



REVISED AGENDA

COMBINED MEETING OF COUNCIL

May 25, 2020, 9:30 AM
IN THE COUNCIL CHAMBER

SPECIAL NOTES:

Public are encouraged to follow Council and Committee meetings using the live stream <http://video.isilive.ca/calgary/live.html>

Public wishing to make a written submission may do so using the public submission form at the following link: [Public Submission Form](#)

Public wishing to speak are invited to contact the City Clerk's Office by email at publicsubmissions@calgary.ca. to register and to receive further information.

Council Members will be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. RECOGNITIONS
 - 3.1 International Missing Children's Day
4. QUESTION PERIOD
5. CONFIRMATION OF AGENDA
6. CONFIRMATION OF MINUTES
 - 6.1 Minutes of the Combined Meeting of Council 2020 April 27
 - 6.2 Minutes of the Strategic Meeting of Council, 2020 April 30
 - 6.3 Minutes of the Strategic Meeting of Council, 2020 May 11
 - 6.4 Minutes of the Special Meeting of Council, 2020 May 12

7. CONSENT AGENDA

7.1 DEFERRALS AND PROCEDURAL REQUESTS

None

7.2 BRIEFINGS

NEW MATERIALS

7.2.1 *COVID-19 Service Plan and Budget Update May, C2020-0586*

7.3 Established Area Growth and Change Strategy 2020: Phase 1 Recommendations, PFC2020-0381

7.4 Public-Private Partnerships (P3) Policy Update, PFC2020-0464

7.5 Assessment and Tax Circumstances Report, PFC2020-0318

7.6 Douglasdale McKenzie Lake Slope Stability Update, PFC2020-0510
Attachment 2 and Attachment 3, held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2020 May 25

7.7 Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Report, PUD2020-0241

7.8 Establishment of the Sunalta Community Investment Fund, PUD2020-0434

7.9 Calgary Police Service Annual Report 2019, CPS2020-0406

8. PLANNING MATTERS FOR PUBLIC HEARING

Note: Members of the public wishing to address Council, on any public hearing matter on this Agenda, may pre-register by contacting the City Clerk's Office at PublicSubmissions@Calgary.ca

8.1 CALGARY PLANNING COMMISSION REPORTS

8.1.1 Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184, CPC2020-0328
R-CG
Proposed Bylaw 60D2020

8.1.2 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3235 Kinsale Road SW, LOC2020-0006, CPC2020-0394
R-CG
Proposed Bylaws 22P2020 and 61D2020

- 8.1.3 Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005, CPC2020-0231
Proposed Bylaws 5C2020 and 64D2020
- 8.1.4 Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165, CPC2020-0320
Proposed Bylaw 65D2020
- 8.1.5 Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190, CPC2020-0415
Proposed Bylaws 23P2020 and 63D2020
- 8.1.6 Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172, CPC2020-0402
Proposed Bylaw 62D2020
- 8.1.7 Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217 Centre Street NW, LOC2019-0041, CPC2020-0329
Proposed Bylaws 24P2020 and 66D2020

8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING
(including non-statutory)

None

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

9.1 CALGARY PLANNING COMMISSION REPORTS
None

- 9.1.1 Proposed Community Name and Street Names within Residual Sub-Areas 02L and 02K (Ward 2), SN2020-0002, CPC2020-0319

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING
None

9.3 BYLAW TABULATIONS
(related to planning matters)

None

10. POSTPONED REPORTS
(including related/supplemental reports)

- 10.1 Supplemental Report - Responding to Council Questions on the Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet, C2020-0600
Report C2020-0463 was referred from the 2020 April 27 Combined Meeting of Council.

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

11.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

11.2 OFFICER OF COUNCIL REPORTS

11.2.1 Establishment of Terms of Reference for the Selection Committee for the Integrity Commissioner, C2020-0598

11.3 ADMINISTRATION REPORTS
None

11.4 COMMITTEE REPORTS

11.4.1 Banning Conversion Therapy, CPS2020-0532
Proposed Bylaw 20M2020

NEW MATERIALS

11.4.1.1 *Attachment 13 Public Submissions*

11.4.2 Notice of Motion - Improving Councillor Meeting Transparency in the Time of COVID-19 and Beyond, PFC2020-0525
Councillor Farrell

12. ITEMS DIRECTLY TO COUNCIL

12.1 BYLAW TABULATIONS
None

12.2 MISCELLANEOUS BUSINESS
None

13. URGENT BUSINESS

Items 13.1-13.4 require a 2/3 vote to be added to the Agenda (Procedure Bylaw Section 113(3)).

13.1 Notice of Motion - 2020 Tax Cancellation for Bingo Facilities, C2020-0601
Councillor Ray Jones

13.2 Notice of Motion - Tax Cancellation for Silvera for Seniors' Properties Under Construction, C2020-0590
Councillor Ward Sutherland

NEW MATERIALS

13.2.1 *Notice of Motion Checklist*

- 13.3 Notice of Motion - 2020 Property Tax Cancellation for Calgary Housing Company Properties, C2020-0578
Councillor Druh Farrell
- 13.4 Notice of Motion - Council Endorsement of Technology to Help Missing Children, C2020-0613
Councillor Jeromy Farkas

NEW MATERIALS

- 13.4.1 *Notice of Motion - Council Endorsement of Technology to Help Missing Children, C2020-0613*

14. CONFIDENTIAL ITEMS

14.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

14.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 14.2.1 Personnel Item (Verbal), C2020-0610
Held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

14.3 URGENT BUSINESS

15. ADMINISTRATIVE INQUIRIES

16. ADJOURNMENT



MINUTES
COMBINED MEETING OF COUNCIL

April 27, 2020, 9:30 AM
IN THE COUNCIL CHAMBER

PRESENT:

Mayor N. Nenshi
Councillor G-C. Carra (Remote Participation)
Councillor G. Chahal (Remote Participation)
Councillor S. Chu (Remote Participation)
Councillor D. Colley-Urquhart (Remote Participation)
Councillor J. Davison (Remote Participation)
Councillor P. Demong (Remote Participation)
Councillor J. Farkas (Remote Participation)
Councillor D. Farrell (Remote Participation)
Councillor J. Gondek (Remote Participation)
Councillor R. Jones (Remote Participation)
Councillor S. Keating (Remote Participation)
Councillor J. Magliocca (Remote Participation)
Councillor W. Sutherland (Remote Participation)
Councillor E. Woolley (Remote Participation)

ALSO PRESENT:

City Manager D. Duckworth
City Solicitor and General Counsel J. Floen (Remote Participation)
A/General Manager C. Arthurs (Remote Participation)
A/General Manager K. Black (Remote Participation)
General Manager S. Dalglish (Remote Participation)
A/General Manager D. Limacher (Remote Participation)
Chief Financial Officer C. Male
A/General Manager D. Morgan (Remote Participation)
A/General Manager M. Tita (Remote Participation)
Assistant City Solicitor D. Jakal (Remote Participation)
City Clerk L. Kennedy
Deputy City Clerk T. Mowrey
Legislative Advisor G. Chaudhary

1. CALL TO ORDER

Mayor Nenshi called today's Meeting to order at 9:32 a.m.

To confirm Members of Council present in Chamber and Remote Participation:

ROLL CALL

Mayor Nenshi, Councillor Jones, Councillor Magliocca, Councillor Sutherland, Councillor Woolley, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek

2. OPENING REMARKS

Mayor Nenshi provided opening remarks and called for a moment of quiet contemplation and provided a traditional land acknowledgment.

3. RECOGNITIONS

3.1 National Poetry Month

Mayor Nenshi thanked Sherry-D Wilson, Calgary's former Poet Laureate, and introduced Calgary's newest Poet Laureate, Natalie Meisner, who read a poem entitled "First Nurse".

4. QUESTION PERIOD

1. Councillor Chahal

Topic: Impact to Public Sector Pension Plans and impact on the City.

2. Councillor Colley-Urquhart

Topic: Calgary-specific information on the COVID-19 crisis to be shared by the Calgary Emergency Management Agency.

3. Councillor Farkas

Topic: Listing for the public the membership for the four COVID-19 Task Forces.

4. Councillor Jones

Topic: Safety at the intersection of 19th Street and 16th Avenue.

Mayor confirmed Councillor Keating was participating.

5. CONFIRMATION OF AGENDA

Moved by Councillor Gondek

Seconded by Councillor Chu

That the Agenda for today's meeting be amended by adding the following item of Urgent Business:

- 13.4. Advancing the Role of a Robust Transit Network in a Post-Pandemic Recovery & Resilience Strategy, C2020-0514

ROLL CALL VOTE:

For: (10): Mayor Nenshi, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

Against: (5): Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Farrell, and Councillor Woolley

MOTION CARRIED

Moved by Councillor Carra
Seconded by Councillor Davison

That the Agenda for today's meeting be amended by adding the following items of Urgent Business:

- 13.1. Notice of Motion - Friends of the HMCS Calgary Committee, PFC2020-0478
- 7.1.5. That a Special Meeting of Council be called on May 12 at 9:30 a.m. to commemorate the 25th anniversary of the HMCS Calgary.

MOTION CARRIED

Moved by Councillor Keating
Seconded by Councillor Colley-Urquhart

That the Agenda for today's meeting be amended by adding the following item of Urgent Business:

- 13.3. Honouring Calgary's Front Line Workers and Essential Service Staff, C2020-0515

MOTION CARRIED

Moved by Councillor Demong
Seconded by Councillor Keating

That the Agenda for today's meeting be amended by adding the following item of Urgent Business:

- 13.2. Wholly-Owned Subsidiary 2020 Annual General Meetings, C2020-0513

MOTION CARRIED

Moved by Councillor Jones
Seconded by Councillor Colley-Urquhart

That the Agenda for the 2020 April 27 Meeting of the Combined Meeting of Council be confirmed, **as amended**.

MOTION CARRIED

6. CONFIRMATION OF MINUTES

6.1 Minutes of the Combined Meeting of Council, 2020 April 06

Moved by Councillor Demong
Seconded by Councillor Farkas

That the Minutes of the 2020 April 06 Combined Meeting of Council be confirmed.

