

12 April 2024

Councillor Kourtney Penner  
The City of Calgary  
Office of the Councillors (8001)  
P.O. Box 2100, Station M  
Calgary, AB, Canada T2P 2M5

Dear Councillor Penner,

The Chinook Park-Kelvin Grove-Eagle Ridge (CKE) Community Association agrees with the City's desire to increase the supply of affordable housing, and is supportive of steps that can address that issue directly. We also recognize that there is a polarization of views that can detract from a principles-based discussion.

We spoke with residents about the citywide rezoning proposal during our recent membership drive. Though coverage was not exhaustive, we found a modest percentage of residents in favour, a significant percentage neutral (albeit often with concerns for CKE) and that a clear majority of the residents with whom we spoke were against it.

Our Board believes that citywide rezoning, although well-intentioned, will have unintended consequences that will have a lesser impact on the supply of affordable housing than is expected. One likely impact would be that developers target inner city communities that are moderately priced with attractive amenities (vs other areas with high entry costs) to build higher margin, market rate units in those communities. This would see a reduction of modest priced housing there as developers accumulate homes to be torn down to accommodate new units. A development focus on increasing the supply of upscale, market rate housing would also be expected to result in a reduced availability of funds and labour required to increase the supply of housing in the price ranges for which additional supply is required. In other words, the impact on the supply of what are actually affordable housing units in the needed price range seems likely only to occur over an extended time through a trickle-down effect, vs a near to medium term increase in the supply of affordable housing.

Other significant concerns raised by CKE residents were: (i) a lack of clarity about the interrelationship of the rezoning proposal with Local Area Plans; (ii) the potential for cascading large-scale re-development to change entirely the character of individual inner city neighbourhoods without sufficient regard to the cumulative effects of extensive re-development on those areas and their

residents; (iii) the contemplated increased height and the possibility of side windows relative to neighbours (issues with privacy and shading); and (iv) a reduction in required parking spaces for all multi-unit residences that will typically create significant issues with street parking, vs easing this requirement only on a more targeted basis where it enhances affordability.

Our Board believes that developers should be incented to address more directly an increase to the supply of affordable housing by limiting the blanket rezoning to areas in which the change would be expected to increase the supply of those units in the near to medium term. The current Local Area Plan already allows for a level of increased density in CKE, with proposed development integrated in a more sustainable manner.



Doug McNeill  
Planning Director

cc: President, Palliser Bayview Community Association  
President, Haysboro Community Association  
President, Kingsland Community Association  
President, Meadowlark Park Community Association  
President, Mayfair Bel-Aire Community Association