

Item 7.3.1 Repeal of Blanket Rezoning

R-CG rowhouse with 9 units: 5 above grade units and 4 basement units, on a single residential lot, 8,900 sq.ft above grade, 2,300 sq.ft below grade.



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R-CG rowhouse with 9 units: blocked view lines, four entrances facing my property with no street or avenue direct access, 9 garbage and recycling bins behind the fence.



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2024 Blanket Rezoning Bylaw Stated Goals:

- 1) Increase the supply of housing to meet demand
- 2) Streamline planning approval process
- 3) Improve housing affordability
- 4) Develop residential grade-oriented contextual infills (R-CG) that would look like this:



crisis. One of these actions is the proposed citywide rezoning to a base residential zone. This change will increase the supply of housing to meet demand.



Rezoning improves affordability and choice

The research is clear: a variety of abundant housing is fundamental to affordability. Take a look at these case studies on the effects of rezoning on housing supply from around the world.

Source: “Rezoning for Housing”, City of Calgary, Feb 2024, Page 19

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3) Improve housing affordability

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\$750,000

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3) Improve housing affordability



Entire townhouse in Calgary, Canada
6 guests · 3 bedrooms · 3 beds · 3.5 baths
★ 4.68 · 31 reviews

Hosted by Kyle
Superhost - 4 years hosting

Price details	
8 nights x \$303.88 CAD	\$2,431.00 CAD
Weekly stay discount	-\$340.65 CAD
Taxes	\$188.13 CAD
Total	\$2,278.48 CAD

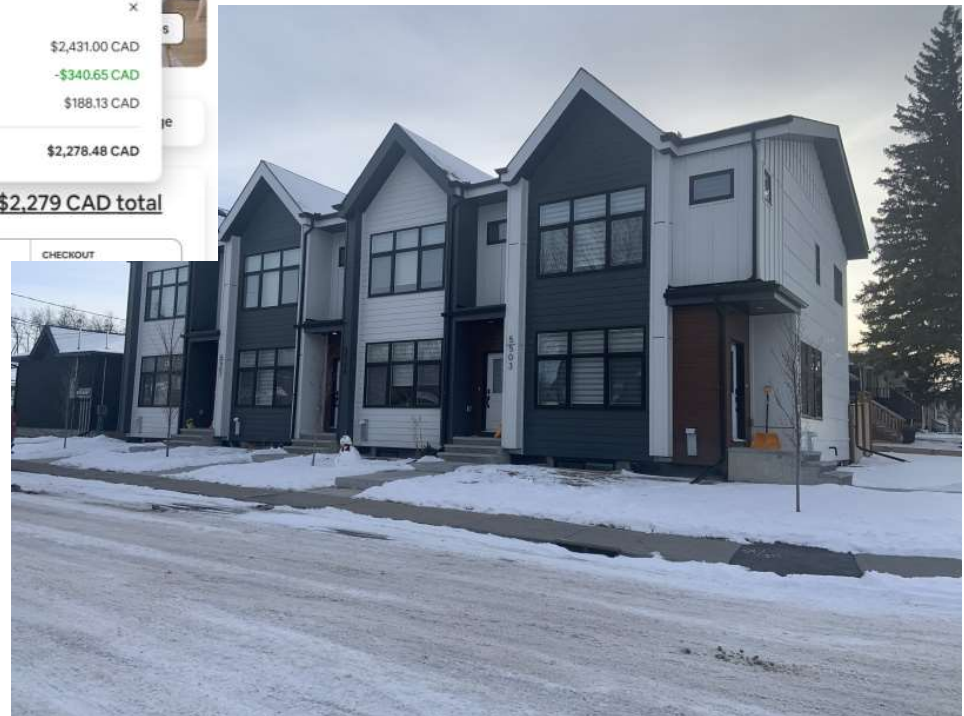
~~\$2,620 CAD~~ **\$2,279 CAD total**

Price details

7 nights x \$372.86 CAD

\$2,610.00 CAD

3) This R-CG rowhouse is a professionally operated full-time Airbnb, i.e. it's a hotel. Each of four rowhouse units rents for >\$300 per night. How does this help solve housing affordability problem in Calgary?