MOTION CARRIED

6.2 Minutes of the Special Meeting of Council, 2020 April 06

Council agreed, by General Consent, to allow Councillors Chu and Magliocca to change their vote on item 4.1. from 'For' to 'Against'.

Moved by Councillor Demong

Seconded by Councillor Farkas

That the Minutes of the 2020 April 06 Special Meeting of Council be confirmed, **as amended.**

MOTION CARRIED

7. CONSENT AGENDA

Moved by Councillor Woolley

Seconded by Councillor Farrell

That the Committee Recommendations contained in the following reports be adopted in an omnibus motion:

7.1 DEFERRALS AND PROCEDURAL REQUESTS

7.1.1 Cancellation of two Standing Policy Committee on Community and Protective Services (Verbal), C2020-0491

7.1.2 Procedural Recommendation: During COVID-19, Day 1 of Council meetings will end at the dinner break (Verbal), C2020-0496

7.1.3 Cancel the Special Meeting of Council 2020 May 04 Boards, Commissions and Committees (BCC) and Postpone the BCC item to Day 2 of the Combined Meeting 2020 June 15 (Verbal), C2020-0498

7.1.4 Cancel the Regular Meeting of the Foothills Athletic Redevelopment Advisory Committee 2020 May 07

7.1.5 Calling a Special Meeting of Council 2020 May 12, C2020-0516

7.2 BRIEFINGS

7.2.1 Subdivision and Development Appeal Board – Resignation, C2020-0443

7.4 Climate Resilience Strategy Update 2019, UCS2020-0308

7.6 Summary of Real Estate Transactions for the Fourth Quarter 2019, UCS2020-0357

7.7 2019 Annual Investment Report, AC2020-0442

7.10 City Auditor's Office 1st Quarter 2020 Report, AC2020-0438

MOTION CARRIED

7.3 Residential Black Cart Collection Mixed Service Delivery Pilot Project Update, UCS2020-0440

Moved by Councillor Sutherland
Seconded by Councillor Demong

That with respect to Report UCS2020-0440, the following be adopted:

That Council:

1. Adopt Administration Recommendation 1 contained in Report UCS2020-0440; and
2. Direct that Attachment 3 be held confidential pursuant to Section 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*, and remain confidential until the RFP to contract out up to 25 per cent of residential black cart collection services is released publicly or to be reviewed by 2025 April 09.

ROLL CALL VOTE:

For: (10): Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Gondek, Councillor Keating, Councillor Magliocca, and Councillor Sutherland
Against: (5): Mayor Nenshi, Councillor Carra, Councillor Farrell, Councillor Jones, and Councillor Woolley

MOTION CARRIED

7.5 2019 Flood Resiliency and Mitigation Annual Update, UCS2020-0372

Moved by Councillor Sutherland
Seconded by Councillor Farrell

That with respect to Report UCS2020-0372, the following be adopted:

That Council:

1. Proceed with the Sunnyside Flood Barrier project at Administration's recommended service level;
2. Return to Council with budget adjustments for ACRP-impacted projects no later than the 2020 November mid-cycle adjustments; and
3. Report back to the Standing Policy Committee on Utilities and Corporate Services no later than Q4 2020 with recommendations regarding the Bowness barrier project.

MOTION CARRIED

7.8 The City of Calgary 2019 Annual Report, AC2020-0432

Moved by Councillor Woolley
Seconded by Councillor Farkas

That with respect to Report AC2020-0432, the following be adopted:

That Council approve The City of Calgary 2019 Annual Report.

MOTION CARRIED

7.9 2019 External Auditor Year-End Report, AC2020-0433

Moved by Councillor Woolley
Seconded by Councillor Farkas

That with respect to Report AC2020-0433, the following be adopted:

That Council receive the 2019 External Auditor's Year-End Report and attachment for the Corporate Record.

MOTION CARRIED

8. PLANNING MATTERS FOR PUBLIC HEARING

8.1 CALGARY PLANNING COMMISSION REPORTS

8.1.1 Land Use Amendment in Huntington Hills (Ward 4) at 503 Hunts Crescent NW, LOC2019-0161, CPC2020-0298

A presentation entitled "Huntington Hills - R-C1 to R-CG - Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0298.

The Public Hearing was called and the following people addressed Council with respect to Bylaw 57D2020:

1. Charanjit Panru
2. Lori Pringle
3. Ary Vreeken
4. Blair Christensen
5. Anita Christensen
6. Karman Dilisio

Moved by Councillor Gondek
Seconded by Councillor Farrell

That with respect to Report CPC2020-0298, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 503 Hunts Crescent NW (Plan 4283JK, Block 5,

Lot 3) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District; and

2. Give three readings to Proposed Bylaw 57D2020.

ROLL CALL VOTE:

For: (8): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Demong, Councillor Farrell, Councillor Gondek, and Councillor Woolley
Against: (7): Councillor Chu, Councillor Davison, Councillor Farkas, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

MOTION CARRIED

That Bylaw 57D2020 be introduced and read a first time.

ROLL CALL VOTE:

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, and Councillor Woolley
Against: (6): Councillor Chu, Councillor Farkas, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

MOTION CARRIED

That Bylaw 57D2020 be read a second time.

VOTE WAS AS FOLLOWS:

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, and Councillor Woolley
Against: (6): Councillor Chu, Councillor Farkas, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

MOTION CARRIED

That authorization now be given to read Bylaw 57D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 57D2020 be read a third time.

VOTE WAS AS FOLLOWS:

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, and Councillor Woolley
Against: (6): Councillor Chu, Councillor Farkas, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

MOTION CARRIED

8.1.2 Policy Amendment and Land Use Amendment in Banff Trail (Ward 7) at 2703 - 23 Street NW, LOC2019-0154, CPC2020-0322

A presentation entitled "LOC2019-0154 - Banff Trail - R-C2 to R-CG - Policy and Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0322.

The Public Hearing was called and Kevin Ngo, k5 designs, addressed Council with respect to Bylaws 19P2020 and 56D2020.

Moved by Councillor Farrell

Seconded by Councillor Carra

That with respect to Report CPC2020-0322, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 19P2020.
3. Adopt, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2703 – 23 Street NW (Plan 3690AR, Block 4, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to Proposed Bylaw 56D2020.

MOTION CARRIED

That Bylaw 19P2020 be introduced and read a first time.

MOTION CARRIED

That Bylaw 19P2020 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 19P2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 19P2020 be read a third time.

MOTION CARRIED

That Bylaw 56D2020 be introduced and read a first time.

MOTION CARRIED

That Bylaw 56D2020 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 56D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 56D2020 be read a third time.

MOTION CARRIED

8.1.3 Land Use Amendment in Coach Hill (Ward 6) at 113 Coachway Road SW, LOC2019-0197, CPC2020-0313

A presentation entitled "LOC2019-0197 - Coach Hill - R-C2 to R-CG - Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0313.

The Public Hearing was called and the following people addressed Council with respect to Bylaw 54D2020:

1. Ana Aron
2. Linda Myziuk
3. Lisa Gagy
4. Scott Runciman

Moved by Councillor Carra

Seconded by Councillor Woolley

That with respect to Report CPC2020-0313, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 113 Coachway Road SW (Plan 8110464, Block 1, Lot 3A) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to Proposed Bylaw 54D2020.

ROLL CALL VOTE:

For: (6): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Farrell, Councillor Gondek, and Councillor Woolley

Against: (9): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Jones, Councillor Keating, Councillor Magliocca, and Councillor Sutherland

MOTION DEFEATED

Moved by Councillor Davison

Seconded by Councillor Sutherland

That with respect to Report CPC2020-0313, the following be adopted:

That Council:

1. Refuse the adoption of the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 113 Coachway Road SW (Plan 8110464, Block 1, Lot 3A) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Abandon Proposed Bylaw 54D2020.

ROLL CALL VOTE:

For: (10): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (5): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Farrell, and Councillor Gondek

MOTION CARRIED

8.1.4 Land Use Amendment in Wildwood (Ward 8) at 4064 Worcester Drive SW, LOC2019-0182, CPC2020-0325

A presentation entitled "LOC2019-0182 - Wildwood - R-C2 to R-CG - Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0325.

The Public Hearing was called, however no one addressed Council with respect to Bylaw 53D2020.

Moved by Councillor Woolley
Seconded by Councillor Farrell

That with respect to Report CPC2020-0325, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4064 Worcester Drive SW (Plan 2917HJ, Block 1A, Lot 16) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to Proposed Bylaw 53D2020.

Against: Councillor Chu and Councillor Farkas

MOTION CARRIED

That Bylaw 53D2020 be introduced and read a first time.

Against: Councillor Chu and Councillor Farkas

MOTION CARRIED

That Bylaw 53D2020 be read a second time.

Against: Councillor Chu and Councillor Farkas

MOTION CARRIED

That authorization now be given to read Bylaw 53D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 53D2020 be read a third time.

Against: Councillor Chu and Councillor Farkas

MOTION CARRIED

- 8.1.5 Land Use Amendment in Glenbrook (Ward 6) at 2807- 43 Street SW, LOC2020-0010, CPC2020-0193

A presentation entitled "LOC2020-0010 - Glendale - R-C1 to R-C2 - Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0193.

The Public Hearing was called and Dana Milosevic addressed Council with respect to Bylaw 55D2020.

Moved by Councillor Davison
Seconded by Councillor Chahal

That with respect to Report CPC2020-0193, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2807 – 43 Street SW (Plan 2736HS, Block 1, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to Proposed Bylaw 55D2020.

MOTION CARRIED

That Bylaw 55D2020 be introduced and read a first time.

MOTION CARRIED

That Bylaw 55D2020 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 55D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 55D2020 be read a third time.

MOTION CARRIED

Council recessed at 11:59 a.m. and reconvened at 1:14 p.m with Mayor Nenshi in the Chair.

To confirm Members of Council present in Chamber and Remote Participation:

ROLL CALL

Mayor Nenshi, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, Councillor Woolley, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek

8.1.6 Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 2804 - 35 Street SW LOC2020-0004, CPC2020-0234

A presentation entitled "LOC2020-0004 - Killarney/Glengarry - DC based on R-2 to C-N1 - Policy and Land Use Amendment" was electronically distributed and displayed with respect to Report CPC2020-0234.

