

# Responsible Densification

Steady and Respectful of Existing Communities and  
their Vibrancy

What is responsible densification:

- 01 Maximum 4 units per lot
- 02 Community engagement
- 03 Adaptive housing
- 04 Maximum 2.5 storeys



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# Goal:

To add density to the existing neighbourhoods in a steady manner that adds vibrancy to the community. That will provide adaptable living and affordable living choices for families, seniors, students, low income, professionals and all Edmontonians alike.

## Why?

To improve the fiscal viability of Edmonton, to combat housing affordability, to revitalize the core of Edmonton, to decrease urban sprawl and the costs associated with it for the City of Edmonton.

# RS 20001 IS NOT SOLVING ISSUES

RS 20001 and specifically the allowing of >4 and up to 8 units dwellings on single lots has resulted in predatory profit driven developers purchasing homes to redevelop at an alarming rate.

This has driven property values up instead of adding to affordability and removed a lot of good and affordable adaptable rental options from the rental market

These are largely not reputable builders without interest in the viability of the community. They have not talked to the neighbours they are driven strictly by the 5% CMHC mortgages on 6+ units and blatantly advertising to largely foreign parties in order to attract foreign investors.

# Who is really winning?

## Two narrow homes with suites vs. 8 unit rooming house

### 8 unit rooming house

- Expected rental income  $\$1200 \times 8 = \$9600$
- Likely houses 1 person per unit
- Cost is  $\$1200/\text{person}$

### 2 narrow homes plus 2 bedroom suites

- Expected rental income  $\$2500 \times 2, \$1500 \times 2 = \$8000$
- Likely houses two families (10) and four people in suites (4) = 14
- Cost per person is  $\$8000/14 = \$570/\text{person}$

# The Developers are the only winners with the rooming houses

- Neighbours property values decrease
- Neighbours lose privacy, light and enjoyment of home
- Increases desire of residents to live in suburbs and increase urban sprawl
- Tenants are paying more
- The community loses landscaping features
- Worse drainage and environmental consequences due to increased lot coverage
- This type of housing is not adaptable and tenants cannot grow in place, resulting in a more transient tenancy and reduced vibrancy
- This type of housing is not desired by tenants/students. Evidenced by University rooming houses not currently operating at capacity

Let me show you what responsibly community lead densification looks like as it's been happening in my area of over 10 years!!





# Multiple generational households



# Multigenerational households





# Garage suites & basement suites



# Narrow homes with basement suites





As a community/City we are stepping up to help meet the density requirements. Give us time to do it responsibly.

A knee jerk attempt to fix the urban sprawl in a few years is not going to solve the problem, not going to provide adaptable nor affordable housing options to Edmontonians. Bylaw 20001 has gone too far. Correcting the urban sprawl problem will take years of steady, responsible densification lead by the community.

Currently the approval of these upzonings and the onslaught of these 8 unit boarding houses by profiteering developers is resulting in dagger like cuts rapidly slicing into the fabric of our communities destroying the vibrancy one approval at a time.