

Blanket Rezoning

Beneficial for Calgary?



CITY OF CALGARY
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IN COUNCIL CHAMBER

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DISTRIB-PRESENTATION 471
CITY CLERK'S DEPARTMENT



Blanket Rezoning

Seems like Smoke & Mirrors

Here are 4 reasons why:

1. Public input is being removed

- It's ironic that this is the hearing to end all public input into development. Or the one hearing to rule them all for Lord of the Ring fans.
- Removing we the people from the ability to coordinate with city council about development projects is concerning at best and destructive at worst.

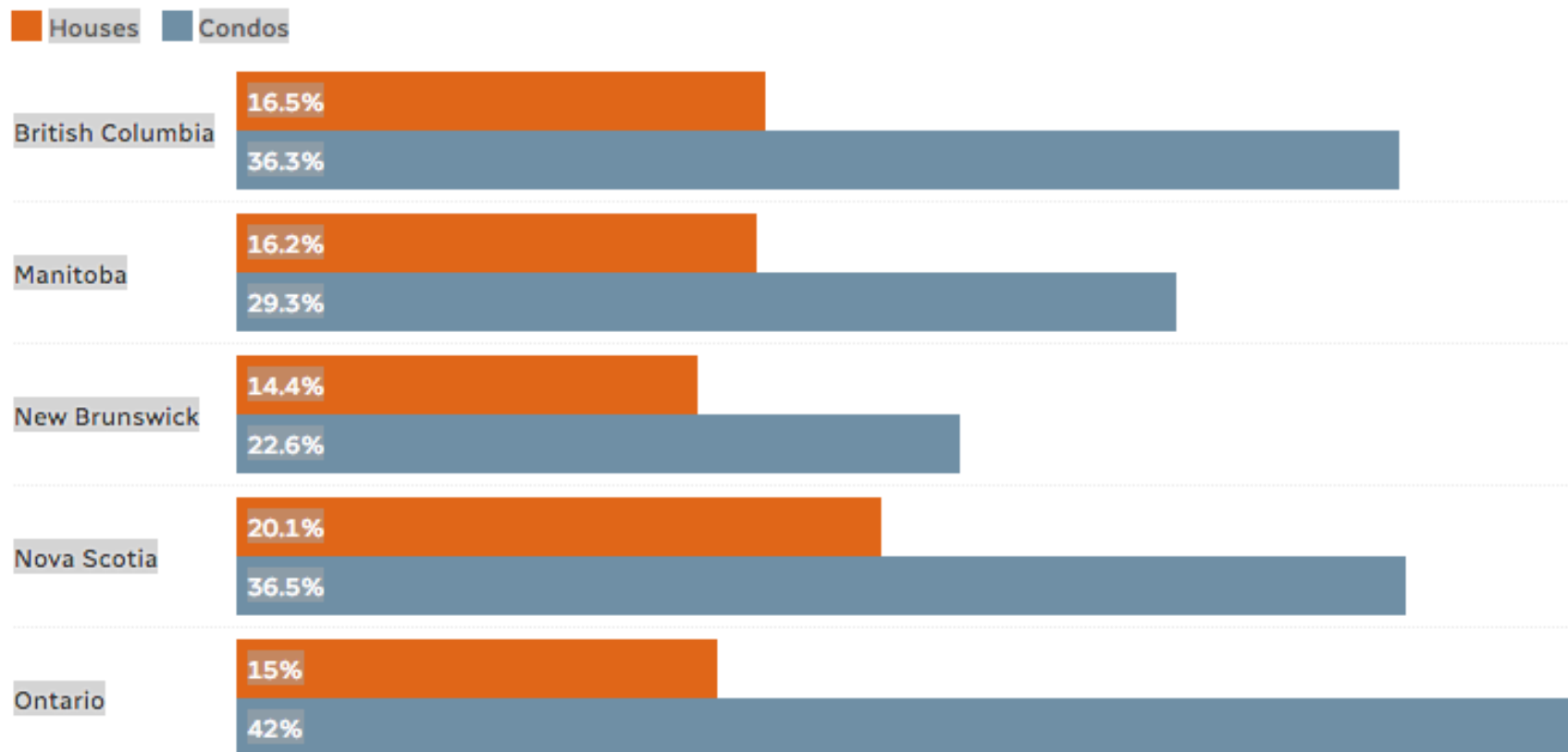
2. Rezoning is being communicated as creating housing affordability through land equity shown by the presentation given from the city.
 - A. What is equity?
 - As explained to our junior high kids, it would like being graded 4 on an assignment. Then the teacher tells you that another student got a 2 so they are taking a point off your grade so both of you have a 3. Needless to say my kids were not impressed. So lets apply those principles to land and dwelling ownership?
 - B. Affordability
 - I understand the need of the students and others that spoke. I agree we need more housing. I stayed in my car while looking for university housing and lived the starving student lifestyle too.

- Blanket rezoning however does not = affordability or availability as many other presenters have already demonstrated.
- For those who still think rezoning = affordability lets ask which is cheaper buying an existing house, demoing, unhooking services, and then building or using vacant land to build? The fields next to Livingston are just one example of many available locations for the city to build on.
- Even if blanket rezoning was the miracle cure to create more affordable housing (IT ISN'T), it will take 3 to 5 years to develop and with present immigration levels it will be swallowed up.

3. Corporate Ownership

- One aspect rarely mentioned, if ever, is the corporate owners of single family homes like True North Homes in Calgary.
- The CBC stated 30% of Toronto single family houses are owned by corporations. According to Toronto Star more than 50% of condos are owned by private investors which is driving up prices.
- One question are homes being purchased by the federal or other levels of government for immigration purposes too? If so how is that impacting affordability?
- Blanket rezoning benefits corporations not individuals. Corporations have the capital and drive to redevelop for profit.

Percentage of Canadian housing stock that is investor-owned



Data was collected in 2020.

Chart: Akshay Kulkarni • Source: [Statistics Canada](#) • CBC News

4. I Fear Blanket Rezoning Is A Done Deal

- The mayor has a voting majority of 8 that has allowed her to pass most legislation.
- It seems like this hearing is just a way of placating the masses.
- My prediction the vote will be either 8 to 6 or 7 to 6, with one abstaining, for rezoning going ahead. Please feel free to prove me wrong though, and hold a plebiscite.



Housing Solutions The City Can Do Now

1. If the higher learning institutes want to maximize profit at the expense of housing availability they should be required to create more student housing on their properties.
2. Set up trailer camps right now and partner with ATCO on city land.
3. Create an outreach program to the 1 in 5 home owners in trouble to connect them with renters.
4. Create a Senior Rent for Help program which one lady suggested.
5. Taxing foreign ownership would increase rental availability.
6. Start a no occupancy property tax to stop foreign speculating.

Sources

1. Toronto Star - Investors now own more than 50% of Toronto's new condos-and experts say they're driving up prices for everyone - Dec 2, 2023.
2. CBC Toronto broadcast - Private investors own 30% of single family homes.
3. CBC News - 1 in5 properties across much of Canada are owner by investors. That makes it harder for 1st-time buyers - Akshay Kulkami - Feb 9, 2023
4. CP24 - Toronto moving to introduce foreign buyer's tax for homes - January 30, 2024.