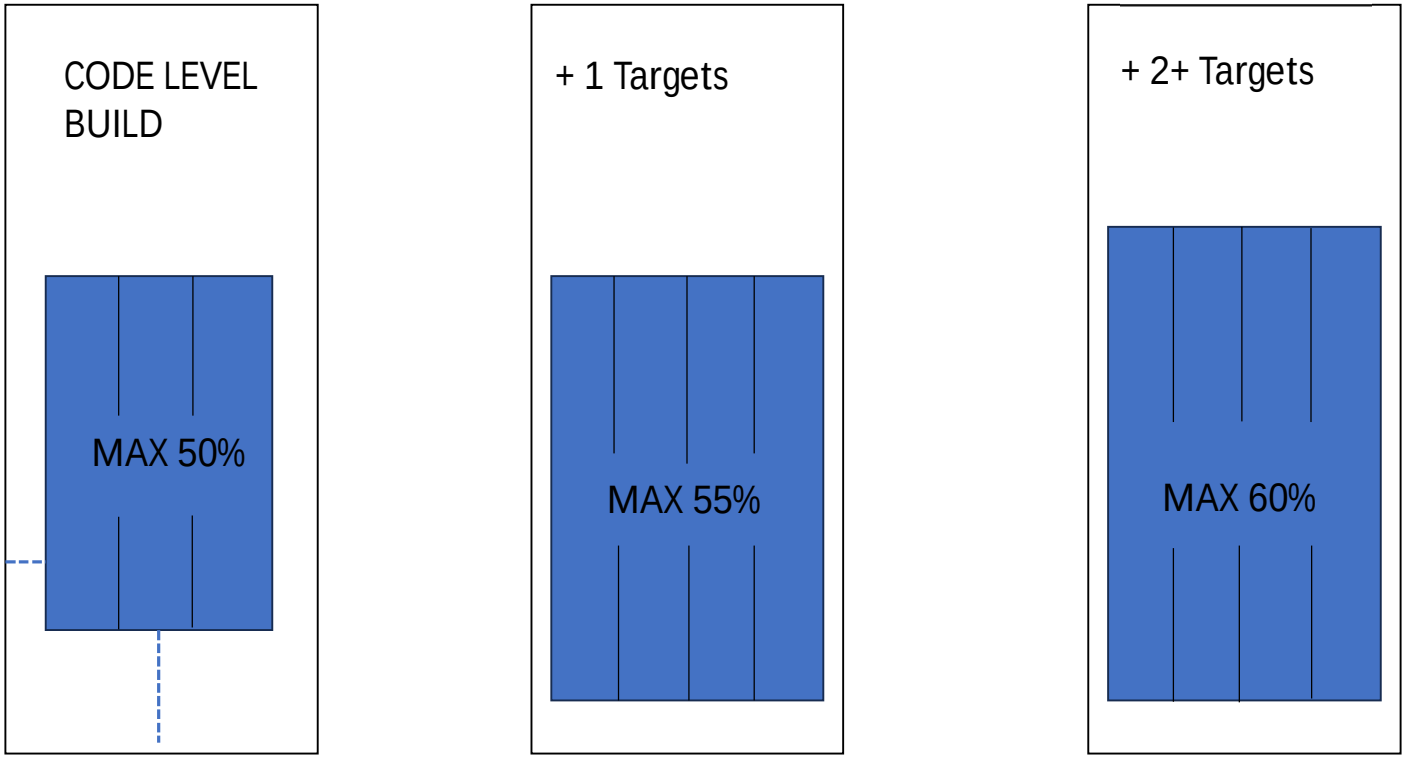
- Architecture & build quality
  - Local Builder. Familiar with & based in Community.

  - High Energy Efficiency Standard
    *measured and verifiable targets

  - Market + below Mkt Rents

CARROTS ANYONE?

EXAMPLE:



N.T.S.

SOLUTION: INCENTIVIZE OUR OTHER GOALS

– EFFICIENCY, BARRIER-FREE DESIGN, BELOW-MKT PRICE, HERITAGE PROTECTIONS, TREE PROTECTION

NOT GOOD – Where's the STICKS?

- VACANT 2 YRS. AFTER REZONING
- Was rented until new Investor-Owner decided to cut utilities (+ Christmas eviction)
- Rezoning process failure (inc. LAP)

- NO PROGRESS 3 YRS. AFTER REZONING
- No maintenance – snow removal, etc.

SOLUTION: Vacant Lot Tax (w/ STEEP increase year-over-year after yr. X)

ADDRESSING CONCERNS

SF “R” Zoning doesn’t guarantee the existing Form

...and it won’t save your garden from shading

GUESS THE NEIGHBORHOOD?

Architecturally significant? Sure. But
PEOPLE MAKE THE COMMUNITY

MISSED OPPORTUNITIES

2013-2018: Highland Village Green Dev at Highland Golf Course

- Technical issues + strong community opposition

2010-2018: Blanket Secondary Suite Permitted Use – over 8 years to make change.

Different projects, same outcome..

don't like the community planning that's come before? Just change the board.

Oppose all progress for the many. Rinse. Repeat.

Ongoing: Banff Trail – South side of 24 AVE NW

- Two LRT stations; university walking distance, highschool …. Yet SFH should be prioritized into the future?

2015-Ongoing: Glenmore Landing

- Could density get more "surgical"?
- Scale could be argued, sure