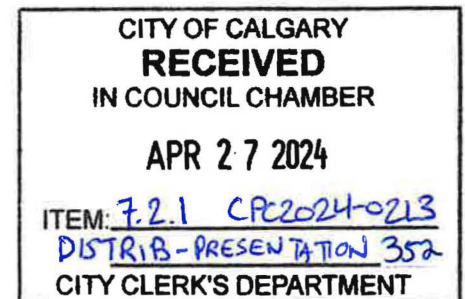


# Public Hearing Meeting of Council Item 7.2.1.

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.

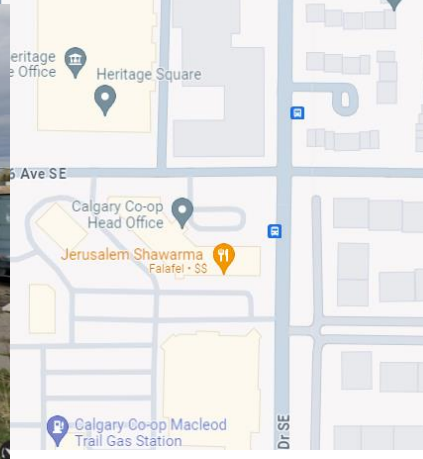
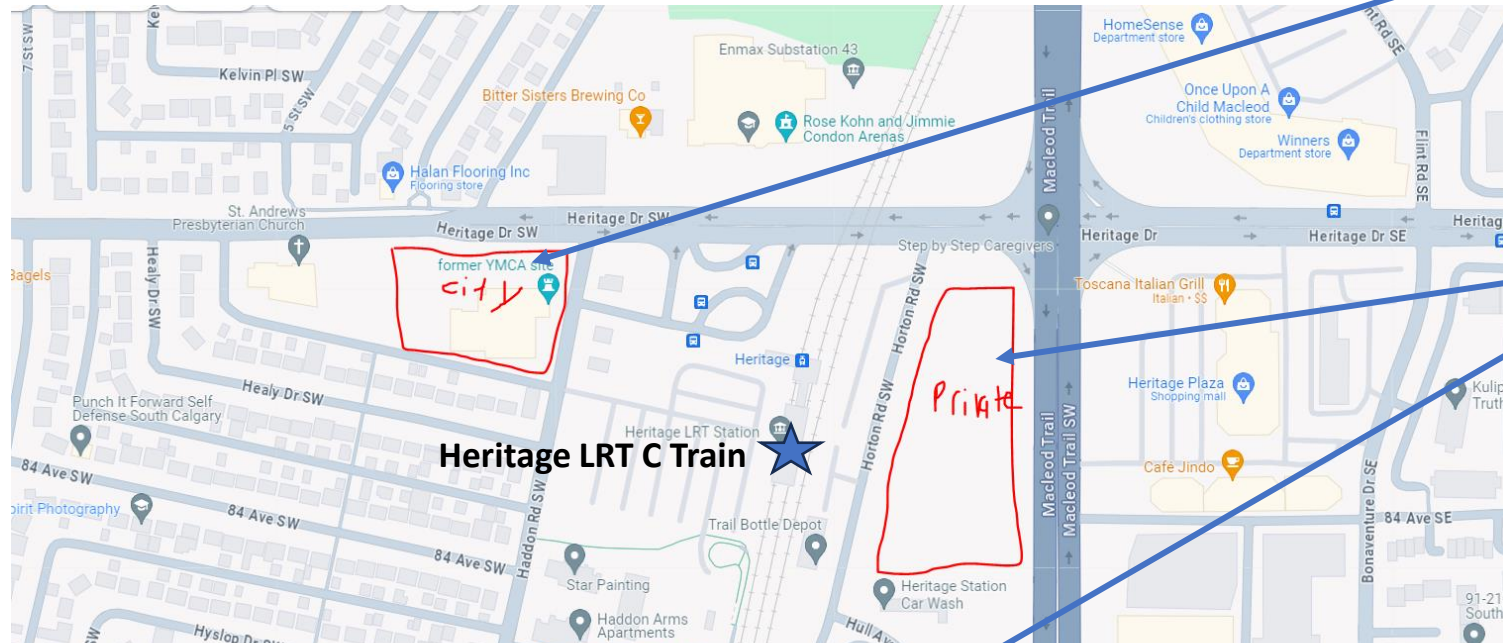
## ✓ Other

