

No matter if the citywide zoning repeal is adapted or not, please approve the proposed R-CG district rules. We need to achieve the 50/50 growth in Calgary in a fashion that works for more Calgarians. In addition to the proposed district rules I suggest the following:

- Increase the parking requirements from 0.5 to 1. I think that’s a more realistic car ownership number even in TOD areas. Count secondary suites and backyard suites as units. Alternatively give the option to reduce to 0.5 by charging a “public transit and/or mobility improvement” levy of either a set amount or a percentage of the selling price. According to Google AI, Calgary has a roughly 93% car ownership. At 2.6 average household size that’s more than 2 cars per unit in average.
- Allow and promote “multi base” parking systems to count for parking requirements:



- Reintroduce Car2Go (or similar) to give transportation alternatives. Current available car sharing programs are not flexible enough and public transit is not always an option.
- Charge an “Infrastructure Improvement” levy. It's not fair that future developments will have to bear these costs once the infrastructure reaches capacity while current development profit from it. Use that money to upgrade old infrastructure in developed areas that get the density. Let’s not kick the can down the road any further.
- Rethink garbage collection for row houses. Here some examples:



- Limit number of units in an area per year or multiyear period.
- Require more green space (green roofs and walls as alternatives).
- Reduce lot coverage from the proposed 55% to 50% if needed to manage storm water more cost effectively.
- Work with developers to ensure that less units per lot can still be developed in a cost efficient manner while still being safe and attractive.

- Reintroduce contextual height to reduce shading and massing. There is a difference if a 50/55/60% multi unit development is built in-between two multi story single family houses that maximize their 45% lot coverage versus building it beside a single storey bungalow. Especially if the new development is not to the north.
- Mid block backyard suites that don't have access to the front would benefit from having loading zones. Unloading groceries or picking up somebody can be very cumbersome if there is no designated parking for that backyard suite.

Some comments to greenfield development proponents that think it's a cheaper option (Which IMHO it's not. At least not in the long run). To my knowledge the following costs are not covered by the developers (not exhaustive):

- Upgrades to major city maintained thorough fares (Glenmore Trail, Chrowchild Trail, Bridges & Interchanges, etc.).
- Upgrades to major thorough fares funded by other levels of government (Deerfoot Trail, Stoney Trail, etc.).
- Upgrades to public transit.
- Operation of public transit and other public services. Fire hall operation if the tax base in an area doesn't pay for operation until fully built out as an example.

Property Tax clarification in response to many comments that RCG developments benefit the city when it comes to tax revenue (which it doesn't):

# of houses	house value	total value	city budget	tax per \$1 house value	tax per house/lot
1000	\$600,000.00	\$600,000,000.00			\$3,870.97
500	\$1,900,000.00	\$950,000,000.00			\$12,258.06
		\$1,550,000,000.00	\$10,000,000.00	0.006452	
900	\$750,000.00	\$675,000,000.00			\$4,483.70
100	\$2,400,000.00	\$240,000,000.00			\$14,347.83
500	\$1,850,000.00	\$925,000,000.00			\$11,059.78
		\$1,840,000,000.00	\$11,000,000.00	0.005978	

Attempt to determine the fair share of density for a community (HH-BH as an example):

Population HH-BH (2021): 2470

Population Calgary (2021): 1291790

Average household size HH-BH: 2.4 persons (Calgary 2.6 persons)

Private dwellings HH-BH: 1040 (Calgary 502315)

Age of dwellings HH-BH:

1960 and older: 340 (Calgary 43855)

1961 to 1980: 310 (Calgary 133040)

1981 to 1990: 50 (Calgary 59780)

Dwelling Types:

Single detached house: 590 (Calgary 276050)

Semi detached house: 10 (Calgary 32265)

Population growth 30K to 50K per year:

At 2.6 persons per unit = 11540 to 19230 units

50% growth in developed areas: 5770 to 9615 units in older areas

At 8 units per lot = 721 to 1202 lots

If the majority development happens in lots older than 1960:

43855 dwellings / 721 lots per year = 61 years to redevelop all lots

43855 dwellings / 1202 lots per year = 36.5 years to redevelop all lots

HH-BH share: $340 * 100 / 43855 = 0.7753 \%$

@721 lots per year = 5.6 lots/year at HH-BH

@1202 lots per year = 9.3 lots/year at HH-BH

If the majority development happens in lots/ dwellings older than 1980:

176895 dwellings / 721 lots per year = 245 years to redevelop all lots

176895 dwellings / 1202 lots per year = 147 years to redevelop all lots

HH-BH share: $650 * 100 / 176895 = 0.3675 \%$

@721 lots per year = 2.7 lots/year at HH-BH

@1202 lots per year = 4.4 lots/year at HH-BH