The Public Hearing was called and Clem Lau addressed Council with respect to Bylaws 20P2020 and 58D2020.

Moved by Councillor Woolley
Seconded by Councillor Chahal

That with respect to Report CPC2020-0234, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to Proposed Bylaw 20P2020.
3. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2804 - 35 Street SW (Plan 732GN, Block 11, Lot 10) from DC Direct Control District to Commercial – Neighbourhood 1 (C-N1) District; and
4. Give three readings to Proposed Bylaw 58D2020.

MOTION CARRIED

That Bylaw 20P2020 be introduced and read a first time.

MOTION CARRIED

That Bylaw 20P2020 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 20P2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 20P2020 be read a third time.

MOTION CARRIED

That Bylaw 58D2020 be introduced and read a first time.

MOTION CARRIED

That Bylaw 58D2020 be read a second time.

MOTION CARRIED

That authorization now be given to read Bylaw 58D2020 a third time.

MOTION CARRIED UNANIMOUSLY

That Bylaw 58D2020 be read a third time.

MOTION CARRIED

8.1.7 Land Use Amendment in Redstone (Ward 5) at 251 Red Embers Way NE, LOC2019-0114, CPC2020-0208

The following presentations were electronically distributed and displayed with respect to Report CPC2020-0208:

- "LOC2019-0114 - Redstone - M-2 to S-CRI and DC based on C-C1 - Land Use Amendment", and
- "Redstone Mixed Use Land Use Amendment".

The Public Hearing was called and Harry Shnider, IBI Group, addressed Council with respect to Bylaw 59D2020.

Moved by Councillor Chahal
Seconded by Councillor Jones

That with respect to Report CPC2020-0208, the following be adopted:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 1.59 hectares \pm (3.93 acres \pm) located at 251 Red Embers Way NE (Plan 1710122, Block 24, portion of Lot 13) from Multi-Residential – Medium Profile (M-2) District to Special Purpose – City and Regional Infrastructure (S-CRI)

District and DC Direct Control District to accommodate mixed-use development; and

2. Give first reading to Proposed Bylaw 59D2020.

MOTION CARRIED

That Bylaw 59D2020 be introduced and read a first time.

MOTION CARRIED

Moved by Councillor Chahal
Seconded by Councillor Carra

That with respect to Report CPC2020-0208, the following be adopted:

1. That Bylaw 59D2020 be amended by adding the following:

- a. **"Density**

- 8** The minimum **density** is **30 units** per hectare."

- and renumber the DC Guidelines accordingly, and

- b. amend Section 10 (new 11) to read:

- "The **Development Authority** may relax the rules contained in Sections 6, 7, 8, 9 and 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007."

2. Give second and third readings to Proposed Bylaw 59D2020, as amended.

MOTION CARRIED

That Bylaw 59D2020 be read a second time, as amended.

MOTION CARRIED

That authorization now be given to read Bylaw 59D2020 a third time, as amended.

MOTION CARRIED

That Bylaw 59D2020 be read a third time, as amended.

MOTION CARRIED

8.2 OTHER REPORTS AND POSTPONEMENTS FOR PUBLIC HEARING

8.2.1 New Policy: Providence Area Structure Plan, POL2020-0002 (Ward 13), PUD2020-0272

The following presentations were electronically distributed and displayed with respect to Report PUD2020-0272:

- "New Policy - Providence Area Structure Plan - PUD2020-0272"
- "We are the voice of our rivers: Four Categories of Concerns"
- A presentation by John McFaul, and
- "April 27, 2020 Public Hearing: Brodylo Family's Presentation to City Council"

The Public Hearing was called and the following people addressed Council with respect to Bylaw 21P2020:

1. Tara Steell
2. Ben Mercer, Qualico Communities
3. Bill Morrison, Calgary River Valley
4. John McFaul, Nature Calgary
5. John Brodylo

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017 and by General Consent, Council suspended Section 78(1)(b), in order to complete the Item.

Moved by Councillor Colley-Urquhart

Seconded by Councillor Carra

That with respect to Report PUD2020-0272, the following be adopted:

That Council:

1. Give first reading to Proposed Bylaw 21P2020, the proposed Providence Area Structure Plan (Attachment 1); and
2. Withhold second and third readings of the Proposed Bylaw 21P2020 until the Providence Area Structure Plan has been reviewed for alignment with the Interim Growth Plan by the Calgary Metropolitan Region Board.

Against: Councillor Farkas

MOTION CARRIED

That Bylaw 21P2020 be introduced and read a first time.

Against: Councillor Farkas

MOTION CARRIED

Council recessed at 3:29 p.m. and reconvened at 4:02 p.m with Mayor Nenshi in the Chair.

To confirm Members of Council present in Chamber and Remote Participation:

ROLL CALL

Mayor Nenshi, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, Councillor Woolley, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek

9. PLANNING MATTERS NOT REQUIRING PUBLIC HEARING

9.1 CALGARY PLANNING COMMISSION REPORTS

None

9.2 OTHER REPORTS AND POSTPONEMENTS NOT REQUIRING PUBLIC HEARING

None

9.3 BYLAW TABULATIONS

None

10. POSTPONED REPORTS

None

11. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

11.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

The following Consent Agenda Items were selected for debate:

- 7.3. Residential Black Cart Collection Mixed Service Delivery Pilot Project Update, UCS2020-0440
- 7.5. 2019 Flood Resiliency and Mitigation Annual Update, UCS2020-0372
- 7.8. The City of Calgary 2019 Annual Report, AC2020-0432
- 7.9. 2019 External Auditor Year-End Report, AC2020-0433

11.2 OFFICER OF COUNCIL REPORTS

None

11.3 ADMINISTRATION REPORTS

None

11.4 COMMITTEE REPORTS

None

12. ITEMS DIRECTLY TO COUNCIL

12.1 BYLAW TABULATIONS

None

12.2 MISCELLANEOUS BUSINESS

12.2.1 Information on Phased Tax Program for Multi-Residential Tax Payers, C2020-0486

Moved by Councillor Farkas

Seconded by Councillor Chu

That with respect to Report C2020-0486, the following be adopted:

That Council:

1. **Direct Administration to implement the multi-residential phased tax program Option 1; and**
2. Direct that Attachment 2 remain confidential pursuant to Section 27(Privileged information) of the *Freedom of Information and Protection of Privacy Act* to be reviewed by 2035 April 27.

ROLL CALL VOTE:

For: (5): Councillor Chu, Councillor Farkas, Councillor Jones, Councillor Magliocca, and Councillor Woolley

Against: (10): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Keating, and Councillor Sutherland

MOTION DEFEATED

Moved by Councillor Woolley

Seconded by Councillor Farkas

That with respect to Report C2020-0486, the following be adopted:

That Council:

1. **Direct Administration to implement the multi-residential phased tax program Option 2; and**
2. Direct that Attachment 2 remain confidential pursuant to Section 27(Privileged information) of the *Freedom of Information and Protection of Privacy Act* to be reviewed by 2035 April 27.

ROLL CALL VOTE:

For: (4): Councillor Chu, Councillor Farkas, Councillor Magliocca, and Councillor Woolley

Against: (11): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, and Councillor Sutherland

MOTION DEFEATED

Moved by Councillor Chahal
Seconded by Councillor Gondek

That with respect to Report C2020-0486, the following be adopted:

That Council:

1. Receive this report for the Corporate Record to provide Council information related to a phased tax program for multi-residential properties.
2. Direct that Attachment 2 remain confidential pursuant to Section 27(Privileged information) of the *Freedom of Information and Protection of Privacy Act* to be reviewed by 2035 April 27.

ROLL CALL VOTE:

For: (15): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

MOTION CARRIED

12.2.2 Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet, C2020-0463

By General Consent, Council postponed this item to the call of the Chair. The item was considered following item 13.3.

The following presentations were electronically displayed with respect to Report C2020-0463:

- "Council Innovation Fund Application for Downtown Accelerator Program", Dated 2020 April 27, and
- "1M"

The following speakers addressed Council with respect to report C2020-0463:

1. Eileen Stan, Calgary Downtown Association
2. Ken Bautista, Makespace Group Inc.

Moved by Councillor Davison
Seconded by Councillor Demong

That with respect to Report C2020-0463, the following be adopted:

That Council:

Refer this item back to Administration to address the questions that arose today and return to the next Regular Combined Meeting of Council, 2020 May 25.

MOTION CARRIED

13. URGENT BUSINESS

13.1 Notice of Motion - Friends of the HMCS Calgary Committee, PFC2020-0478

Moved by Councillor Carra

Seconded by Councillor Davison

That with respect to Notice of Motion PFC2020-0478, the following be adopted:

That Notice of Motion - Friends of the HMCS Calgary Committee, PFC2020-0478 be forwarded to the 2020 May 12 Special Meeting of Council.

MOTION CARRIED

13.2 Wholly-Owned Subsidiary 2020 Annual General Meetings, C2020-0513

A report entitled "Wholly-Owned Subsidiary 2020 Annual General Meetings, C2020-0513" was electronically distributed and displayed with respect to Report C2020-0513.

Moved by Councillor Demong

Seconded by Councillor Farkas

That with respect to Report C2020-0513, the following be adopted:

That Council:

1. Authorize the Mayor, or in the Mayor's absence, the Deputy Mayor, to execute resolutions on behalf of the shareholder of wholly-owned subsidiaries to amend the respective documents including bylaws, voting procedures and other documents to permit meetings of shareholders to be conducted remotely, as required; and
2. Authorize the Mayor, or in the Mayor's absence, the Deputy Mayor, to exercise the powers and voting rights of the shareholder to execute the written resolutions in the event a quorum of Council is not present at the 2020 annual meeting of shareholders for The City's wholly-owned subsidiaries.

MOTION CARRIED

13.3 Notice of Motion - Honouring Calgary's Front Line Workers and Essential Service Staff, C2020-0515

A Notice of Motion entitled "Honouring Calgary's Front Line Workers and Essential Service Staff, C2020-0515" was electronically distributed and displayed with respect to Report C2020-0515.

