

FOR IMMEDIATE RELEASE

CREB® opposes City proposal on blanket rezoning

Calgary, AB – Tuesday, Feb. 13, 2024 – With a clear focus on protecting Calgary's communities and advocating for a more nuanced approach to zoning, the Calgary Real Estate Board (CREB®) has issued a statement expressing concerns over the proposed blanket rezoning initiative set forth by the City of Calgary.

Hong Wang, Chair of CREB®'s Government Relations Standing Committee (GRSC), said, "Blanket rezoning is not the right solution to address Calgary's housing challenges. It poses a significant risk to communities, driving up the level of congestion in neighbourhoods and putting added strain on infrastructure and service quality. We oppose this approach and advocate for a more community-focused strategy to respond to Calgary's housing shortage, shifting the focus away from a generalized housing crisis to the housing supply crisis that blanket zoning will make worse."

The City's proposed initiative, scheduled for a public hearing on April 22, 2024, has raised alarm bells within CREB® due to its potential to adversely impact Calgary's housing landscape and property values. Wang underscored the importance of zoning practices rooted in cultural, architectural, and social considerations to preserve community character and enhance property values.

"We acknowledge the need to address housing affordability. It's something our organization is deeply invested in through CREB® REALTOR® Community Foundation, and we believe that a targeted approach to zoning is the most prudent course of action," said Wang. "By prioritizing sustainable growth practices and engaging in robust community consultation, we can strike a balance between housing need and neighbourhood preservation."

"We've had substantial population growth over a short period of time relative to new home starts, and it's contributed to a lack of rental and ownership supply, causing both rents and home prices to rise in Calgary," said Ann-Marie Lurie, CREB® Chief Economist. "The blanket rezoning will not address the problems associated with a lack of affordable rental product, which would require a large scale approach with a focus on communities with underutilized city land that have access to transit and community amenities."

"Higher lending rates also drove demand to the most affordable established communities,

which have reported the strongest price growth,” said Lurie. “Rezoning in the way it is being proposed will not necessarily add the amount of supply needed in the price ranges that require supply.”

CREB® has called for transparent dialogue and meaningful consultation to ensure that the concerns of affected stakeholders, including residents, property owners, and real estate professionals, are adequately addressed throughout the process. CREB® stands ready to collaborate with the City of Calgary to explore alternative solutions that prioritize community well-being and sustainable development.

Wang urged City Council to carefully evaluate the implications of blanket rezoning and consider a more nuanced approach to address Calgary's housing challenges.

-30-

For more information or media inquiries, please contact:

Jason Yule

Director, Communications & Governance

Phone: 403-968-3186

Email: Jason.yule@creb.ca

About the Calgary Real Estate Board (CREB®):

CREB® is a professional association representing over 7,700 REALTORS® in Calgary and surrounding areas. Since its inception in 1940, CREB® has been dedicated to advancing the professionalism and integrity of the real estate industry while advocating for the interests of its members and the communities they serve. Committed to providing exceptional support, resources, and education to REALTORS®, CREB® plays a vital role in shaping the real estate landscape in Calgary and promoting the highest standards of ethical conduct and client service. With a focus on innovation, collaboration, and community engagement, CREB® continues to be a trusted voice and leading authority in Calgary's dynamic real estate market.



[CREB®Link](#) [CREB®](#) [CREB®Now](#)

Message from CREB®: 300 Manning Road NE, Calgary, AB, T2E 8K4.

[Manage your subscriptions](#)