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4) Develop residential grade-oriented contextual infills (R-CG) that would look like this:



What would my new district be?



Residential – Grade-Oriented Infill (R-CG)
Allows for single- and semi-detached homes, rowhouses, townhouses, and suites.



Residential – Low Density Mixed Housing (R-G)
Allows for single- and semi-detached homes, rowhouses, and suites in suburban greenfield locations.



Housing – Grade-Oriented (H-GO)
Allows for a range of grade-oriented (ground-level access) housing in the Inner City and Centre areas of Calgary. Allows higher intensity redevelopment than R-CG.

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In reality R-CG developments look like this:



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MDP 2.2.5 “Strong Residential Neighborhoods”

Intensification should be accommodated within existing communities in a sensitive manner. In commercial areas, infill and redevelopment can create more cohesive and vibrant neighbourhoods. Integrating new development with existing buildings can enhance or fill in gaps in the street wall to improve the vitality, appearance and security of streets and public spaces.

The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Policies

Neighbourhood infill and redevelopment

- a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, rowhousing and other ground-oriented housing.

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Do not pass R-CG district rules changes without a careful study and testing.

- New district rules or changes to district rules must be carefully studied and tested by an independent expert.
- Their findings must be made public and discussed before any of R-CG district rule changes are put to a council vote.
- Neither the public nor the council members may conceivably know or understand the limits, implications and unintended consequences of the proposed R-CG district rule changes that developers will find and exploit.
- If such review is not done, developers will come up with new incompatible designs that will again clash with the character, physical pattern, existing scale and built form of the neighborhoods, and the R-CG problem will not go away.
- Not counting basement suites towards lot density is a joke.
- Having R-CG units not face the street or avenue, but the adjacent property instead, is a problem of impact and compatibility. (Land Use Bylaw 1P2007, Section 35(d)).

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Development permit appeal process:

- No development permit release to the developer and no construction while there is a pending appeal either with the Subdivision and Development Appeal Board or with the Alberta Court of Appeal as per Section 39(1)(b)(ii) of Land Use Bylaw 1P2007.
- Any subsequent development permit application for the same property expires the previous DP.
- SDAB members must maintain neutrality and impartiality and uphold the bylaw.

Development Permits

Development Permit - DP2025-04054

Development Permit - DP2023-07626

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Report “Planning & Development Services Report to Public Hearing Meeting of Council” is not really a report, it’s a propaganda piece.

IMPLICATIONS

Social

Repealing blanket rezoning will:

- Respond to concerns from some Calgarians that blanket rezoning negatively affected neighbourhood character.
- Provide greater certainty for residents who prefer single-detached development patterns.
- Limit housing choice on approximately 68 per cent of parcels to single-detached homes plus one secondary suite and one backyard suite.
- Reduce affordability and Calgarians’ choice to live in established communities.
- Make it harder for younger Calgarians and first-time buyers to enter the housing market and contribute to community vitality.
- Introduce more time to redevelop and may slow community evolution and reduce populations needed to support schools, local businesses, services and amenities.

Economic

Responding to concerns about rezoning outweighs Rezoning for Housing's economic benefits. Economic benefits may be achieved with land use redesignation at the individual property level. Repealing blanket rezoning will:

- Address concerns from residents about pace and scale of change in established neighbourhoods.
- Allow housing growth to proceed through site-specific land use applications.
- Add time, cost, and uncertainty to housing delivery, potentially reducing jobs and constraining investment, particularly from smaller companies.

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Development permit appeal process

LUB Section 39(1)(b)(ii)

- After approving a development permit application for a discretionary use, the Development Authority (b) **must not release the permit** to the applicant (ii) in the case of an appeal to the Appeal Body, until such time as the appeal has been fully dealt with by the **Appeal Body, or the Alberta Court of Appeal** in the case of an appeal or leave to appeal of a decision of the Appeal Body.

LUB Section 35(d)

- When making a decision on a development permit for a discretionary use the Development Authority must take into account:
- (d) the **compatibility and impact** of the proposed development with respect to adjacent development and the neighborhood;