- 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

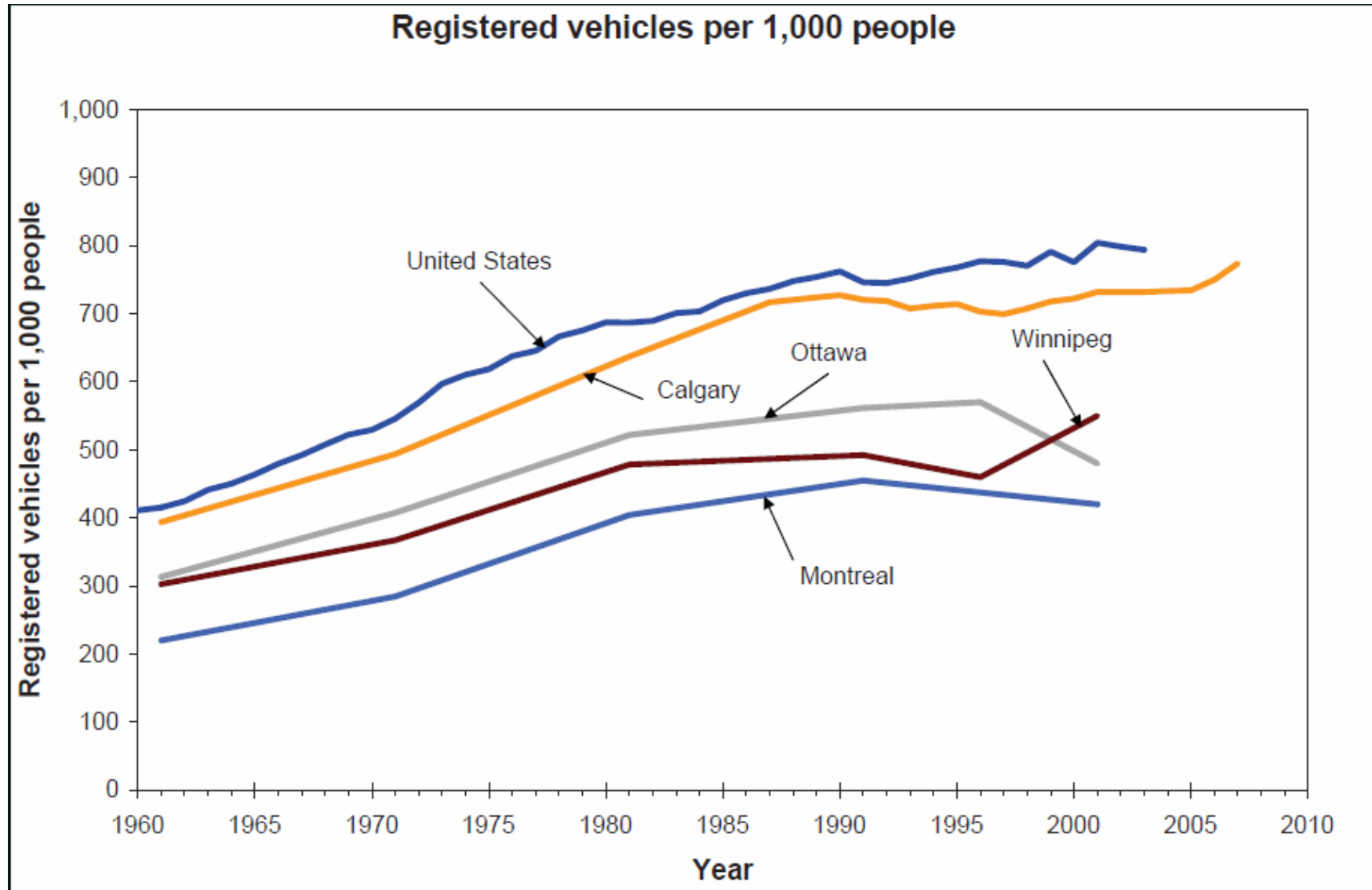
# Calgary

- 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?

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

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.

