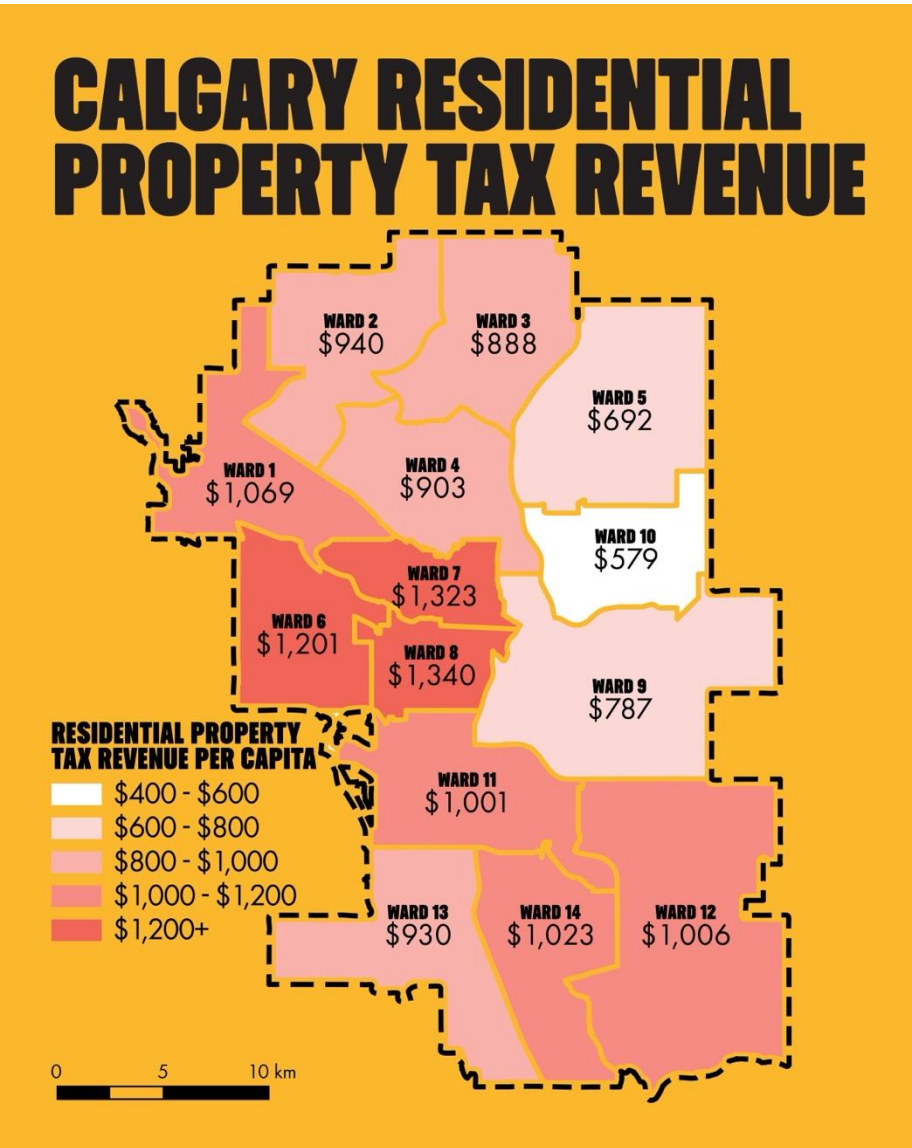


Blanket Rezoning – insufficient to address inner city needs.

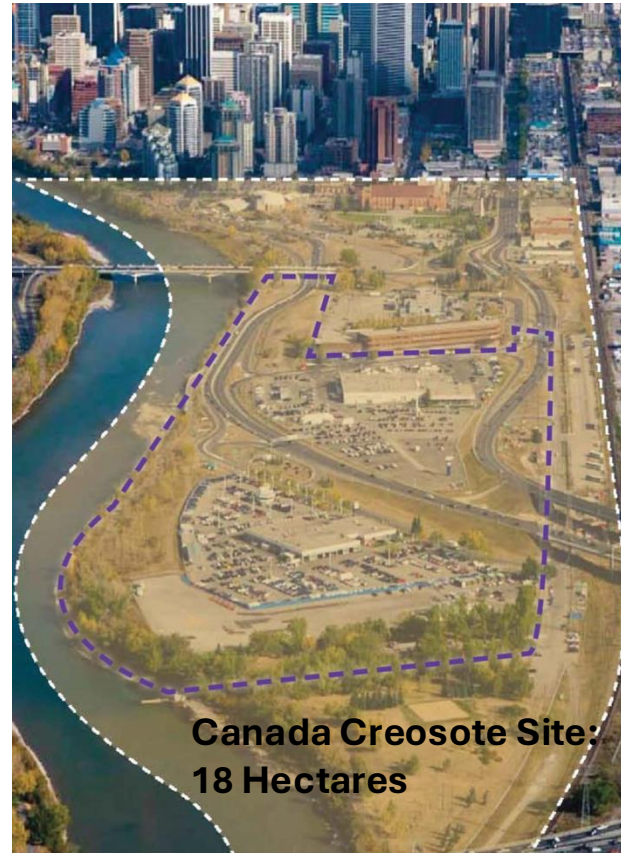


- Ward 7 & 8 Residential property tax revenue per capita – driven by land value (the inner city is valuable)
- Blanket Rezoning works in Ward 7, but
 - Ward 7 remain relatively less affordable than other Wards – land value drives affordability
 - 1 & 2 bed condo and rental apartments of ever greater height – land value drives commercial developers' solution
 - density increased, but the wrong kind for Ward 7 & 8
 - a real community requires “*diversity in demography*”
 - residential tax payer amenity is being eaten away
- **Solution: invest to increase inner city land availability for housing and greater residential amenity**
 - increase land supply by targeting underutilised and vacant sites
 - ‘land value capture’ provides City with an investment return

The “Donut of Decline” a.k.a. “Timbits of Trauma”.



- Sociological impact of fighting inappropriate densification:
 - stress, anxiety and burnout among those who care for community
 - loss of confidence in local area planning process
 - public mistrust in municipal and provincial government



- Inappropriate: Kensington Yards 26 & 38 storey buildings – 2,000 residents on a 2.8 Hectare footprint in 10-20 years
 - market failure
- Appropriate: Canada Creosote Site - West Village mixed use community - 12,000 residents on 18 Hectare
 - environmental contamination – creosote migration into Hillhurst

Conclusion & Recommendation: Inner City Residential.

- Higher density development is beneficial for Calgary, but *where* density increases, *which* citizens benefit , and *what* benefits are required is *crucial* for communities in the Inner City
- Inner City has *significant* area of underutilized land, including
 - Environmentally contaminated sites:
 - North Hill Sears – gasoline plume
 - Canada Creosote site – creosote migration into Hillhurst
 - Surface parking lots
- **Recommendation: invest to increase inner city land availability for housing and greater residential amenity**
 - increase land supply by targeting underutilised and vacant sites
 - “land value capture” provides City with an investment return – the developer of last resort!