

City-wide Blanket Up-Zoning

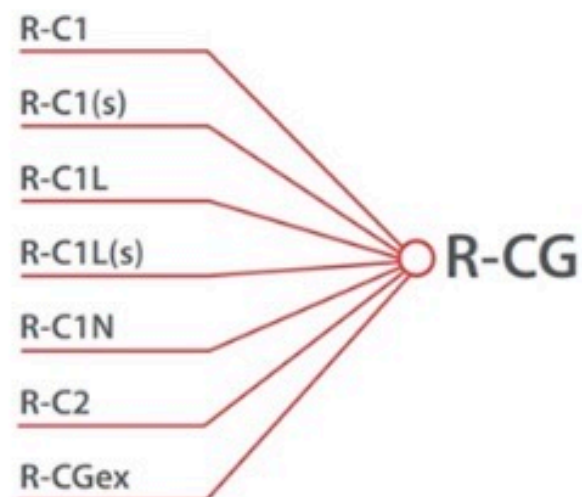
What It Means For Elbow Park

Jan 2024

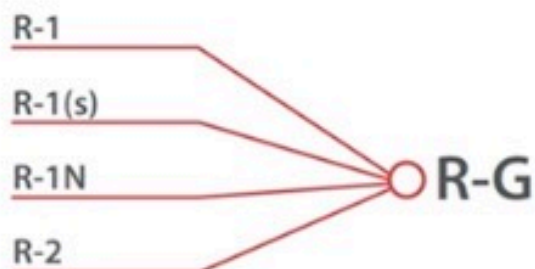
What would my new district be?

Property owners will receive a notification letter if their property is included in the proposed rezoning.

If your property is in a developed community:



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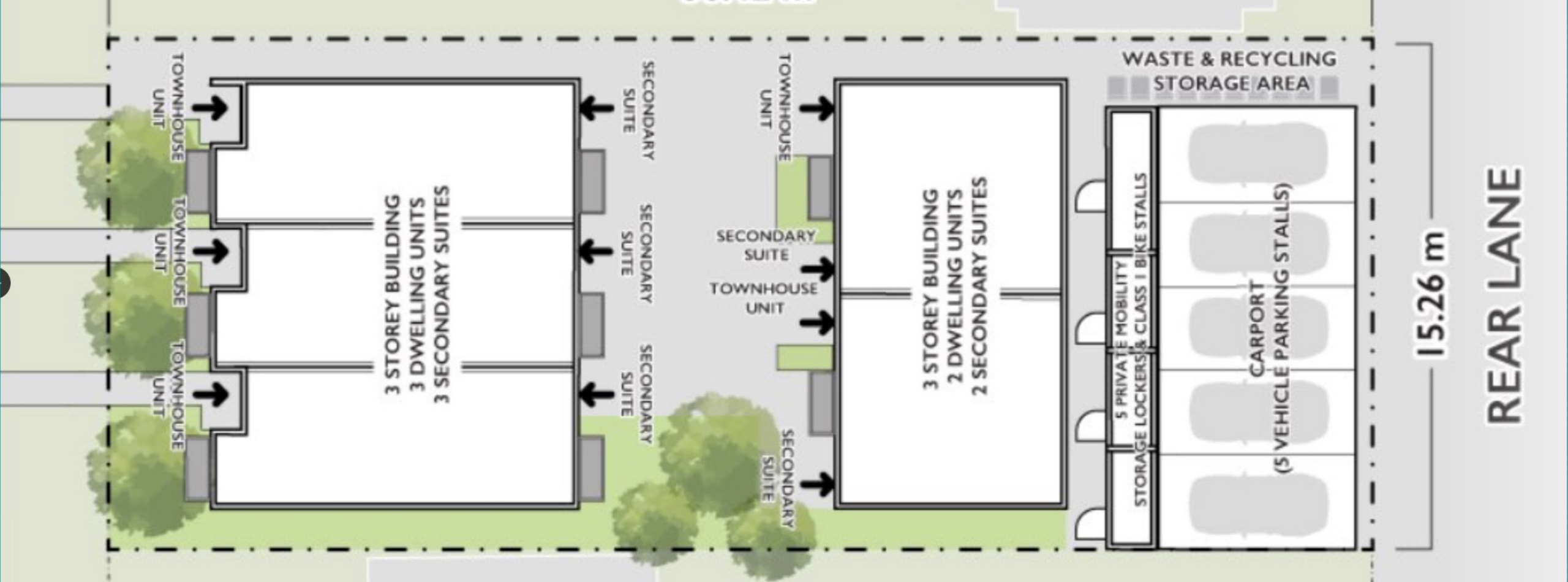


What is Blanket Up-Zoning (R-CG)?