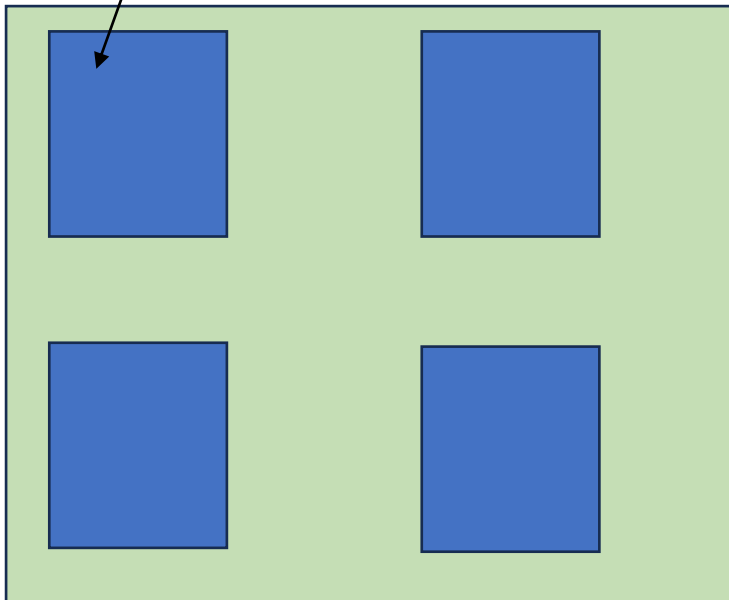
153.1 "Backyard Suite"

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
  - (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
- ~~(c) requires a minimum of 1.0 motor vehicle parking stalls; and~~
- ~~(d) does not require bicycle parking stalls — class 1 or class 2~~

One unit

Claim

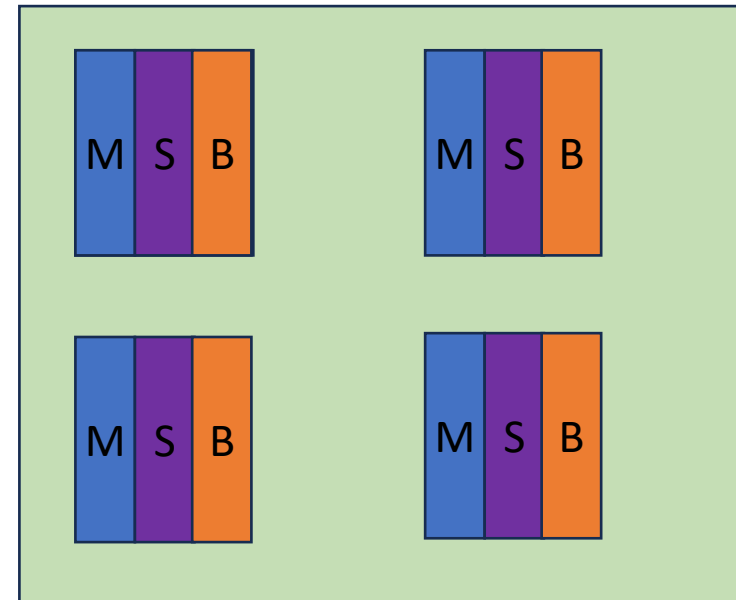


4 units X 0.5 stalls/unit = 2 stalls

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?

← ↻ 🏠 🔍 https://www.google.com/maps/search/grocery+store/@50.945273,-114.0752027,13.752z?entry=ttu

☰ grocery store 🔍 ✕

★ Rating ⌵ ⌵ Hours ⌵ ⌵ All filters

Results ⓘ

Showing results for grocery store. Search instead for grocery store.

