

## **VARSIY CIVIC AFFAIRS COMMITTEE**

### **City-Wide Blanket Upzoning of Residential Lots – Public Hearing April 22, 2024**

The City plans to amend the Land Use Bylaw to change the zoning for low density residential housing to allow up to 8-10 dwelling units on a 50 foot wide lot (including secondary suites). This will apply to all residential lots in the city and will eliminate RC-1 and RC-2 zoning. It is proposed to rezone all lots to R-CG (townhouse/rowhouse). The public hearing to amend the Land Use Bylaw will be held on April 22, 2024.

One of the main differences between these designations is that RC-1 and RC-2 have a maximum of 45% lot coverage and height of 10 metres while R-CG allows for 60% lot coverage and a height of 11 metres. Another zoning that is similar to R-CG is H-GO. This zoning allows for greater density with a maximum of 12 metres in height and is to be used within 600 metres of LRT stations.

The City believes this will increase density and housing supply. However, this is a major and controversial change to existing planning policies which target activity nodes and corridors for increased density (eg. Four storey buildings east and west of Market Mall; apartment buildings near LRT stations).

However, this type of building can have a dramatic impact on next door neighbours due to reduced setbacks, overshadowing, and overlooking. It reduces the urban tree canopy and creates a higher amount of impervious surfaces increasing storm water runoff. Another concern is the storage of garbage, compost, and recycling bins which totals 3 bins per unit or 24 bins for 8 units. There is also concern with lack of on-site parking as the requirement is only 0.5 stalls per unit. One of the recommendations of the Housing and Affordability Task Force adopted by Council in September is to eliminate all minimum parking requirements for residential developments. A public hearing has not been set for this recommendation.

Currently, any property owner can apply for a land use redesignation to change from RC-1 or RC-2 to R-CG or H-GO. A public hearing would be held to hear from affected parties and a decision rendered by City Council. The blanket upzoning to R-CG would eliminate the public hearing process which is a key part of the democratic process. The Varsity Community Association has taken the position that the city-wide blanket upzoning is not appropriate and will have minimal impact on affordability. Therefore we oppose this initiative.

The deadline to submit letters to the public hearing is April 15 at 12:00 p.m. Go to: <https://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html>. You may also register to speak at the public hearing.

Please also send a copy of your letter to [civic@vcacalgary.com](mailto:civic@vcacalgary.com). You can use this email if you wish to sign up to receive updates or further information.

### **South Shaganappi Local Area Plan**

The Local Area Plan engagement process is well underway. More information can be found on the City's website at [engage.calgary.ca/Shaganappi](http://engage.calgary.ca/Shaganappi).

### **University Innovation Quarter (formerly University Research Park)**

The University Innovation Quarter is a 76 acre site north of 32 Avenue, south of Crowchild Trail, and east of 37 Street. Planning for redevelopment of this site is underway and public engagement sessions will be held. Go to [uiqcalgary.com](http://uiqcalgary.com) for more information and sign up for their updates.

### **Playground Review Subcommittee**

This project is on hold until after the April 22 public hearing.

For information regarding the Civic Affairs Committee, please contact JoAnne Atkins, Director of Civic Affairs, at [joanneatkins@shaw.ca](mailto:joanneatkins@shaw.ca).