The RCG land-use district allows for **TWO** buildings, an increase in height from **10** to **11m**, an increase in lot coverage from **45%** to **60%**, reduced front setbacks and **NO** side setbacks.

Two buildings with 8 units on a standard 50' lot






R-CG reduces privacy, sunlight, HVAC noise, street parking, and significantly increases massing.

Calgary's Urban Tree Canopy Goals

City target

The City's target is an urban canopy percentage of 9 per cent by 2026 and 16 per cent in the future.

8.25% tree canopy cover

 Needs Improvement

Calgary is currently not on track on its target of expanding the tree canopy to nine per cent by 2026 due to annual tree losses and new tree planting going towards replacements versus canopy growth.

Measurement

Calgary's tree canopy includes trees growing on both public and private property. This is the percentage of The City that is covered by Calgary's trees.



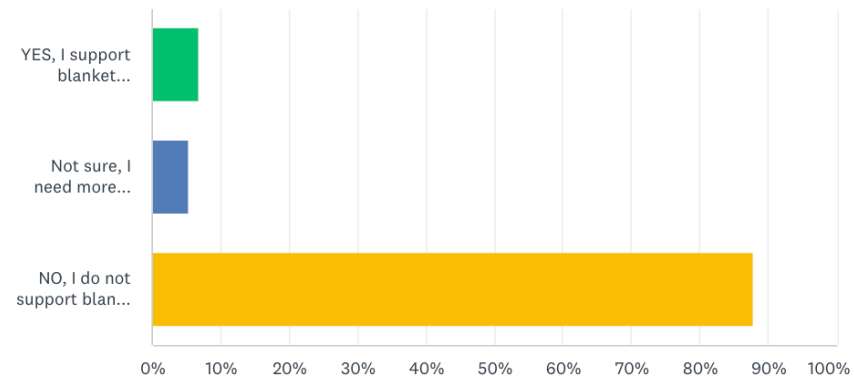
This metric supports achieving a climate resilient city.

Survey of Elbow Park Residents

Nov 2023

Do you support the City of Calgary's intention to blanket-upzone our entire neighbourhood ?

Answered: 507 Skipped: 1



ANSWER CHOICES	RESPONSES
▼ YES, I support blanket upzoning the entire neighbourhood to allow 8 units/50 ft lot.	6.90% 35
▼ Not sure, I need more information to make this decision.	5.33% 27
▼ NO, I do not support blanket upzoning the entire neighbourhood to allow 8 units/50ft lot.	87.77% 445
TOTAL	507

Why is The City doing this?

Did this postcard help you understand the impact of the proposal to blanket up-zone the entire city?



Yes!

Home is Here: The City of Calgary's Housing Strategy is our plan to address the housing crisis.

- Rezoning supports more housing choices and improves affordability.
- If you own property, rezoning gives you more flexibility to meet your future needs.
- If you are seeking a home, rezoning gives you more housing options in all communities.

Provide your input online and at the Public Hearing of Council on April 22, 2024.



Scan here for details and to learn more about rezoning, or visit calgary.ca/rezoningforhousing

**An example of
two sets of
rowhouses on
one lot.**



Dwellings by Structure Type

Ward 8		
	Number	Per cent
Occupied private dwellings	51,840	100%
Single-detached house	9,230	18%
Semi-detached house	3,040	6%
Row house	3,000	6%
Apartment or flat in a duplex	2,710	5%
Apartment in a building that less than 5 storeys	15,695	30%
Apartment in a building that has more than 5 storeys	18,035	35%
Other single-attached house	120	0%

Calgary		
	Number	Per cent
Occupied private dwellings	502,315	100%
Single-detached house	276,050	55%
Semi-detached house	32,265	6%
Row house	48,865	10%
Apartment or flat in a duplex	20,500	4%
Apartment in a building that less than 5 storeys	81,880	16%
Apartment in a building that has more than 5 storeys	40,700	8%
Other single-attached house	210	0%

Text

Only 18% of homes in Ward 8 are single-detached



**Calgary
needs more
affordable
rental units
now!**

#VoteYesYYCcc

Calgary's need for affordable housing:

Calgary already falls short in the affordable housing stock compared to other major cities in Canada.

81,240 households in Calgary are in need of affordable housing, with this number expected to reach 100,000 by 2025.

 That is nearly **1 in 5** households in our city.