**Sponsored :**

**Calgary Co-op Macleod Trail Pharmacy**  
3.1 ★★★★★ (23)  
Pharmacy · 8818 Macleod Trail SW  
Open · Closes 8 p.m. · (403) 299-4289  
✓ In-store shopping · ✓ In-store pickup · ✓ Delivery

**Local Freshness Every Day**  
[Visit Site](#) · calgarycoop.com/Supermarket/Calgary\_Co-op

**Save-On-Foods**  
4.2 ★★★★★ (1,056)  
Grocery store · 8855 Macleod Trail SW #100  
Open · Closes 10 p.m. · (403) 640-2447  
In-store shopping · In-store pickup · Delivery

**IGA Lakeview**  
4.3 ★★★★★ (471)  
Grocery store · 6449 Crowchild Trail SW  
Open · Closes 10 p.m. · (403) 242-7360  
In-store shopping

**Sobeys - Riverbend**  
4.1 ★★★★★ (615)  
Grocery store · 8338 18 St SE #100  
Open · Closes 10 p.m. · (403) 279-9070  
In-store shopping · In-store pickup

Search this area

Map labels: CHINOOK PARK, BAYVIEW, OAKRIDGE, PALLISER, PUMP HILL, CEDARBRAE, BRAESIDE, WOODBINE, WOODLANDS, CANYON MEADOWS, LAKE BONAVENTURE, DEER RIDGE, SOUTH Foothills, RIVERBEND, QUARRY PARK, DOUGLAS GLEN, SOUTH CENTRE MALL, SOUTH CENTRE, DIAMOND COVE, QUEENSLAND, DOUGLASDALE, SOUTH EAST CALGARY, ALTADORE, SOUTH CENTRE MALL, SOUTH CENTRE, DIAMOND COVE, QUEENSLAND, DOUGLASDALE, SOUTH EAST CALGARY, ALTADORE, SOUTH CENTRE MALL, SOUTH CENTRE, DIAMOND COVE, QUEENSLAND, DOUGLASDALE, SOUTH EAST CALGARY, ALTADORE.