Moved by Councillor Keating

Seconded by Councillor Farrell

That with respect to Notice of Motion C2020-0515, the following be adopted:

NOW THEREFORE BE IT RESOLVED, that Council direct Administration to accept a donation of ribbons from Can West Legacy and place a new front line and essential services ribbon decal on all City of Calgary owned vehicles to show

gratitude and support for all the efforts by Essential Service Workers during the COVID-19 pandemic.

AND FURTHER BE IT RESOLVED, that these new ribbons to be displayed on City of Calgary vehicles from now through to July 31, 2021.

ROLL CALL VOTE:

For: (15): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

MOTION CARRIED

Moved by Councillor Carra
Seconded by Councillor Magliocca

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Council suspend Section 78(1)(c), in order to complete today's Agenda.

ROLL CALL VOTE:

For: (14): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

Against: (1): Councillor Jones

MOTION CARRIED

13.4 Advancing the Role of a Robust Transit Network in a Post-Pandemic Recovery & Resilience Strategy, C2020-0514

A Notice of Motion entitled "Advancing the Role of a Robust Transit Network in a Post-Pandemic Recovery & Resilience Strategy, C2020-0514" was electronically distributed and displayed with respect to Report C2020-0514.

Moved by Councillor Gondek
Seconded by Councillor Chu

That with respect to Notice of Motion C2020-0514, the following be adopted:

NOW THEREFORE BE IT RESOLVED THAT:

1. Because the emergency response task forces created by the City of Calgary in response to COVID-19 do not explicitly address transit planning, Council directs Administration to elevate the significance of transit planning projects as part of the corporation's "Stimulative Infrastructure" priority area by pivoting the responsibilities of select members of the Transit department to prepare the City's Transit Advocacy position, in partnership with the Office of the Mayor and the Chairs of the Green Line Committee and the Standing Policy Committee on Transportation and Transit (or their delegates);
2. Because the 2017 Council approved Stage 1 of the Green Line project has been the major transit infrastructure focal area for the past three years, Council directs Administration to pivot toward examining which other transit

needs (capital and operating) can be presented as investment opportunities to the federal or provincial governments as part of their COVID-19 response. This would be part of the work to be conducted by the Transit Advocacy group mentioned in point 1;

3. Any advocacy discussions with federal and provincial government partners around the transit-based decisions from 4 May 2020 will be led by Mayor Nenshi, with support from the Chairs of the Green Line Committee and the Standing Policy Committee on Transportation and Transit (or their delegates);
4. The Mayor call a Special Meeting of Council for 4 May 2020 to revisit the transit projects and priorities within the Municipal Development Plan (MDP), Calgary Transit Plan (CTP), Route Ahead, Off-site Levy Bylaw and any other documents that relate to the City of Calgary's transit strategies;
5. As part of this 4 May 2020 Special Meeting regarding transit plans, Council will develop direction for Administration in multiple areas, including but not limited to the following:
 - a. as presently suggested in the latest recommendations from Administration (captured at the 21 February 2020 Green Line Committee meeting), evolving the Green Line project to be a multimodal rapid transit network that contemplates incorporation of bus rapid transit (BRT) segments to augment light rail transit (LRT) where prudent and feasible;
 - b. formalizing the federal and provincial governments' commitment to a multimodal Green Line project, thereby offering a signal to investors that Canada's reputation for environmental stewardship remains strong;
 - c. continuing to identify and pursue funding opportunities that would evolve all BRT segments of the Green Line to LRT over time where appropriate;
 - d. identification of the projects in the document entitled "Guiding Framework for Prioritization of Future RouteAhead Capital Projects" that should be advanced in full or in a modified manner as part of Transit Advocacy for federal and provincial COVID-19 financial assistance;
 - e. affirming the segmentation and related costing information that is required for the 1 June 2020 Green Line Committee meeting; and
 - f. identification of any significant transit needs that have emerged but have not been contemplated in the "Guiding Framework for Prioritization of Future RouteAhead Capital Projects".
6. If the 4 May 2020 meeting is productive but some points of discussion require more consideration before decision, move those points of discussion to the 11 May 2020 Strategic Meeting of Council.

ROLL CALL VOTE:

For: (3): Councillor Chu, Councillor Gondek, and Councillor Magliocca

Against: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Jones, Councillor Keating, Councillor Sutherland, and Councillor Woolley

MOTION DEFEATED14. CONFIDENTIAL ITEMS

14.1 CONSENT AGENDA ITEMS SELECTED FOR DEBATE

None

14.2 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

Moved by Councillor Demong

Seconded by Councillor Colley-Urquhart

That pursuant to Sections 24 (Advice from officials) and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*, Council move into Closed Meeting, at 6:36 p.m. in the Council Boardroom, to consider confidential matters with respect to the following item:

- 14.2.1 Labour Negotiations, C2020-0500

MOTION CARRIED

Council reconvened in Public Meeting at 7:22 p.m. with Mayor Nenshi in the Chair.

Moved by Councillor Jones

Seconded by Councillor Colley-Urquhart

That Council rise and report.

MOTION CARRIED

14.2.1 Labour Negotiations (Verbal), C2020-0500

Administration in attendance (both in person and remote) during the Closed Meeting discussions with respect to Report C2020-0500:

Clerks: L. Kennedy, T. Mowrey, and M. Cario. Advice: D. Duckworth, C. Male, M. Brunsdon, D. Hamilton, M. Lavallee. Law: J. Floen. Observers: K. Black.

Moved by Councillor Chu

Seconded by Councillor Sutherland

That with respect to Verbal Report C2020-0500, the following be adopted:

1. That Council adopt the Administration Recommendations as contained on Page 7 of 10 of the PowerPoint presentation entitled "Labour Negotiations (Verbal), 2020 April 27"; and
2. That the presentation and verbal discussions remain confidential pursuant to Sections 24 (Advice from officials) and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act* to be reviewed for release by 2022 December 31.

MOTION CARRIED

14.3 URGENT BUSINESS

None

15. ADMINISTRATIVE INQUIRIES

15.1 Response to Administrative Inquiry from 2020 February 24 - Working Area of an Operating Hazardous Waste Management Facility, AI2020-02

16. ADJOURNMENT

Moved by Councillor Jones

Seconded by Councillor Colley-Urquhart

That this Council adjourn at 7:23 p.m.

ROLL CALL VOTE:

For: (15): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

MOTION CARRIED

MAYOR

CITY CLERK



MINUTES
STRATEGIC MEETING OF COUNCIL

April 30, 2020, 9:30 AM
IN THE COUNCIL CHAMBER

PRESENT:

Mayor N. Nenshi
Councillor G-C. Carra (Remote participation)
Councillor G. Chahal (Remote Participation)
Councillor S. Chu (Remote Participation)
Councillor D. Colley-Urquhart (Remote Participation)
Councillor J. Davison (Remote Participation)
Councillor P. Demong (Remote Participation)
Councillor J. Farkas (Remote Participation)
Councillor D. Farrell (Remote Participation)
Councillor J. Gondek (Remote Participation)
Councillor R. Jones (Remote Participation)
Councillor S. Keating (Remote Participation)
Councillor J. Magliocca (Remote Participation)
Councillor W. Sutherland (Remote Participation)
Councillor E. Woolley (Remote Participation)

ALSO PRESENT:

City Manager D. Duckworth
City Solicitor and General Counsel J. Floen (Remote Participation)
A/General Manager C. Arthurs (Remote Participation)
A/General Manager K. Black (Remote Participation)
General Manager S. Dalgleish (Remote Participation)
A/General Manager D. Morgan (Remote Participation)
Chief Financial Officer C. Male
A/General Manager D. Limacher (Remote Participation)
City Clerk L. Kennedy
Legislative Advisor D. Williams

1. CALL TO ORDER

Mayor Nenshi called today's Meeting to order at 9:32 a.m.

ROLL CALL

Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland and Councillor Woolley

Absent for Roll Call: Councillor Colley-Urquhart (joined at 9:40 a.m.)

2. OPENING REMARKS

Mayor Nenshi provided opening remarks, called for a moment of quiet contemplation and provided a traditional land acknowledgement.

3. QUESTION PERIOD

No questions.

4. CONFIRMATION OF AGENDA

Moved by Councillor Carra
Seconded by Councillor Demong

That the Agenda for the 2020 April 30 Strategic Meeting of Council be confirmed.

MOTION CARRIED

5. ITEMS FROM OFFICERS AND COMMITTEES

5.1 Initial 2020 Scenario Forecasts in Response to COVID-19 (Verbal), C2020-0504

A presentation entitled "Initial 2020 Scenario Forecasts in Response to COVID-19", dated 2020 April 30 was electronically distributed and displayed with respect to Report C2020-0504.

Council recessed at 12:03 p.m. and reconvened at 1:16 p.m. with Mayor Nenshi in the Chair.

ROLL CALL

Mayor Nenshi, Councillor Carra, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland and Councillor Woolley

Absent for Roll Call: Councillor Chahal (joined at 1:24 p.m.)

Moved by Councillor Chu
Seconded by Councillor Sutherland

That with respect to Verbal Report C2020-0504, the following be adopted:

That Council receive this presentation for the Corporate Record.

MOTION CARRIED

5.2 City of Calgary COVID-19 Advocacy Update (Verbal), C2020-0507

A presentation entitled "City of Calgary COVID-19 Advocacy Update", dated 2020 April 30 was electronically distributed and displayed with respect to Report C2020-0507.

Moved by Councillor Carra
Seconded by Councillor Woolley

That with respect to Verbal Report C2020-0507, the following be adopted:

That Council receive this presentation for the Corporate Record.

MOTION CARRIED

5.3 Discussion on Municipal Relief (Verbal), C2020-0508

The following documents were electronically distributed and displayed with respect to Report C2020-0508:

- A presentation entitled "C2020-0508 Discussion on Municipal Relief", dated 2020 April 30;
- A document entitled "2020 Planning Applications Fee Schedule"; and
- A document entitled "Planning & Development (PD) Business Support Measures".

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Council suspended Section 78(1)(b) by General Consent in order to complete the remainder of the Agenda.

Councillor Farrell rose on a Question of Privilege with respect to comments made by a Member of Council.

Mayor Nenshi left the Chair at 4:23 p.m. and Deputy Mayor Carra assumed the Chair (Remotely).

Mayor Nenshi returned to his seat and assumed the Chair in the Council Chamber at 4:28 p.m.

