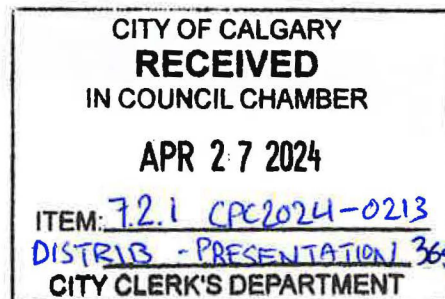


Power & Money

(and me)

Rezoning from R-C2

To R-CG



The Bank of Canada Effect



Who pays infrastructure upgrade costs?

The fallacy of the levy model based on added density units, suites, and alley homes ...

I welcome you as a neighbour, I will share my food and tools with you, but I will **not** pay your part of the infrastructure levy!

- Presently, many units both detached and duplex are internally subdivided and rented without permits. I have no doubt this will continue unless the process is modified.
- During the past decade there have only been 3-4 development signs in the approximate 2 block radius of my home, while construction on many houses has been obvious when dwellings change hands (from owner occupied) and tenants move in.
- This growth of tenants in these undocumented rentals versus documented (City approved) occupancy has not been officially captured because of the lack of recent City censuses.
- Some landlords have been renting out partitioned “bedrooms” on a nightly basis, with no access during the day to facilities, leading to disorder and public defecation etc.

- Some landlords who have been making undocumented alterations counter with opaque claims that they are merely providing facilities for family, but extra use of the infrastructure like water and sewer is additive, regardless who uses it.
- Sewer lines in our alley have already been polymer relined, presumably to stop leakage
- Presentation of a renovation worker at this hearing has highlighted that when owners getting quotes are faced with the infrastructure charges around putting in sinks and toilets, many do not proceed, but evidence and my experience indicate they go ahead by alternative means.
- In the past, everyone, residents and City, turned a blind eye to these non-approved suites because the city needed people to be accommodated, so it was just an annoyance rather than a huge issue.
- How will levies be fairly weighted without some way to reassess fairly what is in homes?

Reasons to reject 7.2.1 Land Use Amendment Citywide

1 The research used to support this citywide rezoning as a good tool to increase density and quantity of housing is not relevant to the Calgary situation and is misleading.

- For example, moving chains (Liang & Kindstrom (2023)) proposed in the Swedish context exist in the presence of the IUT, International Union of Tenants, 74 tenants' organizations in 51 countries in Europe, to advocate for tenants' rights and defend tenants' interests. There is no such safeguard here, so *the results are totally divergent*.
- In Sweden, vacated homes are passed along the tenancy chain so any addition of units builds the overall stock of homes of at the lower cost end of the inventory, and they are clean and not exploitative.
- In Calgary, there are no equivalent checks and balances, so when people move or are renovicted, the units are torn down and replaced by high end units and the supply of lower priced units is *decreased*.

Presenting this study in support of the rezoning at the very least is lazy scholarship, possibly shading toward deliberate deception, in my opinion.

There are other issues with the quality of the remaining research papers used to support this amendment. It has the feel of "Oh goody, we can get some money, let's throw something together."

2 The magnitude of the height differences cut too much light and undermine the environmental steps existing owners have put in place or plan to put in.

The negative effects of overshadowing from surrounding buildings is magnified as new larger footprint builds are approved closer to the property boundaries

Note the huge timber wall on the property line left and the three storey wall inches from the existing property on the right





Whitehorn home on street below is 2 stories, 8m.
Neighbouring houses are similar. The new builds are allowed
be 11m or more. With many that are built currently, the extra
roof height is not functionally necessary.



A building that much taller will mean much less electric generation potential if it shades my array, likely meaning I may still be drawing off the grid. Dropping the max height to 8m, the same as current neighbours', would mean no difference to roof mounted arrays.

Much of the additional height of new builds consists of exaggerated and complicated roof designs which are difficult and expensive to maintain, and of limited use for solar installations. To shorten build times, cut costs and ensure workability for solar.

Roofs of new builds should be oriented with a southern component (ESE, SE, SSE, S, SSW, SW, WSW). The slope of the roof should be considered to ensure solar can be mounted.

3 Unsupportable environmental harms

Extended footprints of larger buildings limit absorption of precipitation with more for storm sewers to handle

Some parts of the city are built on permeable recharge areas for aquifers, for example the Paskapoo slopes, that feed wells still used by some residents. More development in these areas can decrease the recharge rates, causing wells to go dry and decreasing soil moisture under some of the key heritage stands of timber.

Dead, destroyed and ailing vegetation and loss of ability to enjoy vegetable patches to get fresh produce in neighbouring properties. Liabilities will cause bad will because many do not appreciate they can be held liable

4 Social, Safety, Security issues

Taller builds overlook yards which previously had a reasonable expectation of privacy, with sight lines in through windows, onto decks of existing homes. *Ironically, in the past, the City has gone so far on several occasions as to order children's play structures be dismantled because they might overlook people's private space. Overlook generates unease and tension.*

Lack of windows on sides of new buildings create areas between builds which are difficult to monitor for personal security. This is more pronounced in areas where there are no back alleys, and the sole entrance to rear units or suites is from the front street.

Taller buildings built closer together create a wind tunnel effect which becomes exaggerated if there is a fire. The City is not currently requiring fireproof or fire resistant sidings between such proximate walls or on new builds next to existing homes, increasing the likelihood of catastrophic spread

Several of the cited papers suggest that such upsizing and densification of buildings (and converse downsizing of private outdoor space) is likely to promote closer communities. This is unlikely, given the shortage of yards and public green spaces in particularly dense areas. Rather than organic conversations which start around common activities out of

doors like yard work or snow shovelling, neighbours will find little to talk about except when there is a problem, not an ideal path to respectful interaction or a feeling of common goals.

Many people suffer from adverse physical and emotional reactions to low natural spectrum light conditions during our 'dark' months. Further darkening their homes by the overshadowing and blocking from larger rebuilds may amplify and extend this problem. Additional use of indoor lights may also be necessary, increasing electrical consumption.