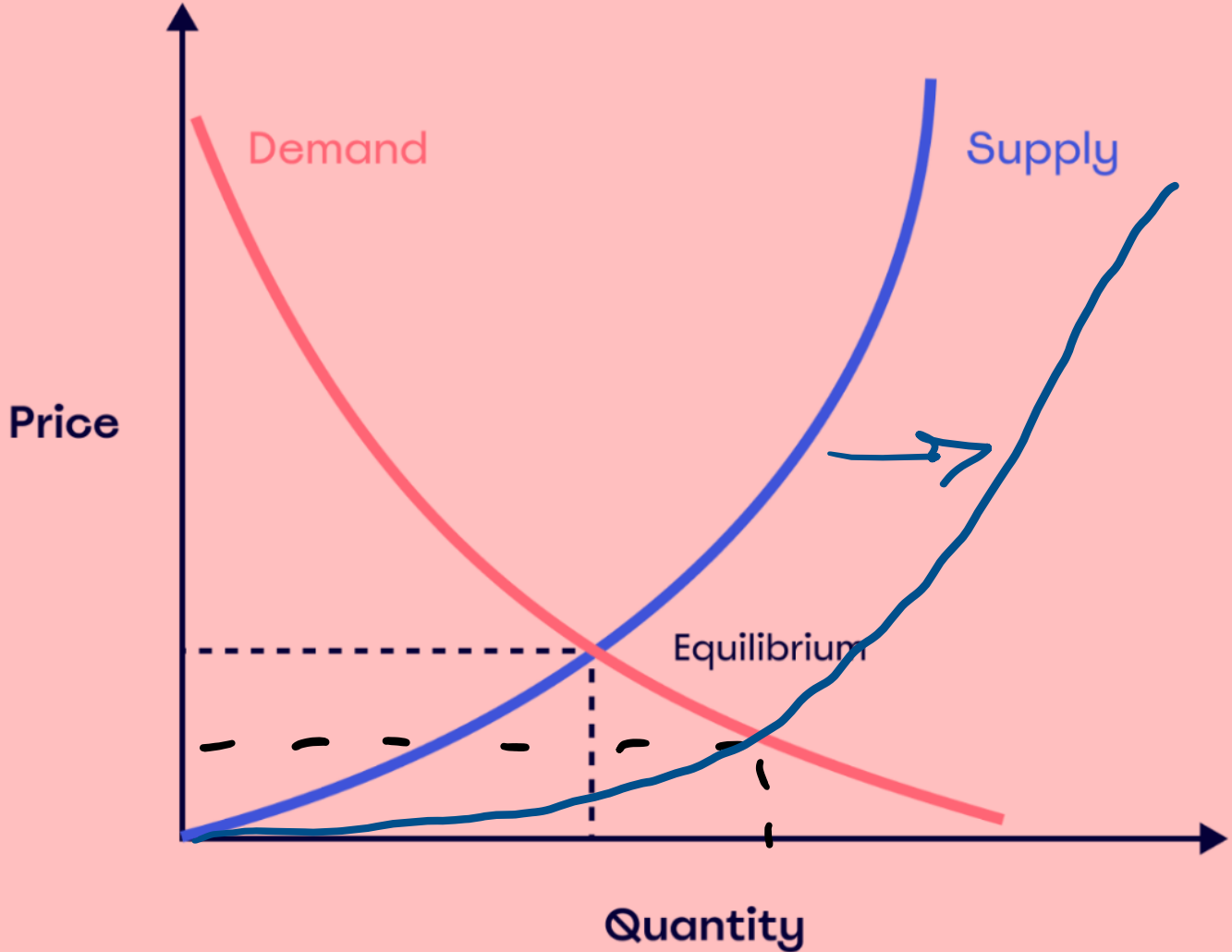
# Abraham Lincoln

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

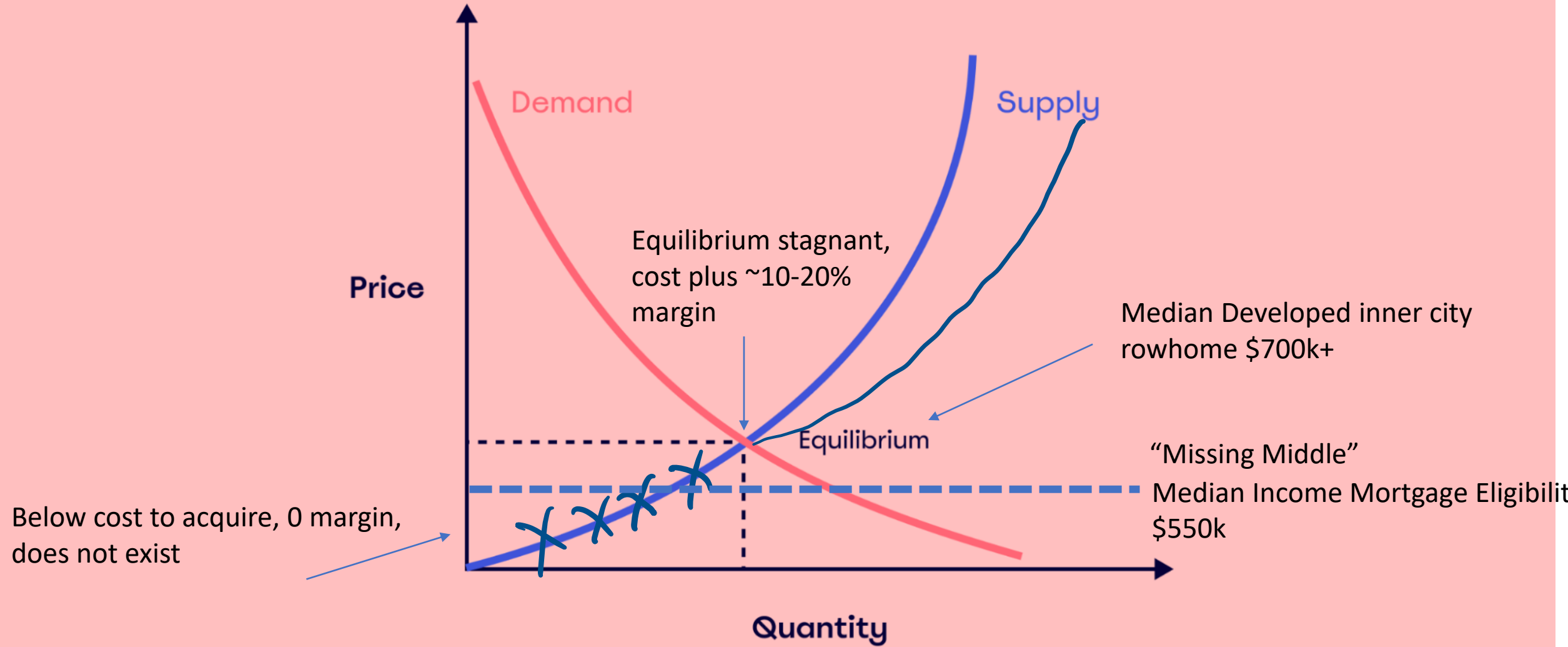
Abraham Lincoln (1809-1865)

