

# ELBOW PARK RESIDENTS ASSOCIATION

Monday, September 11, 2023

Dear Mayor Gondek and City Councillors,

The Elbow Park Residents Association (EPRA) board has reviewed the Housing and Affordability Task Force report. While we commend efforts to increase the availability of affordable housing, we are strongly opposed to the recommendation to eliminate public hearings and the recommendation to blanket up-zone the entire city using R-CG as the base land-use district, allowing as many as eight (8) housing units on a 50x120 ft lot.

Removing the right of citizens to engage in planning decisions that impact their homes and communities is unacceptable. We support the Notice of Motion that challenges this undemocratic recommendation and applaud the seven city councillors who recognize the importance of public input.

There is widespread consensus Calgary has an urgent need for affordable housing but there is insufficient evidence to conclude blanket up-zoning will result in an increase in affordable housing. If anything, much of the research associates blanket up-zoning with an increase in housing prices. A targeted approach that guarantees an immediate benefit to those with housing needs makes more sense than disrupting the entire city with no guarantee of success.

Blanket up-zoning is a blunt instrument that would have a significant negative impact on our neighbourhood. It could allow increases in building height and lot coverage, a decrease in front & side setbacks, a loss of mature trees, privacy and sunlight. The very reasons many people choose to live in our community are under threat.

To effectively address the shortage of affordable housing, we need to add new housing where it is most needed in Calgary, not where it is most profitable.

We urge all city councillors to reject HATF Recommendation 1, Action items (d) and (h). Cutting red tape should not mean cutting citizens out.

Sincerely,  
EPRA Board

Joanne Aime, Don Ballance, Magda Dizep, Marija Foster, Sarah Geddes, Hails Kirker, Elrose Klause, David Newby, Lisa Poole, Martina Walsh