

Protecting Calgary's Communities:

Re: CREB® REALTORS® oppose blank zoning proposal

Dear City of Calgary Council Members,

On behalf of the Calgary Real Estate Board (CREB®), I am writing to express our concerns regarding the proposed blanket rezoning initiative set forth by the City of Calgary, as outlined in the forthcoming public hearing scheduled for April 22, 2024.

As the chair of the Government Relations Standing Committee (GRSC) at CREB®, I am keenly aware of the profound impact such zoning changes could have on our community, particularly in relation to the housing landscape and property values.

Our stance on this matter is clear: CREB® opposes blanket rezoning and advocates for a more community-focused approach to address Calgary's housing shortage.

We firmly believe that zoning practices should be rooted in cultural, architectural, and social considerations to preserve the unique character of our communities, enhance property values, and foster resident pride. Blanket rezoning, as proposed, poses significant risks, including congestion, infrastructure strain, and a decline in service quality.

Moreover, the sudden transformation of neighbourhoods without carefully considering local market dynamics could have unfavourable effects on residents' life style, and property value for homeowners.

While we recognize the importance of addressing housing affordability, we firmly believe that a targeted approach to zoning, rather than blanket rezoning, is the most prudent course of action. We can harmonize our balance of housing needs and environmental responsibility by prioritizing sustainable growth practices, such as preserving green spaces, energy efficiency, and smart development.

It is imperative that the concerns of affected stakeholders, including residents, property owners and real estate professionals, are heard and considered throughout this process. We encourage robust community engagement, transparent dialogue, and meaningful consultation to ensure that the voices of those impacted are adequately represented.

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In closing, CREB® stands ready to collaborate with the City of Calgary to explore alternative solutions that balance housing demands with neighbourhood preservation and the long-term interests of property owners.

We urge the City Council to evaluate the implications of blanket rezoning carefully and to consider more nuanced approaches that prioritize community well-being and sustainable development.

Thank you for considering our perspective on this critical matter. We look forward to constructive dialogue and meaningful action to address Calgary's housing challenges while safeguarding the interests of residents.

Sincerely,
Hong Wang
Chair, Government Relations Standing Committee
CREB®