Councillor Carra continued to participate remotely in the meeting.

Moved by Councillor Chahal
Seconded by Councillor Chu

That with respect to Verbal Report C2020-0508, Recommendation 2 be referred to the Administration with a report back to the 2020 May 11 Strategic Meeting of Council for further information on the reserves:

2. For a one year's billing cycle the following fees, to be offset by drawing from the Livery Transport Services Reserve (current estimated balance \$1.9M):
 - a. a 50% reduction for taxi driver and limousine driver license fees; and
 - b. a 50% reduction for taxi plate and limousine plate fee.

Against: Councillor Gondek

MOTION CARRIED

Moved by Councillor Chu
Seconded by Councillor Farkas

That with respect to Verbal Report C2020-0508, Recommendation 1, 3 4 and 5 be adopted as follows:

That Council reconsider and approve the following:

1. For a one year's billing cycle the renewal fees for business licenses to be set at \$0, offset by drawing from the Business License Sustainment Reserve (current estimated balance \$5M).
3. Amendments to the 2020 Planning Applications Fee Schedule:
 - a. Deletion of the \$125,000 deposit and cost recovery fees for Combined Outline Plan Land Use and ancillary applications in areas under a Growth Management Overlay.
4. Temporary amendments to the 2020 Planning Applications Fee Schedule to take effect May 1, 2020 up to and including October 31, 2020, to be offset by drawing from the Planning & Development Sustainment Reserve (current estimated balance \$80M).
 - a. Residential – New Home Occupation – Class 2 - \$0 n/a GST;
 - b. Commercial/Industrial/Mixed Use – Change of Use- Permitted use (no relaxations, no changes to site plan) - \$0 n/a GST;
 - c. Commercial/Industrial/Mixed Use – Change of Use-Discretionary use or relaxations required (no changes to site plan) - \$0 n/a GST;
 - d. Certificates of Compliance – Residential – single, semi-detached, duplex - \$0 per parcel n/a GST; and
 - e. General – CPAG pre-application - \$0 n/a GST.

5. That Council direct Administration to return to the 2020 May 11 Strategic Council Meeting with a report on Municipal Relief.

MOTION CARRIED

6. CONFIDENTIAL ITEMS

6.1 ITEMS FROM OFFICERS AND COMMITTEES

None

7. ADJOURNMENT

Moved by Councillor Jones

Seconded by Councillor Colley-Urquhart

That this Council adjourn at 4:48 p.m.

ROLL CALL VOTE:

For: (15): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

MOTION CARRIED

MAYOR

CITY CLERK



MINUTES

STRATEGIC MEETING OF COUNCIL

**May 11, 2020, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

Mayor N. Nenshi
Councillor G-C. Carra (Remote Participation)
Councillor G. Chahal (Remote Participation)
Councillor S. Chu (Remote Participation)
Councillor D. Colley-Urquhart (Remote Participation)
Councillor J. Davison (Remote Participation)
Councillor P. Demong (Remote Participation)
Councillor J. Farkas (Remote Participation)
Councillor D. Farrell (Remote Participation)
Councillor J. Gondek (Remote Participation)
Councillor R. Jones (Remote Participation)
Councillor S. Keating (Remote Participation)
Councillor J. Magliocca (Remote Participation)
Councillor W. Sutherland (Remote Participation)
Councillor E. Woolley (Remote Participation)

ALSO PRESENT:

City Manager D. Duckworth
Chief Financial Officer C. Male (Remote Participation)
City Solicitor and General Counsel J. Floen (Remote Participation)
A/General Manager C. Arthurs
A/General Manager K. Black (Remote Participation)
General Manager S. Dalgleish (Remote Participation)
A/General Manager D. Limacher (Remote Participation)
A/General Manager D. Morgan (Remote Participation)
City Clerk L. Kennedy
Legislative Advisor A. Pendola

1. CALL TO ORDER

Mayor Nenshi called today's Meeting to order at 9:32 a.m.

ROLL CALL

Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, Councillor Woolley, Mayor Nenshi.

2. OPENING REMARKS

Mayor Nenshi provided opening remarks, called for a moment of quiet contemplation and provided a traditional land acknowledgement.

3. QUESTION PERIOD

1. Councillor Magliocca

Topic: When will Chamber open up for Council members to attend in person? When the Province lifts the rule of Maximum?

2. Councillor Keating

Topic: What is legally and the right thing to do with regard to the transition of land development requirements on Point Trotter Industrial Parks.

3. Councillor Sutherland

Topic: Pothole season-above average-road damage. Budget was cut do we have to provide additional fund to help the degradation of the roads.

4. Councillor Jones

Topic: Law enforcement in the Vista Heights and Mayland Heights areas for increased crime when the Clarion and Conference Hotel is used as a Drop in Centre.

4. CONFIRMATION OF AGENDA

Moved by Councillor Demong
Seconded by Councillor Farrell

That the Agenda for the 2020 May 11 Strategic Meeting of Council be confirmed.

Against: Councillor Farkas

MOTION CARRIED

5. ITEMS FROM OFFICERS AND COMMITTEES

5.2 City of Calgary Approach to Phase 1 Provincial Relaunch (Verbal), C2020-0546

A presentation entitled "City of Calgary Response to Phase 1 Provincial Relaunch", dated 2020 May 11 was electronically distributed and displayed with respect to Report C2020-0546.

Moved by Councillor Gondek
Seconded by Councillor Sutherland

That with respect to Verbal Report C2020-0546, the following be adopted:

That Council receive this report and presentation for the Corporate Record.

MOTION CARRIED

5.3 COVID-19 Relief Package to Support Temporary Patios, C2020-0543

A presentation entitled "COVID-19 Relief Package to Support Temporary Patios", dated 2020 May 11 was electronically distributed and displayed with respect to Report C2020-0543.

Moved by Councillor Farrell

Seconded by Councillor Woolley

That with respect to Report C2020-0543, the following be adopted:

That Council receive this Report for the Corporate Record.

MOTION CARRIED

Councillor Gondek spoke on a Question of Privilege with respect to Closed Meeting procedures.

Mayor Nenshi acknowledged Councillor Gondek's comment.

5.4 COVID-19 Relief Package to Support Community Associations and Social Recreation Groups, C2020-0526

A presentation entitled "COVID-19 Relief Package to Support Community Associations and Social Recreation Groups", dated 2020 May 11 was electronically distributed and displayed with respect to Report C2020-0526.

Moved by Councillor Farkas

Seconded by Councillor Carra

That with respect to Report C2020-0526, the following be adopted:

That Council:

1. Allocate \$6 million from the Operating Budget Savings Account to the Community Sustainability Reserve to support community associations and social recreation groups with a lease and/or license of occupation with The City of Calgary, for their immediate financial needs; and
2. Approve the Guidelines for COVID-19 Response Funding (Attachment 1) to guide COVID-19 pandemic financial supports to community associations and social recreation groups made available through the Community Sustainability Reserve; and
3. That the presentation be received for the Corporate Record.

MOTION CARRIED

5.5 COVID-19 Relief Package to Support Non-profit Partners, C2020-0527

A presentation entitled "COVID-19 Relief Package to Support Non-Profit Partners", dated 2020 May 11 was electronically distributed and displayed with respect to Report C2020-0527.

Moved by Councillor Davison

Seconded by Councillor Sutherland

That with respect to Report C2020-0527, the following be adopted:

That Council release confidential Attachment 3 publicly to assist in the discussion with respect to this Report item 5.5.

MOTION CARRIED

Moved by Councillor Woolley

Seconded by Councillor Davison

That with respect to Report C2020-0527, the following be adopted:

That Council:

1. Direct a total of \$15M for the 2020 Emergency Resiliency Fund, by transferring \$12.1M from the Operating Budget Savings Account (BSA) to Community Economic Resiliency Fund (CERF, current balance is \$2.9M) and allocating the total \$15M from the CERF to support the immediate financial needs of non-profit partners;
2. Approve the revised Terms of Reference for the 2020 Emergency Resiliency Fund (Attachment 1).

MOTION CARRIED

5.6 COVID-19 Relief Package to Support Taxi and Limousine, C2020-0540

A presentation entitled "COVID-19 Relief Package to Support Taxi and Limousine", dated 2020 May 11 was electronically distributed and displayed with respect to Report C2020-0540.

Moved by Councillor Gondek

Seconded by Councillor Colley-Urquhart

That Recommendation 1a contained in Report C2020-0540 be amended as follows:

- by deleting the word "Waive" prior to the word taxi, and substituting the word "Reducing"; and

- by adding the words "by 50%" following the words "taxi and limousine driver licence fees".

ROLL CALL VOTE:

For: (3): Councillor Colley-Urquhart, Councillor Davison, and Councillor Gondek
Against: (12): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

MOTION DEFEATED

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Council suspended Section 78(1) a by General Consent in order to complete this Item prior to the lunch recess.

Moved by Councillor Chahal
Seconded by Councillor Chu

That with respect to Report C2020-0540, Recommendation 1a be adopted as follows:

That Council approve:

- a. Waiving taxi and limousine driver licence fees;

To be made effective 2020 May 15 until 2021 May 14 and be offset by funding from the Livery Transport Services Sustainment Reserve.

MOTION CARRIED

Moved by Councillor Chahal
Seconded by Councillor Chu

That with respect to Report C2020-0540, Recommendation 1b be adopted as follows:

That Council approve:

- b. Reducing taxi and limousine plate licence fees by 50 per cent.

To be made effective 2020 May 15 until 2021 May 14 and be offset by funding from the Livery Transport Services Sustainment Reserve.

Against: Councillor Sutherland

MOTION CARRIED

Council recessed at 12:11 p.m. and reconvened at 1:22 p.m. with Mayor Nenshi in the Chair.

ROLL CALL

Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland and Councillor Woolley

Absent for Roll Call: Councillor Gondek (joined at 2:03 p.m. for Item 5.7)

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Council by General Consent suspended Section 74 (1), in order to allow an Administrative Inquiry be added to today's Meeting.

5.7 COVID-19 Capital Program Update and Stimulus Readiness, C2020-0524

A presentation entitled "COVID-19 Capital Program Update and Stimulus Readiness", dated 2020 May 11 was electronically distributed and displayed with respect to Report C2020-0524.

