

BLANKET REZONING

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 02 2024

ITEM: 7.2.1 CPC 2024-0213
DISTRIB-PRESENTATION 596
CITY CLERK'S DEPARTMENT



EXAMPLES

Auckland:

- Upzoned 75% of residential areas, up to 3 units per household (8 in Calgary's proposal).
- Overall success. Not all jurisdictions should expect the same.

Minneapolis:

- Abolished single family only zoning in 2020.
- In 2022 only 60 units built annually (duplex, triplex). City of Calgary wants to add 1000 a year in contrast.
- 2023 the Supreme Court declared the housing plan was in violation of environmental laws, no longer enforceable.

Washington: Upzoning implemented with exceptions for home owners associations & interest communities. Calgary blanket rezoning.

California: Upzoning legislation strongly rejected and failed to pass even after 3 attempts.

Atlanta:

- 2021 rezoning proposal by former Mayor and City Planning Commissioner Tim Keane (recently hired by the City of Calgary).
- Bloomberg article called it: The Housing proposal that is quietly tearing apart Atlanta.
- Issuance of the plan in a nontransparent and confusing fashion fed even more controversy. Some residents of northern Atlanta lobbied to form a new city if rezoning was approved.
- City adjusted based on feedback, approved reduced version, promised more public input, mayor and Tim left.

Chicago:

- Freemark (Urban Affairs Review): analyzed rezoning effects 2010-2018.
- Conclusion: there is no effect from zoning changes on housing supply.
- Housing prices rose in the areas that were upzoned.
- Short term, local level impact of upzoning are: higher property prices and taxes, but no additional construction.

- 2021 article by Wendell Cox:

- 53 major US housing markets.
- Determined that higher urban densities are associated with worse housing affordability.
- Upzoning in high demand economical areas will not have any effect: migration will still continue; supply will never keep up.
- Densification of Vancouver has not improved housing affordability. In fact rent and house prices are so unaffordable there that people from BC are migrating to Calgary.





SUMMARY

- Upzoning research is NOT conclusive; actually, there is strong evidence against it
- Upzoning created an Overall modest increase in amount of housing produced
- Increase of land value (more property taxes), which was passed on as rent
- Common denominator: public controversy and conflict amongst groups of citizens

Developers will get rich

Citizens will pay more for smaller residences

City will get more taxes

Might be no change to housing affordability

LEARN FROM EXAMPLES

Step back, scale back, listen, be honest

- Vote NO to the current BLANKET rezoning plan.
- Scale back: pilot rezoning on the transit corridor.
- Don't meet with each community to tell them what you have decided to do, instead ask them what they would like to do. That is what democracy is about.
- Be honest with expectations for an experiment, students and renters are desperate, they will take anything, even an experiment that has failed in other cities.