Our agency partners running emergency shelters are facing **extreme demand** and people are staying longer in shelter because they're struggling to find housing they can afford.



**Action on
affordable housing
is needed now**

—
We're calling on the community to advocate for affordable housing



NEW BLOG POSTED

An urgent need for non-market housing



Minister of Housing Sean Fraser in London, Ontario on September 13. (Sean Fraser/Twitter)

CALGARY

Feds Holding Funding Until Calgary Ends Exclusionary Zoning

Minister of Housing Sean Fraser sent a letter to Calgary Mayor Jyoti Gondek on Thursday detailing what the city will have to do in order to receive money from the Housing Accelerator Fund.

By [Howard Chai](#) September 15, 2023 03:38 pm

As the City of Calgary continues deliberations regarding its official housing strategy, the pressure has been taken to another level as the City's choices could determine whether it receives federal funding.

On Thursday, federal Minister of Housing Sean Fraser sent [a letter](#) to Calgary Mayor Jyoti Gondek regarding the City's application for funding through CMHC's Housing Accelerator Fund.

l that he was pleased that those actions were on the agenda, but stressed that Calgary's Housing Accelerator Fund application will not be approved unless the first action — ending exclusionary zoning — is

inform you that Calgary's Housing Accelerator Fund application will not be approved unless you agree to create the new missing middle zoning designations of H-GO and R-CG, as you laid out in your application," wrote Fraser.

Message was not clear enough, Fraser immediately repeated the message.

Fraser said, in order to receive a positive decision from me on your application, you must end exclusionary zoning in your city."

Present Zoning Capacity



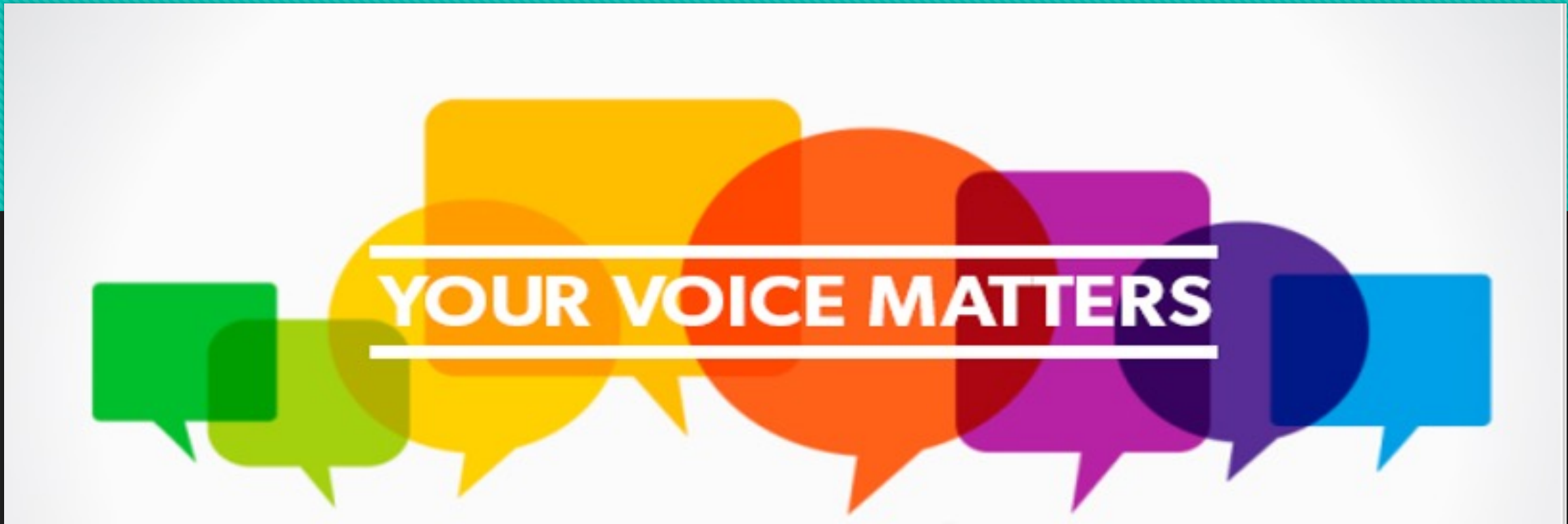
Available capacity in established areas = 262,451 units



Greenfield sites vacant land capacity = 178,235 units



More than **440,000** units currently available.



Get Involved!

- 1. Phone and/or email the mayor & all city councillors**
- 2. Register to speak at the public hearing on April 22, 2024**