

PUBLIC HEARING

7.3.1 REPEAL OF BLANKET REZONING

Introduction:

Paul Augustin Ward 1

Support immediate repeal of blanket rezoning

Amendments need stakeholder engagement and a public hearing

Bowness new development – we can do better

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Keeping it in perspective:

Calgary CMA new housing starts – highest of all major cities

Calgary CMA population increase – highest of all major cities

Calgary home prices – favorable compared to other major cities

Changes to Land Use Bylaw – will still generate high new housing starts

– will preserve attractive community character

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Land use bylaw changes

Many excellent presentations on why blanket rezoning needs to be repealed

- Brentwood and Varsity presentations – Melanie Swailes and Jo Anne Atkins*

Important considerations:

- grandfathering only approved developments*
- community engagement*
- gradual higher density build form and contextual requirements*
- assurance to homeowners*

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Important considerations cont'd:

- restricting lot coverage to 50% and building height to 10m*
- restoring parking stall requirements to one stall per unit*
- limiting corner lot development: not more than triplex and where suitable*
- limiting backyard suites: not on laneless parcels and green spaces*