Moved by Councillor Chu

Seconded by Councillor Jones

That with respect to Report C2020-0524, the following be adopted:

That Council approve the Infrastructure Calgary Prioritization Stimulus Criteria in Attachment 1, as follows:

- a. Creates jobs and stimulates the economy
- b. Contributes to a resilient city
- c. Enables economic diversification
- d. Enhances long-term value of assets and reduces operating costs
- e. Attracts investment and supports the growth and change strategy
- f. Facilitates equitable services
- g. Supports post COVID-19 service environment.

Against: Councillor Farkas

MOTION CARRIED

6. CONFIDENTIAL ITEMS**Moved by** Councillor Colley-Urquhart**Seconded by** Councillor Demong

That Council move into Closed Meeting at 2:42 p.m., in the Council Boardroom, to discuss confidential matters with respect to Report C2020-0548, pursuant to Sections 24 (Advice from officials) and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy Act*.

ROLL CALL VOTE:

For: (8): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Demong, Councillor Farrell, Councillor Jones, Councillor Keating, and Councillor Woolley

Against: (7): Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Farkas, Councillor Gondek, Councillor Magliocca, and Councillor Sutherland

MOTION CARRIED

Council reconvened in public meeting at 4:06 p.m. with Mayor Nenshi in the Chair.

ROLL CALL

Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, Councillor Woolley, Mayor Nenshi

Moved by Councillor Demong**Seconded by** Councillor Keating

That Council rise and report

MOTION CARRIED

Pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Council suspended Section 78(1) b by General Consent in order to complete the remainder of today's Agenda.

6.1 ITEMS FROM OFFICERS AND COMMITTEES

6.1.1 Investigation Report, C2020-0548

Administration in attendance In person and Remotely during the Closed Meeting discussions with respect to Report C2020-0548:

Clerks: L. Kennedy and M. A. Cario. Legal Advice: J. Floen. Observer: D. Duckworth. Advice: S. LoVecchio and E. Laidlaw.

Councillor Farkas spoke on a Question of Privilege to apologize to another Member of Council.

Moved by Councillor Davison
Seconded by Councillor Keating

That with respect to Report C2020-0548, the following Recommendation 4 be adopted:

That Council:

4. Direct that the Integrity Commissioner's report be released as public document.

MOTION CARRIED

Moved by Councillor Carra
Seconded by Councillor Farrell

That Recommendation 3 be amended by deleting it in its entirety and by substituting with the following:

3. Require a public apology from Councillor Farkas for the misleading statements as founded by the Integrity Commissioner.

ROLL CALL VOTE:

For: (1): Councillor Farrell

Against: (14): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

MOTION DEFEATED

Moved by Councillor Davison
Seconded by Councillor Keating

That with respect to Report C2020-0548, the following Recommendations 1-3 be adopted:

That Council:

1. Receive the Integrity Commissioner's report for the Corporate Record;
2. Direct that the Closed Meeting discussions remain confidential pursuant to Section 24 (Advice from officials) and 27 (Privileged information) of the *Freedom of Information and Protection of Privacy* (FOIP) Act; and
3. Apply the sanction as recommended by the Integrity Commissioner.

ROLL CALL VOTE:

For: (9): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Davison, Councillor Demong, Councillor Farrell, Councillor Keating, Councillor Sutherland, and Councillor Woolley

Against: (6): Councillor Chu, Councillor Colley-Urquhart, Councillor Farkas, Councillor Gondek, Councillor Jones, and Councillor Magliocca

MOTION CARRIED

7. ADMINISTRATIVE INQUIRY

7.1 Councillor Farkas - Green Line

1. Why has administration recommended no changes to the Green Line following the global recession and COVID-19 crisis?
2. Is the Green Line truly a "shovel ready" project? Has the detailed engineering work been completed? Has the land been acquired? Is borrowing capacity in place? etc. allowing for construction to begin tomorrow if that is the will of Council?
3. What is the cost difference between high floor vehicles, currently used by our LRT system, and low floor vehicles, currently proposed for the Green Line LRT?
4. Covid-19 profoundly reduced transit ridership throughout the city and threatens to do so in the mid to long term. Given that the rationale for the Green Line proposal is heavily dependent on ridership, has the city redone these models in light Covid-19 and the recent oil crash?
5. Why has the Nose Creek alignment been eliminated from consideration? What are the relevant costs, benefits, and tradeoffs?
6. Has administration considered a Green Line southeast-only route that does not go north of the Bow River?

7. What is the capital cost increase if the Green Line goes further south to the South Health campus?

8. ADJOURNMENT

Moved by Councillor Jones

Seconded by Councillor Colley-Urquhart

That this Council adjourn at 4:54 p.m.

ROLL CALL VOTE:

For: (15): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

MOTION CARRIED

MAYOR

CITY CLERK



MINUTES
SPECIAL MEETING OF COUNCIL
RE: HMCS CALGARY

May 12, 2020, 9:30 AM
IN THE COUNCIL CHAMBER

PRESENT:

Mayor N. Nenshi
Councillor G-C. Carra (Remote Participation)
Councillor G. Chahal (Remote Participation)
Councillor S. Chu (Remote Participation)
Councillor D. Colley-Urquhart (Remote Participation)
Councillor J. Davison (Remote Participation)
Councillor P. Demong (Remote Participation)
Councillor J. Farkas (Remote Participation)
Councillor D. Farrell (Remote Participation)
Councillor J. Gondek (Remote Participation)
Councillor R. Jones (Remote Participation)
Councillor S. Keating (Remote Participation)
Councillor J. Magliocca (Remote Participation)
Councillor W. Sutherland (Remote Participation)
Councillor E. Woolley (Remote Participation)

ALSO PRESENT:

City Clerk L. Kennedy
Legislative Advisor M. A. Cario

1. CALL TO ORDER

Mayor Nenshi called today's Meeting to order at 9:38 a.m.

ROLL CALL

Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, Councillor Woolley

2. OPENING REMARKS

Mayor Nenshi gave opening remarks, called for a moment of quiet contemplation and provided a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Councillor Carra
Seconded by Councillor Davison

That the Agenda for the 2020 May 12 Special Meeting of Council be confirmed.

MOTION CARRIED

4. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

4.1 Notice of Motion - Friends of the HMCS Calgary Committee, PFC2020-0478

Mayor Nenshi introduced guests from HMCS CALGARY:

1. Commodore Angus Topshee
2. Commander Alex Barlow
3. Lieutenant Commander Lorraine Sammut
4. Lieutenant Samantha Bayne

Mayor Nenshi recognized the role that HMCS CALGARY's ship and its crew has had protecting Canada's sovereignty, fulfilling successful missions and representing Canada around the world and in protecting the rights of all Calgarians.

To commemorate the occasion, the painting that was presented to The City on the commissioning of HMCS CALGARY 25 years ago, was displayed in Council Chamber.

In celebration of the milestone birthday of Her Majesty's Canadian Ship CALGARY, Mayor Nenshi proclaimed 2020, May 12 as the 25th Anniversary of HMCS CALGARY.

The following documents were electronically distributed and displayed with respect to Report PFC2020-0478:

- The Proclamation entitled "HMCS CALGARY 25th Anniversary", dated 2020 May 12.
- A presentation entitled "Recognition by Council - HMCS CALGARY 25th Anniversary", dated 2020 May 12.

A video was played showing HMCS CALGARY and crew, who offered congratulations on the 25th Birthday of the ship.

Three videos were played of children from the Ship to Shore program asking questions of Lieutenant Samantha Bayne.

Moved by Councillor Carra
Seconded by Councillor Davison

That with respect to Notice of Motion PFC2020-0478, the following be adopted:

NOW THEREFORE BE IT RESOLVED that City Council direct Administration to establish preliminary terms of reference for a "Friends of HMCS Calgary" committee that shall function as an official BCC of the City of Calgary and shall be advertised for public participation in time for the October 26, 2020 Organizational Meeting of Council;

AND FURTHER BE IT RESOLVED that the "Friends of HMCS Calgary" Committee's first order of business shall be to establish more robust terms of reference that may include:

- Calgary-based charitable works;
- Events designed to enhance awareness of the HMCS Calgary and the Ship-City Relationship;
- Work with the Royal Canadian Navy to establish an HMCS Calgary-City of Calgary Canadian Leaders at Sea program; and,
- The development of Calgary-based employment and wellness/support programs for retiring HMCS Calgary sailors.

ROLL CALL VOTE:

For: (15): Mayor Nenshi, Councillor Carra, Councillor Chahal, Councillor Chu, Councillor Colley-Urquhart, Councillor Davison, Councillor Demong, Councillor Farkas, Councillor Farrell, Councillor Gondek, Councillor Jones, Councillor Keating, Councillor Magliocca, Councillor Sutherland, and Councillor Woolley

MOTION CARRIED

5. CONFIDENTIAL ITEMS

5.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

6. ADJOURNMENT

Moved by Councillor Jones
Seconded by Councillor Colley-Urquhart

That this Council adjourn at 10:21 a.m.

MOTION CARRIED

CONFIRMED BY COUNCIL ON

MAYOR

CITY CLERK

BRIEFING

Page 1 of 1

Item 7.2.1

Chief Financial Officer's Briefing to

Combined Meeting of Council
2020 May 25

ISC: UNRESTRICTED
C2020-0586

COVID-19 Service Plan and Budget Update - May

PURPOSE OF BRIEFING

This report provides updated information on: the current service and financial impacts due to COVID-19; and a 2020 year-end projection assuming the current state persists until the end of June 2020. Supporting a coordinated corporate response to the emergency, we will provide monthly updates to Council.

SUPPORTING INFORMATION

On 2020 April 30, Administration presented C2020-0504 2020 Initial Scenario Forecasts in Response to COVID-19, on the financial and service impacts associated with the COVID-19 emergency. The report detailed both the impacts that had already occurred and the additional projected impacts to the end of 2020.

This May update includes slightly modified assumptions and only one time horizon: current state of local emergency and Alberta Health Service (AHS) public health orders remain in effect until the end of June 2020. Services have provided updated projections about the anticipated service and financial gaps and Temporary COVID-19 service changes to the end of 2020.

