

OPPOSITION  
TO BLANKET  
DOWNZONING  
(AKA: PRO-RCG)

Presented by Alex McColl, MPP



# Hello, I'm Alex McColl

- Board Member of More Neighbours Calgary
- Master of Public Policy, University of Calgary
- Townhouse Homeowner
- Published columns on Conservative Housing Policy
- Today I want to talk about RCG Myths and what “Replace” could look like.

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Opinion

## McCOLL: Poilievre is right, freedom to build is the answer



Alex McColl  
Published on: 12 Apr 2022, 9:33 ar



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Opinion

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Alex McColl  
Published on: 07 Sep 2023, 12:30 pm

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Tuxedo Park

# BLANKET UPZONING HEARING

**Your neighbourhood, your say.** We need **You** to tell City Hall that **Calgarians** want Blanket Upzoning **repealed**. Prepare and participate in the public hearing **March 23rd**.

**PUBLIC HEARING  
STARTS  
MONDAY, MAR 23**

Learn how to get involved:  
[www.calgariansforthoughtfulgrowth.com](http://www.calgariansforthoughtfulgrowth.com)



CALGARIANS  
FOR THOUGHTFUL GROWTH

# DC-MCG IS NOT RCG

It's important that we all understand & AGREE what we're talking about.

- RCG allows contextual density in residential areas.
- MCG predates blanket up-zoning. It allows greater density and taller homes than RCG.
- MCG is Not representative of RCG.
- MCG was Never part of blanket upzoning.
- MCG uses go to council for Land Use Amendments.

It's inappropriate to use photos of MCG buildings to oppose RCG.

# BUT SINCE THEY BROUGHT IT UP...

- Council approved that 6-storey apartment building unanimously. It fit the “Community Character.”
- This DC-MCG property was up-zoned by a 12-3 vote of council in 2022.
- It is smaller than what is allowed under the Local Area Plan, which was another 6-storey apartment.
- These homes were built directly across the street from pre-existing MCG.
- The bungalows along Edmonton Trail were already zoned MCG.
- Higher density zoning does not prevent landowners from building single homes. R1 is “one size fits all” while RG/RCG/HGO/MCG gives “freedom to build” what Calgarians want. We are the “free market.”



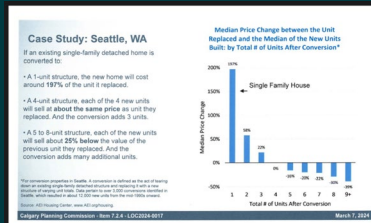
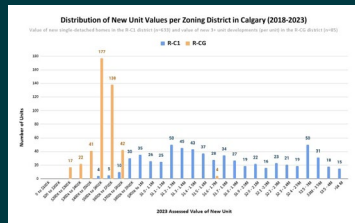
# IT'S ALSO THE MOST AFFORDABLE 3-BED/2-BATH RENTAL LISTED IN THE AREA

The screenshot displays the Rentfaster website interface. At the top, there is a navigation bar with the Rentfaster logo, language options (EN, FR), and user account links (My Faves, Saved Searches, List a Property, Log In). Below the navigation bar is a search bar and a filter icon. The main content area is divided into two sections: a map on the left and a list of rental properties on the right. The map shows a grid of streets in Calgary, with a red pin marking a location on 18 Ave NE. The list of properties includes:

- \$3000** Townhouse, 3bd - 2.5ba, Pets Ok, Mar 15 availability, ID 721791. Contact button.
- \$2300** Townhouse, 3bd - 2.5ba, Dogs Ok, Immediate availability, ID 591336. Contact button.
- \$2600** House, 3bd - 2.5ba, Pets Ok, Immediate availability, ID 541663. Contact button.
- \$2850** Townhouse, 3bd - 2.5ba, Pets Ok, Apr 15 availability, ID 721171. Contact button.

At the bottom of the list, there is a message: "That's All! Didn't find what you were looking for? Want more listings? Adjust your zoom Or Modify Filters".

# “MORE AFFORDABLE HOUSING” VS. “AFFORDABLE HOUSING”



Results: 2 Listings

Sort By: Newest

\$849,800  
605 19 Street NW, Calgary, Alberta  
2 + 0 1 719 sqft

\$1,780,000  
521 18A Street NW, Calgary, Alberta  
4 + 2 4 2572 sqft

- RCG was never a magic bullet – but it’s working.
- The least expensive new “missing-middle” family-friendly homes in any given area are typically RCG townhouses.
- The most affordable 3-bed rentals in any given area are RCG. The most affordable smaller rentals are suites in RCG.
- A \$700k 3-bed townhouse with a rental “mortgage-helper\*” suite is considerably more affordable than the 2-bedroom bungalow that was torn down. (\*less rent, = \$390k mortgage)
- Even net-new luxury homes put downward pressure on prices via moving chains.

