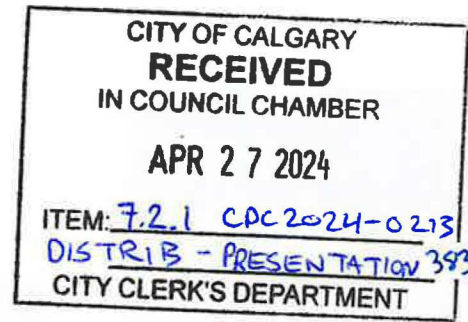


ABOUT ME

- Commerce Degree from the University of Alberta with a major in Law and Economics
- Sold local corporate software for a decade before starting a yoga studio in Marda Loop in 2017
- Have lived in Signal Hill, the Beltline, West Hillhurst and Inglewood
- Moved to Calgary in 1993 from Toronto





INITIAL ANALYSIS

Hypothesis- single family dwellings would lose value in “up-zoned” areas.

Reality: Land value increases while the actual houses are worth less earlier so it is difficult to say and situational

DOWNSIDE TO DENSITY AND BLANKET UPZONING

Density is Associated with Decreased Quality of Life

Less sunshine, less space, more people, air pollution, infrastructure demands, increased flash flooding, increased pollution. [National Geographic](#).

Evidence that Increased Density Actually Creates Worse Affordability

53 major US markets show higher urban densities are associated with worse housing affordability. [Wendell Cox](#)

Brutal traffic and livability implications during construction

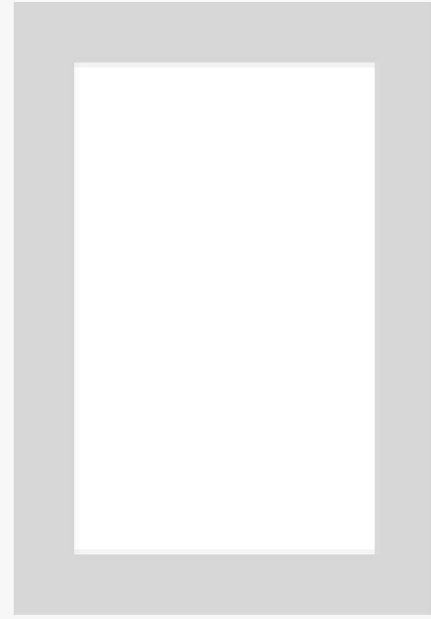
Noise, congestion, water and electricity interruptions and lack of capacity. [Chris Schulz](#).

Limited Evidence of Actual increased Housing - Auckland

[It's hard to properly analyze and assert that the changes actually increased housing.](#) Cameron Murray

Auckland now constructing build-to-rent low cost condos

Auckland upzoned in 2016 and still has not seen adequate increases in affordable housing . [New Zealand Herald](#)



NATIONAL GEOGRAPHIC

Poor air and water quality, insufficient water availability, waste-disposal problems, and high energy consumption are exacerbated by the increasing population density and demands of urban environments.

Strong city planning will be essential in managing these and other difficulties as the world's urban areas swell.

PERSONAL VIEW

We moved here in 1993 and it was life changing.

Personally- I love urban living. I love culture, diverse views and being in a city with options and new experiences.

Density is needed- there is a need for housing. But if it goes wrong, what will I do?



Toronto

Family lived in Aurora to avoid high density
90 minute drive to work



Calgary

Spacious, safe and
15 minute drive to work



I WILL BE LIKELY TO MOVE

As my parents chose, I will also choose. If densification lowers my quality of life I will move somewhere that has space.

Unlike my parents I will be able to work from home and avoid a long drive to the city, however I would be willing to drive a long way for a better quality of home life.

Will others?



CASE STUDY: NEW YORK VS CHICAGO

A little space makes a big difference

Chicago is still completing their original city plan from after the fire of 1871.

They opted for more space than their neighbors- a famous example is that they made extra wide back alleys to collect garbage and they required space between buildings.