COVID-19 Service Plan and Budget Update - May

Many service impacts are unchanged from those presented on 2020 April 30, however there are some notable changes:

- The projected year-end financial gap increased by \$13 million.
 - Projected revenue has decreased by \$20 million, primarily due to lower revenue projections from Public Transit and Council approved relief packages.
 - This is partially offset by expenditure savings in other services.
- Temporary COVID-19 changes (including use of reserves for relief packages) and other savings increased by \$5 million and \$8 million respectively to close the financial gap.
- Calgary Transit has removed some routes and reduced frequency on others.
- The Blue Cart Program sorting facility temporarily reduced receiving capacity.

Relaunch strategies and actions are not included in this update. Administration is currently working with Service Owners to understand the performance and financial impacts of the evolving relaunch activities and the June update will include this information.

Iterative approach

This update presents the best current estimates of the impacts, but highlights that information is continually evolving. As more information becomes available there will be further refinement of projections, so that the emerging picture becomes more accurate over time. Administration's next update of this information will be presented in late June.

ATTACHMENT

1. Attachment 1 – C2020–0586 COVID-19 Service Plan and Budget Update-May



C2020–0586 COVID-19 Service Plan and Budget Update - May

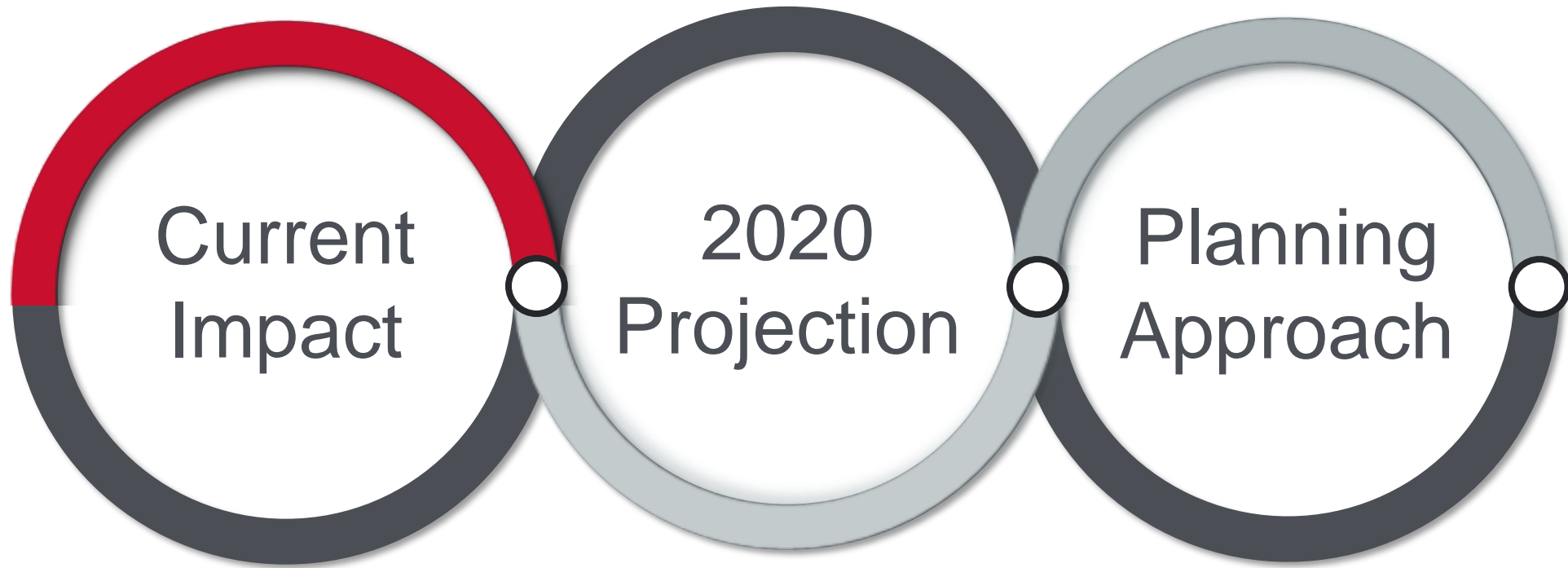
2020 May 25

Combined Meeting of Council

Roadmap for Service Plan & Budget Update - May

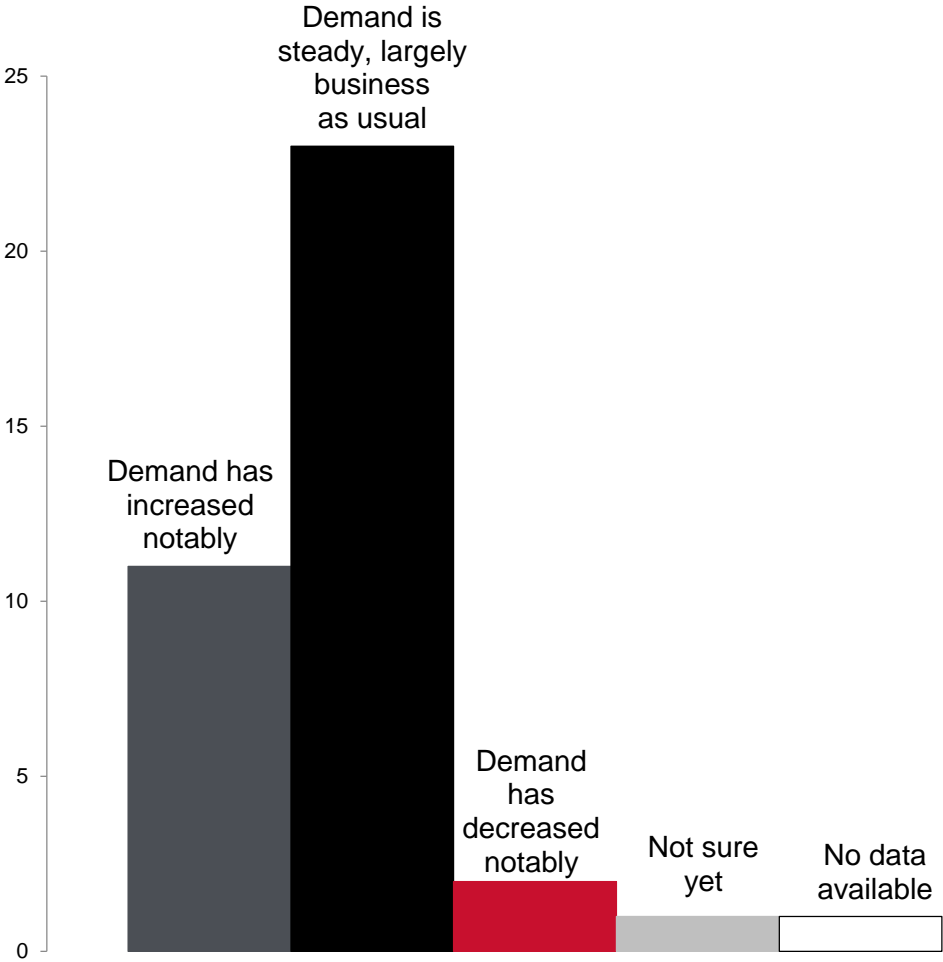


Update on current COVID-19 impact



Impact of COVID-19 on demand

What impact have you seen on the current demand for your service?



Demand	# of Business Units
<div>↑</div>	<div>11</div> <ul style="list-style-type: none"> Generally internal service providers, such as Law, Information Technology, Human Resources and Finance Parks and Calgary Neighbourhoods have also seen demand increases
<div>↔</div>	<div>23</div>
<div>↓</div>	<div>2</div> <ul style="list-style-type: none"> Calgary Transit and Recreation have experienced decreased demand with revenue impacts that are very large and affect The City as a whole

As of 2020 May 22

Impact of COVID-19 on services

• Severe Impacts

Recreation

- Facilities closed until further notice
- 892,000 missed visits to date from cancelled bookings and registered programs

Transit

- 92% reduction in C-Train ridership
- 80% reduction in key bus route and MAX ridership
- 80% reduction in calls taken at Calgary Transit Access call centre
- 86.7% reduction for Adult and Youth ticket sales from ticket vending machine

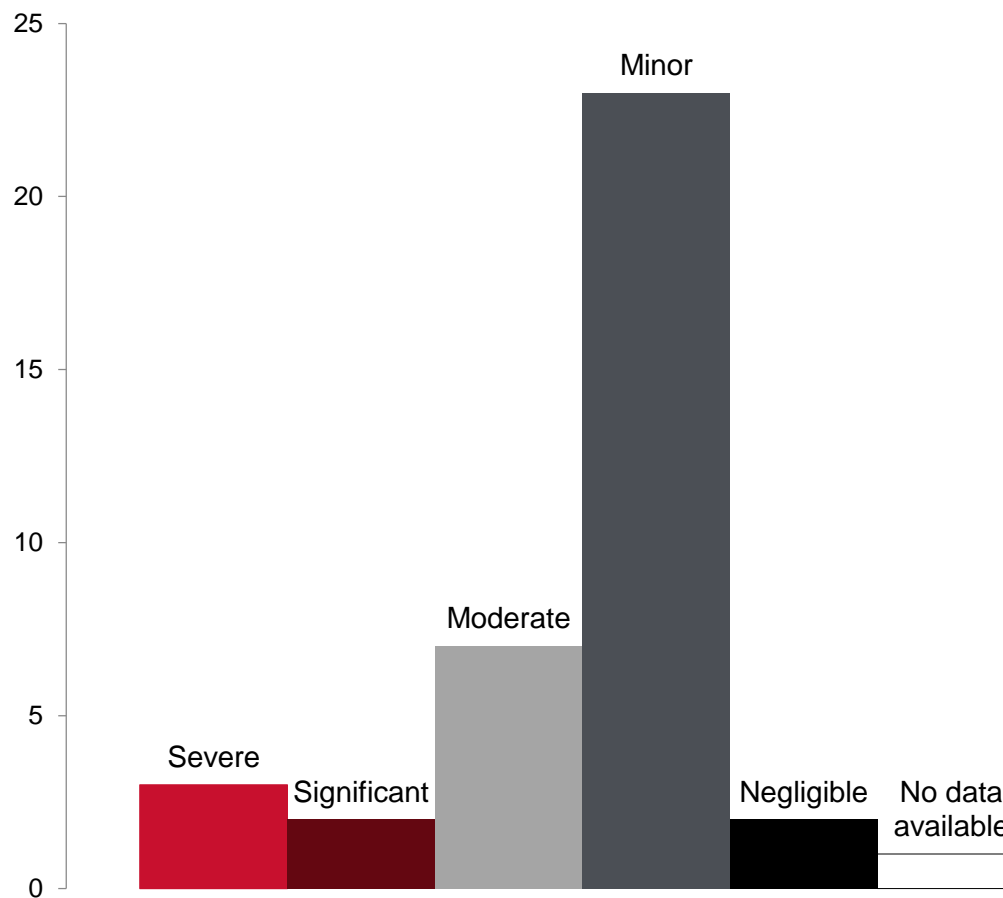
Waste & Recycling Services

- Blue Cart Program sorting facility continues to experience operational capacity impacts due to an outbreak of COVID-19. As of May 22, it is targeting to be back to 75% operating capacity by end of the week.
- Decreased waste to Waste Management Facilities