Anyone who advocates for continuing to build greenfield under blanket RG is indirectly admitting that, to hit our housing targets, we need to keep building homes under RG/RCG base zoning.

# REPLACEMENT OPTION: RC2 MIDBLOCK & RCG ON CORNERS

RC2 was always the most density allowed under RCG Permitted-Use (aka: By-Right). More density was a Discretionary-Use.

A HAF-Compliant option for “Repeal & Replace:”

- Allow 4-units by-right mid block via Duplexes with Suites & Fourplexes without suites (new RC2). This removes RCG Discretionary-Uses mid-block.
- Allow 4-unit RCG Townhouses without suites on corners as Permitted-Use.
- Allow 4-unit RCG Townhouses with suites near mass transit (C-Train & BRT) as Permitted-Use. This preserves MLI Select Financing.

But WHY is good base zoning so important?



**BECAUSE WE HAVE MORE IMPORTANT THINGS FOR COUNCIL TO FOCUS ON THAN DEBATING DUPLEXES WITHIN WALKING DISTANCE OF THE C-TRAIN**



# TWO VOTES THAT SHOULD BE SEPARATE:

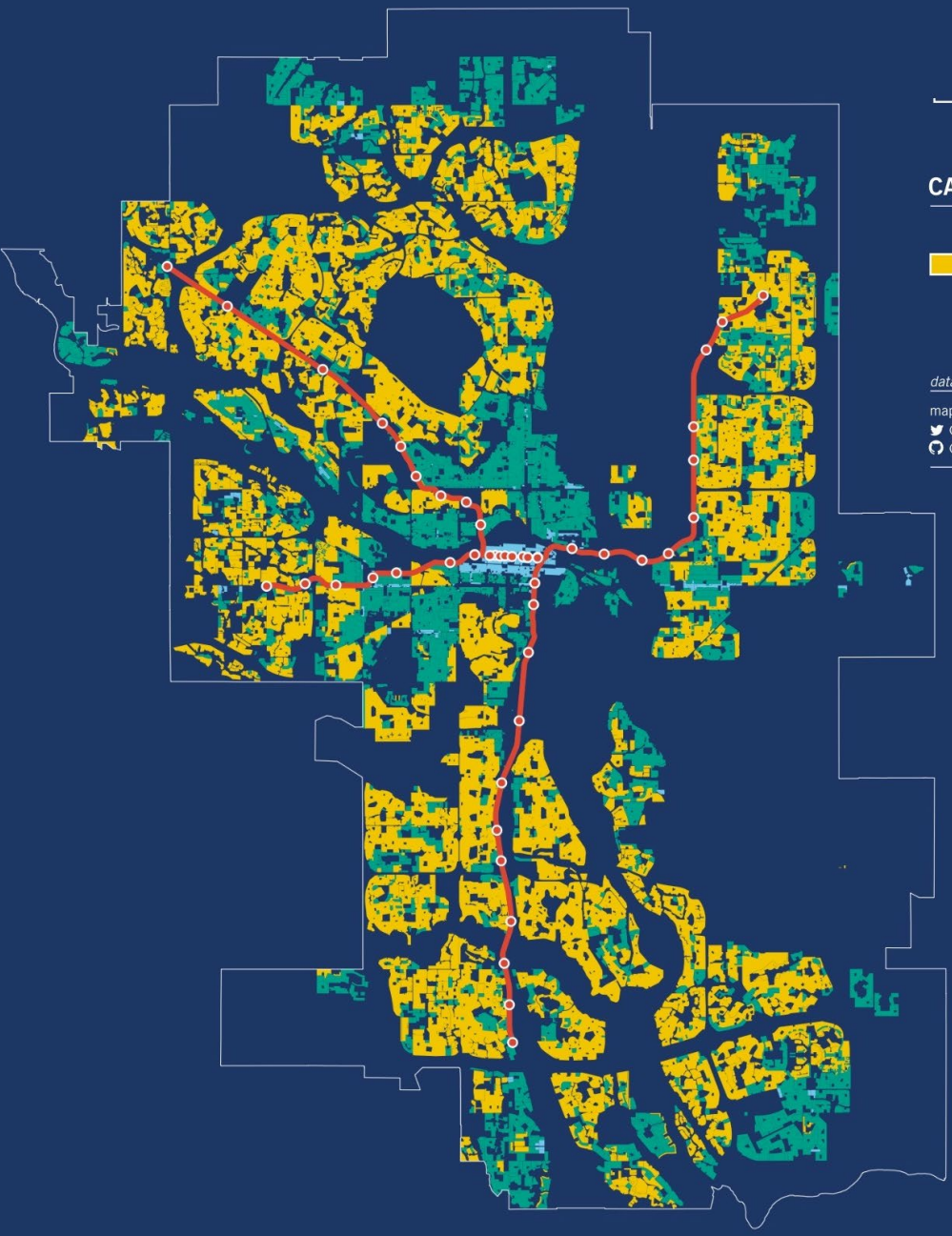
1. BLANKET DOWNZONE TO 2007 ZONING

**VOTE NO**

2. A REDUCTION IN DENSITY ALLOWED  
UNDER RCG TO 3-UNITS ON CORNERS.

**VOTE NO\***

\* But if you want to “Repeal & Replace” then you can vote **No** to Blanket Downzoning and **Yes** to reduced density under RCG.



5km ↑ N

### CALGARY : Residential Zoning



data from the City of Calgary CC BY-NC-SA 4.0  
map by Jeff Allen (July 2022)  
@JeffAllenMaps @jamaps



# THANK YOU

I'm happy to answer questions.

# APPENDIX A: CPC HOUSING POLICIES



“My message to City Hall here in Vancouver is remove the gatekeepers, stop blocking the poor, the working class, and our immigrants from the privilege of owning a home here in this country.”

