

VARSITY CIVIC AFFAIRS COMMITTEE

Housing and Affordability Task Force Recommendations

The many recommendations from the HATF and City Administration will be considered as part of City Council's budget deliberations. There were two recommendations (blanket upzoning and eliminating parking requirements) that were endorsed by Council that will require a public hearing in the spring to amend the Land Use Bylaw (LUB).

Blanket Upzoning of Residential Lots

The City plans to amend the Land Use Bylaw to change the zoning for low density residential housing. Currently, there are several different land uses in the LUB including RC-1 for single family homes, RC-2 for two dwelling units – semi-detached or duplex buildings. R-CG allows for a 4-plex building (often with 4 secondary suites). One of the main differences between these designations is that R-1 and R-2 have a maximum of 45% lot coverage and maximum height of 10 metres while R-CG allows for 60% lot coverage and a height of 11 metres. This is based on a lot that is 50 feet wide. Lots that are larger can accommodate more units.

The proposal is to change the zoning of all lots in the City to one designation that will allow all the different uses including R-CG. Currently, if a landowner wants to change their zoning from RC-1 to R-CG, they would have to apply for a land use redesignation which involves a public hearing before City Council where those affected by the change can speak. If all lots are rezoned, then all these possible uses would be permitted and no public hearing would be required to build a 4-plex. This is controversial as a building with greater lot coverage and height could overshadow adjacent homes and reduce the urban tree canopy. Proponents believe this will be beneficial as it will increase density and housing supply. Examples of R-CG housing can be found on many lots in Banff Trail, West Hillhurst, and Mount Pleasant.

Eliminating On-Site Parking Requirements

The other proposal that will require a change to the Land Use Bylaw is to eliminate on-site parking requirements for residential development. The standard requirement for many years was 1 stall per unit. This was changed last year to 0.5 stalls per unit. By eliminating parking requirements, the City believes it will reduce the cost of construction for developers thereby making infill development more affordable. Opponents of this proposal believe it will create insufficient parking on public streets and will do little to increase affordability.

November 3, 2023 for December Varsity Voice

South Shaganappi Local Area Plan

The Local Area Plan engagement process is well underway and an open house will be held on November 30 at the Varsity Community Centre. Unfortunately, this newsletter will likely reach you after that date. The City will advertise open houses and mail out an information brochure. Since the brochures are sent by postal code some Varsity residents may not receive it. There should be extra copies at the Varsity Community Centre. More information can be found on the City's website at engage.calgary.ca/Shaganappi.

Playground Review Subcommittee

Please email me if you are interested in serving on this committee.

University Innovation Quarter (formerly University Research Park)

The University Innovation Quarter is a 76 acre site north of 32 Avenue, south of Crowchild Trail, and east of 37 Street. Go to uiqcalgary.com to view the plans and for more information. The STEM Innovation Academy, a public charter school, opens this fall and there are plans for more charter schools in the SMART Building.

For information regarding the Civic Affairs Committee, please contact JoAnne Atkins, Director of Civic Affairs, at joanneatkins@shaw.ca.