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

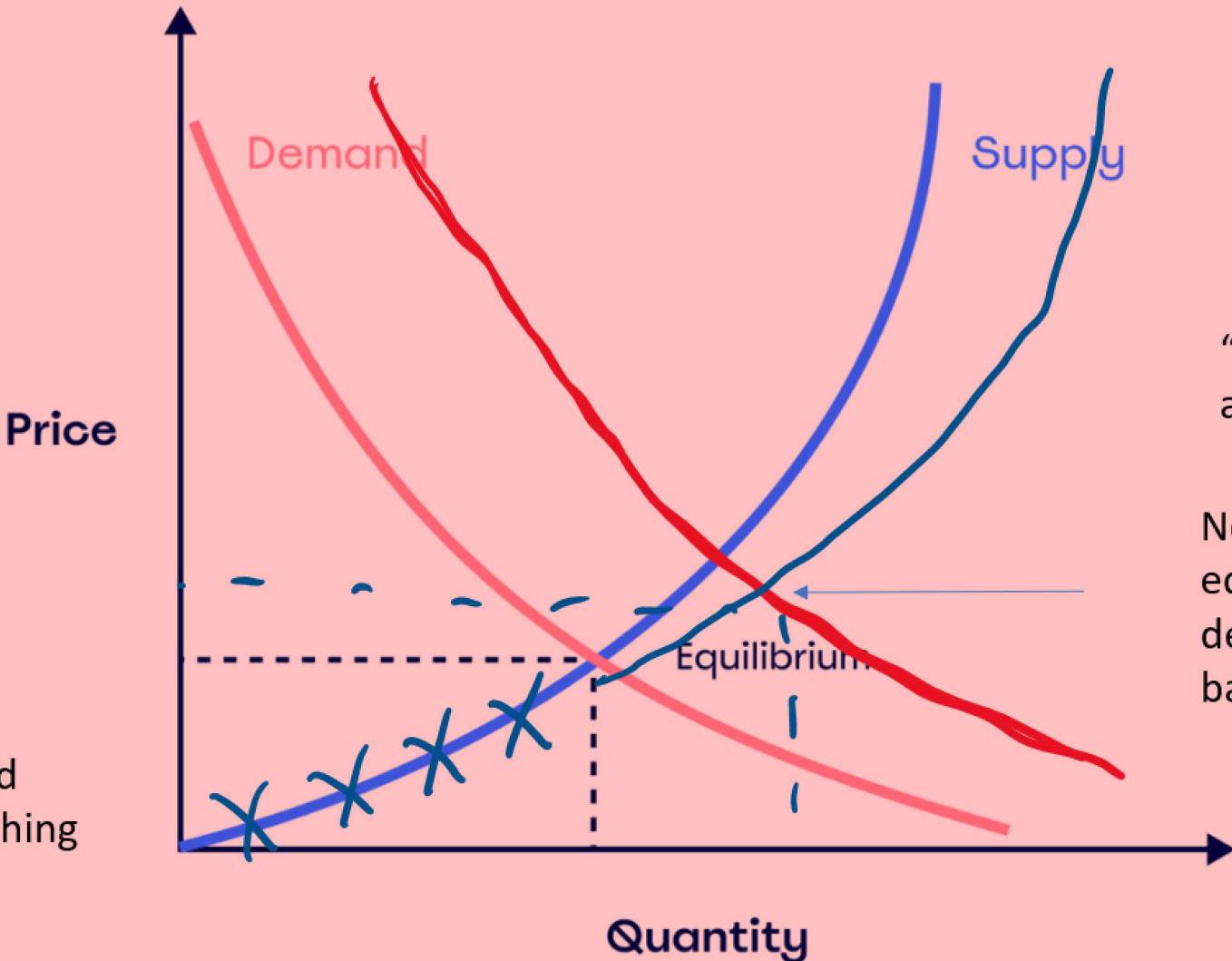
# Belief - Calgary



# 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...