– Pierre Poilievre, April 2022

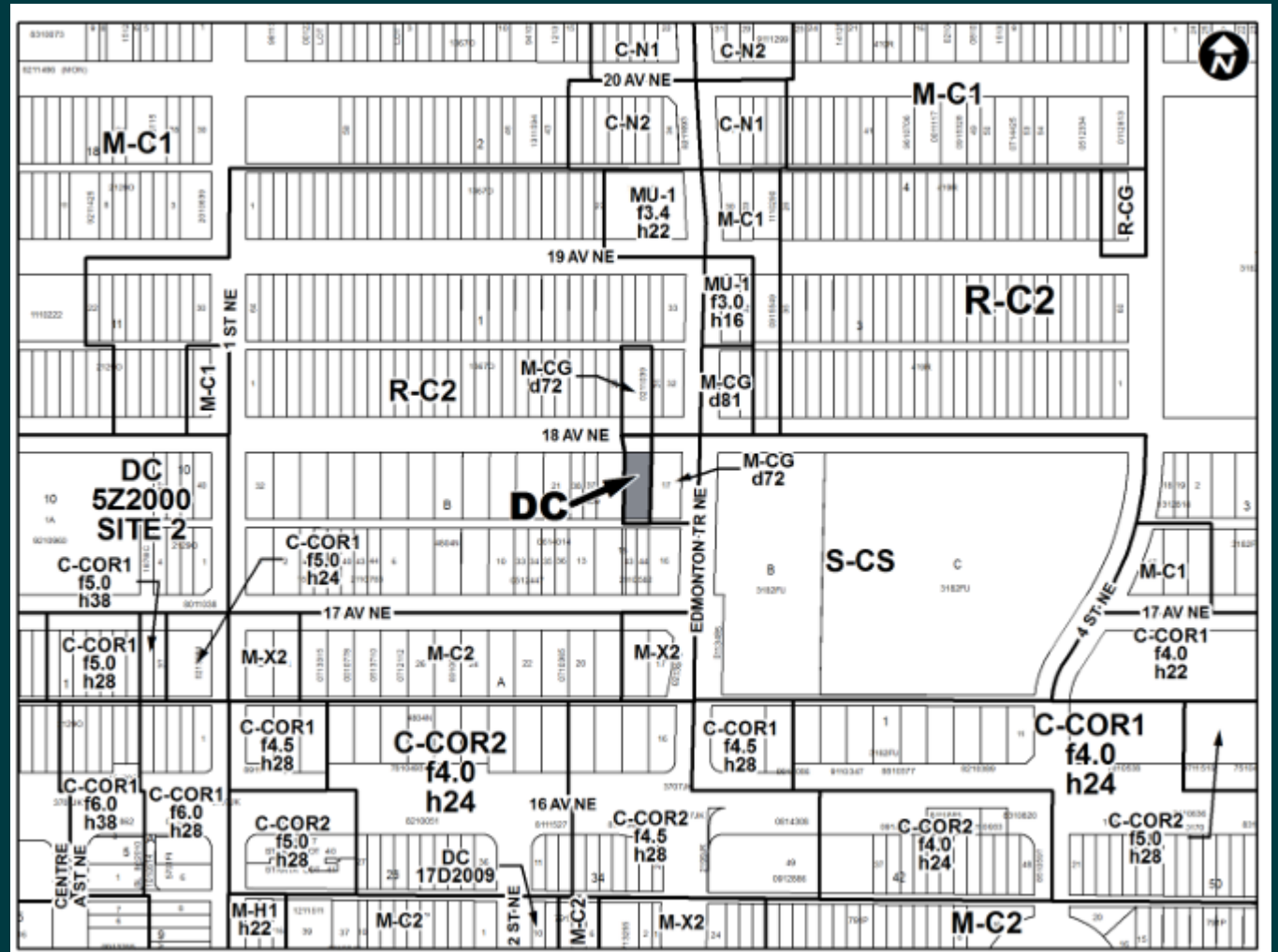
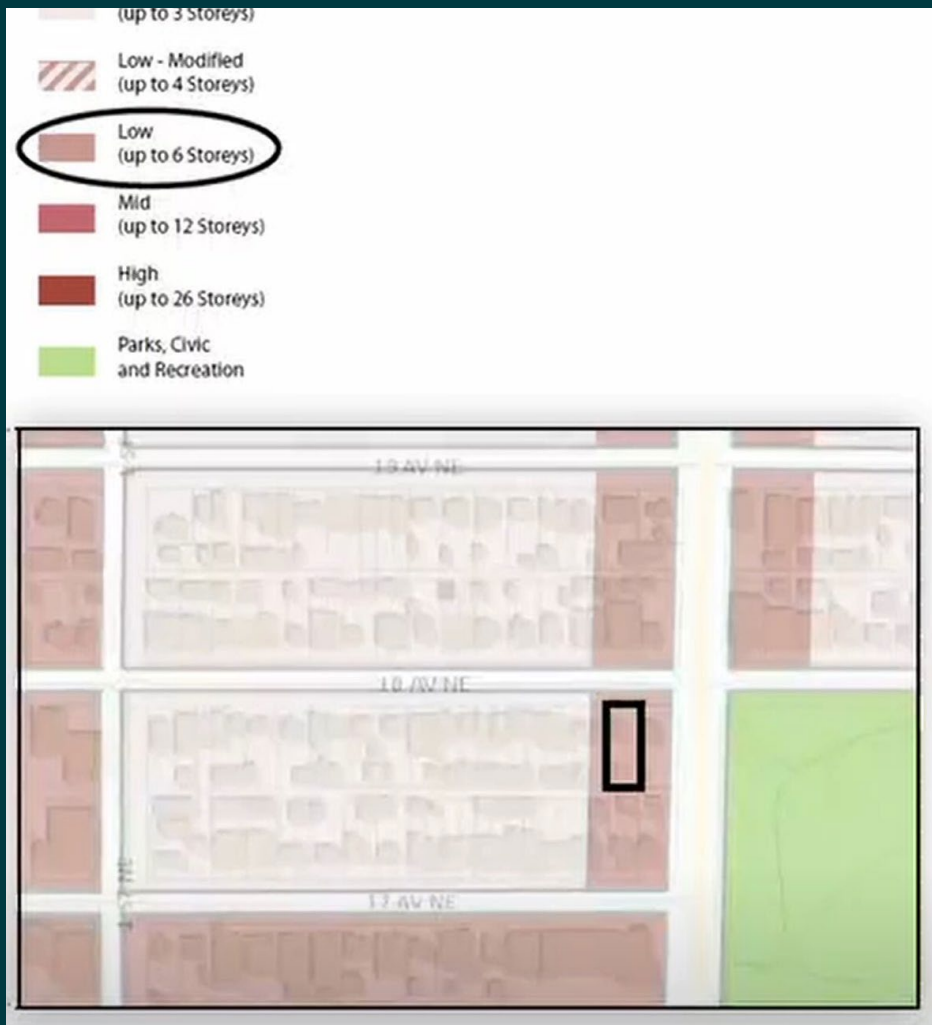
<https://www.youtube.com/watch?v=rJFNvhGELQo>

**DON'T MAKE ME TAP THE SIGN.**


Tuesday September 5, 2023  
Mayor Gondek and Members of Calgary City Council.  
Calgary's Housing and Affordability Task Force presented recommendations for the urgent action that is required. Including recommendations that would remove minimum parking requirements, and to implement R-CG zoning across Calgary to make dense housing options legal, which I fully support.  
Be bold. Show the rest of Canada what happens when you simply legalize more homebuilding. Just imagine what you can accomplish.  
Sincerely,  
  
**SCOTT AITCHISON**  
MP | PARRY SOUND—MUSKOKA  
Parry Sound-Muskoka & Conservative Shadow Minister for Housing and

More Neighbours Calgary

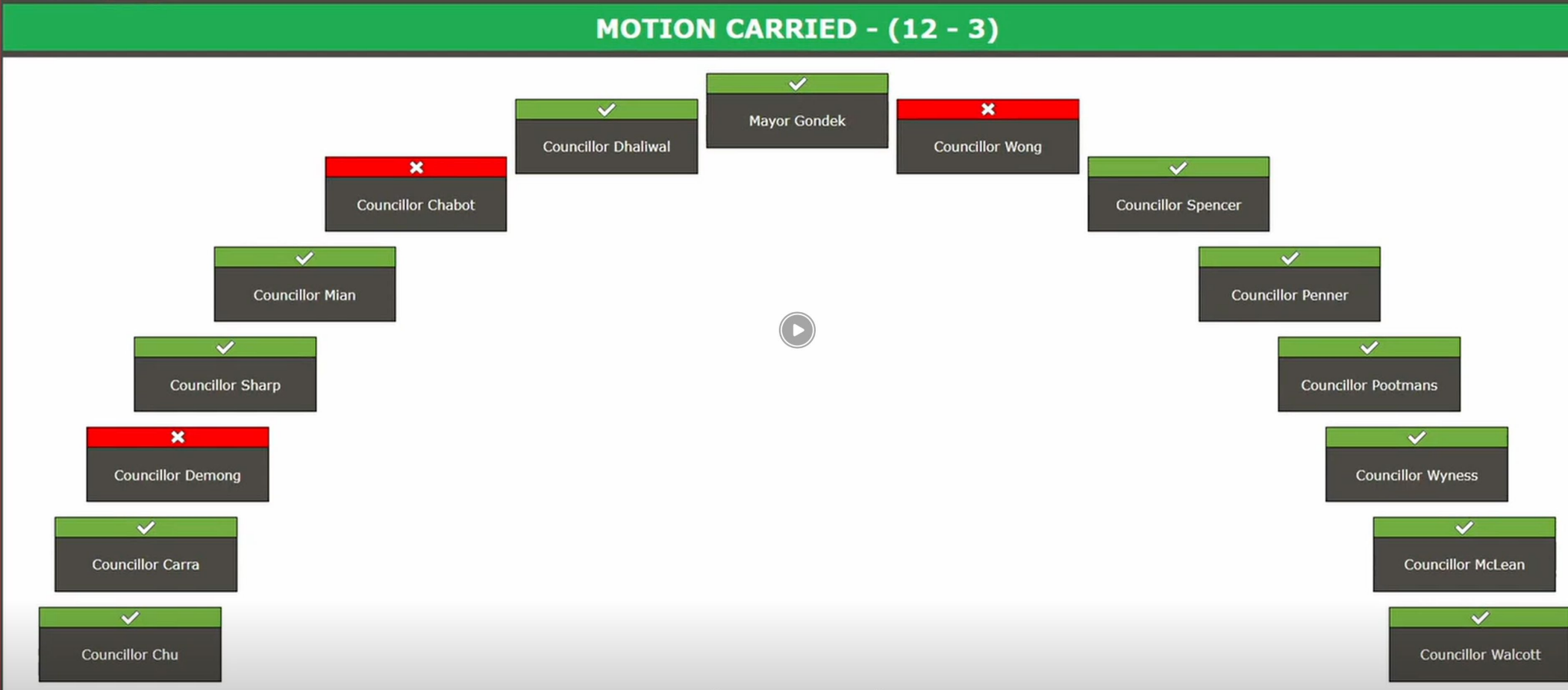
# APPENDIX B: DC-MCG EXAMPLE



# APPENDIX C: MCG EXAMPLE VOTE

Calgary  Land Use Amendment in Tuxedo Park (Ward 7), LOC2021-0075, CPC2021-1481

**MOTION CARRIED - (12 - 3)**



Member	Vote
Mayor Gondek	Yes
Councillor Dhaliwal	Yes
Councillor Wong	No
Councillor Chabot	No
Councillor Spencer	Yes
Councillor Penner	Yes
Councillor Mian	Yes
Councillor Pootmans	Yes
Councillor Sharp	Yes
Councillor Wyness	Yes
Councillor Demong	No
Councillor McLean	Yes
Councillor Carra	Yes
Councillor Walcott	Yes
Councillor Chu	Yes