• Significant Impact – increased demand

- Calgary Emergency Management Agency
- Law

Impact on Service by Business Unit



As of 2020 May 22

Additional impacts of COVID-19 on services

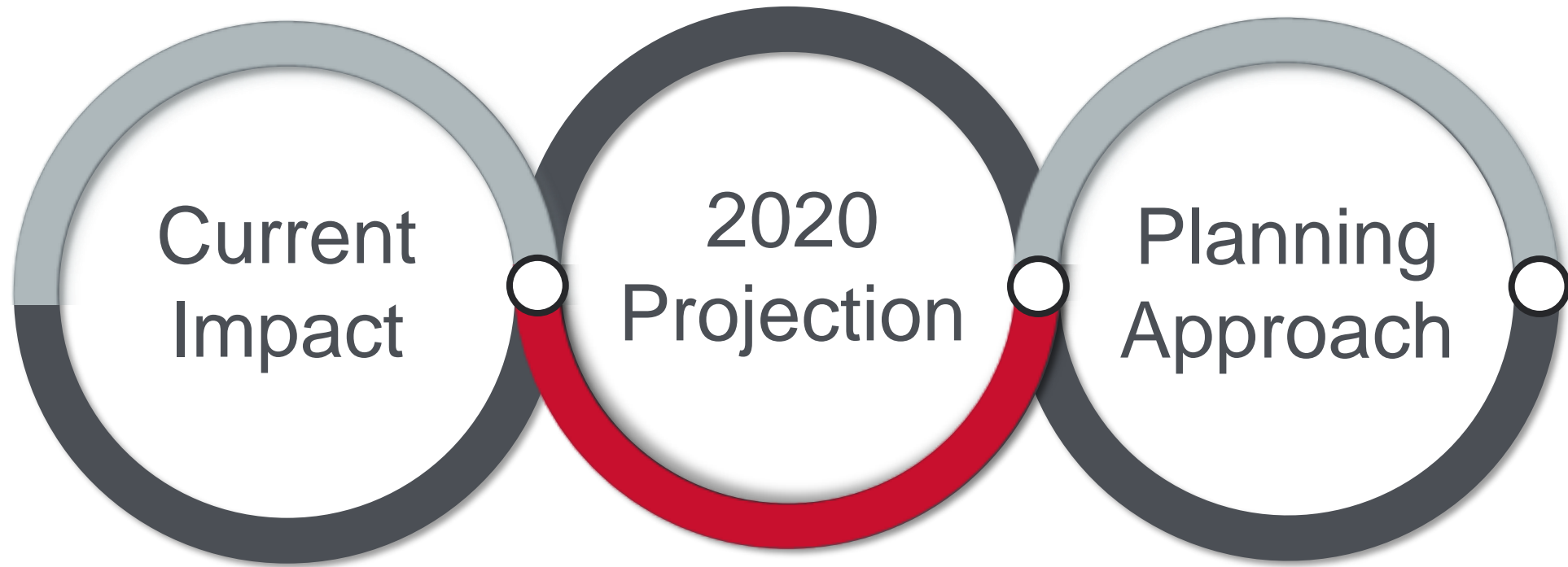
Demand impacts	Delays
<ul style="list-style-type: none"> Decreased development activity (industrial sales, development permits, developer contributions) Decreased consumption water & wastewater Decreased parking 	<ul style="list-style-type: none"> Hiring freeze Planning policies Livery Transportation bylaw Establishing Indigenous Relations Office
Doing More	Doing Less
<ul style="list-style-type: none"> Financial relief: <ul style="list-style-type: none"> Extended tax payment deadline Planning & Development deferral and/or waive fee payments Waived Business Licence renewal Rent relief Waived Taxi & Limousine driver fees and 50% plate fees Additional support for community group and Civic Partners Low Income Transit pass fares suppressed for March, April and May Online programs and applications COVID-19 response overtime IT solutions and support Communications and on-line engagement 	<ul style="list-style-type: none"> Calgary Transit removed some routes, reduced frequency on others Cancelled 2020 Community cleanups Cancelled 2020 census Cancelled / postponed programs Delay in tribunal hearings Spay/Neuter program Scaled back taxation collection activity No fair entry intake validation Closure of some transit stations and plus 15 network

Preliminary financial impacts: March 12 – May 17

	\$ millions	
Revenue	(39.3)	<ul style="list-style-type: none"> • Closure of recreation facilities • Loss in transit revenue • Reduction in permit revenue • Property sale transactions have fallen
Incremental Expenses	(14.0)	<ul style="list-style-type: none"> • Overtime • Layoffs of certain temporary and permanent staff • IT equipment and pandemic supplies • Facility cleaning
Savings	9.9	<ul style="list-style-type: none"> • Reduction in Calgary Transit Access trips provided by contracted service providers • Staff reductions and delays in hiring seasonal staff
Total	(43.4)	
	\$ millions	
Incremental Productivity Lost/ Redirected	(19.6)	<ul style="list-style-type: none"> • S&A related to COVID-19 event • Pay Continuity • Redirected staff (COVID-19 response)

Note: Police impacts not included – will be included monthly following approval from Police Commission.

Service Plan and Budget Projection



Methodology

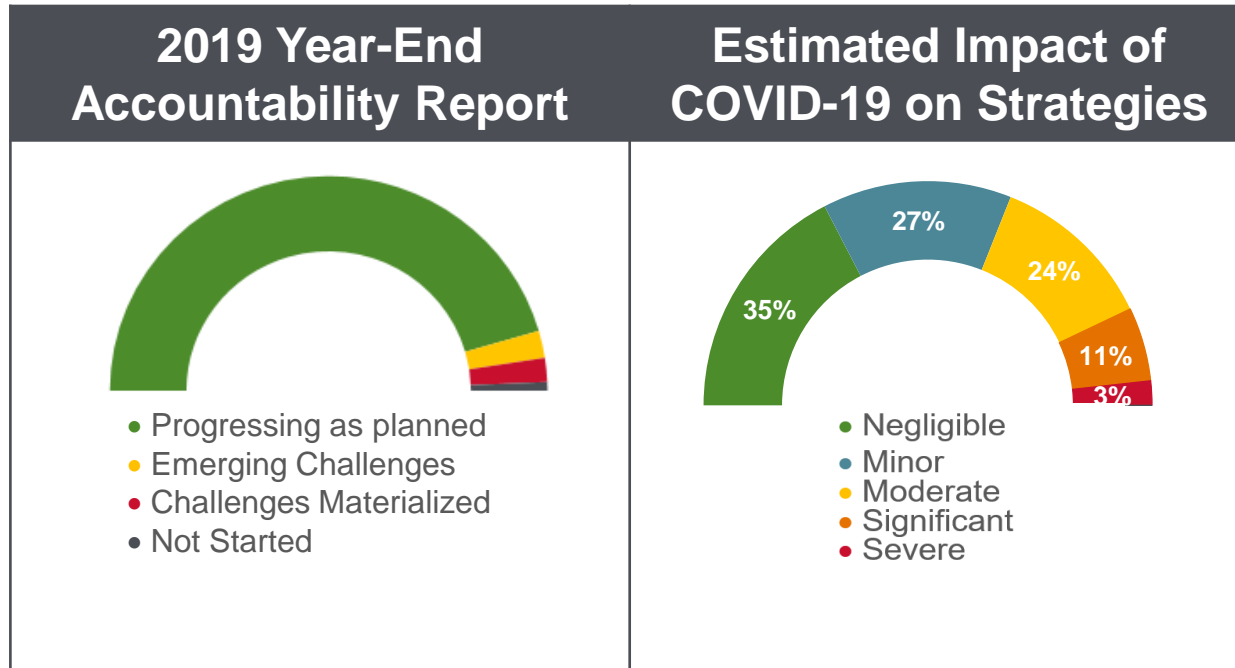
- Corporate-wide exercise
 - Civic partners excluded
 - Police will be included after approval from Police Commission
- Services updated:
 - Projected impacts to their service & finances by year-end 2020 (gap)
 - Projected impacts of temporary COVID-19 changes (narrowing the gap)
- Assumption that current situation lasts until: 2020 June 30
 - Significant assumptions due to scope of uncertainty
- **Scope**
 - **Exclusion: Relaunch strategies and actions (currently in progress, to be reported in June update)**
 - **Inclusion: Relief packages and associated funding sources approved by Council on or after April 30**

Key assumptions* underlying the financial and performance projections

- Current state of local emergency (SOLE) and Alberta Health Service (AHS) public health orders: regarding staff and public safety, social isolation, and gatherings
- CEMA definitions of Essential services are in place
- Supply chain remains disrupted
- Impacts to capital investments (construction, job sites, access to materials and contractors) remain at the current level
- Tax revenue aligns with 2020 Adjustments
- Current revenue trends hold, unless more refined assumptions on user fee and rate revenue available.
- Current expenditure trends hold, unless more refined expenditure projections based on your service's circumstances.
- No new sources of funding (either operating or capital) is available from the Federal or Provincial government.
- Performance expectations for future projections may not align with prior Council approvals.

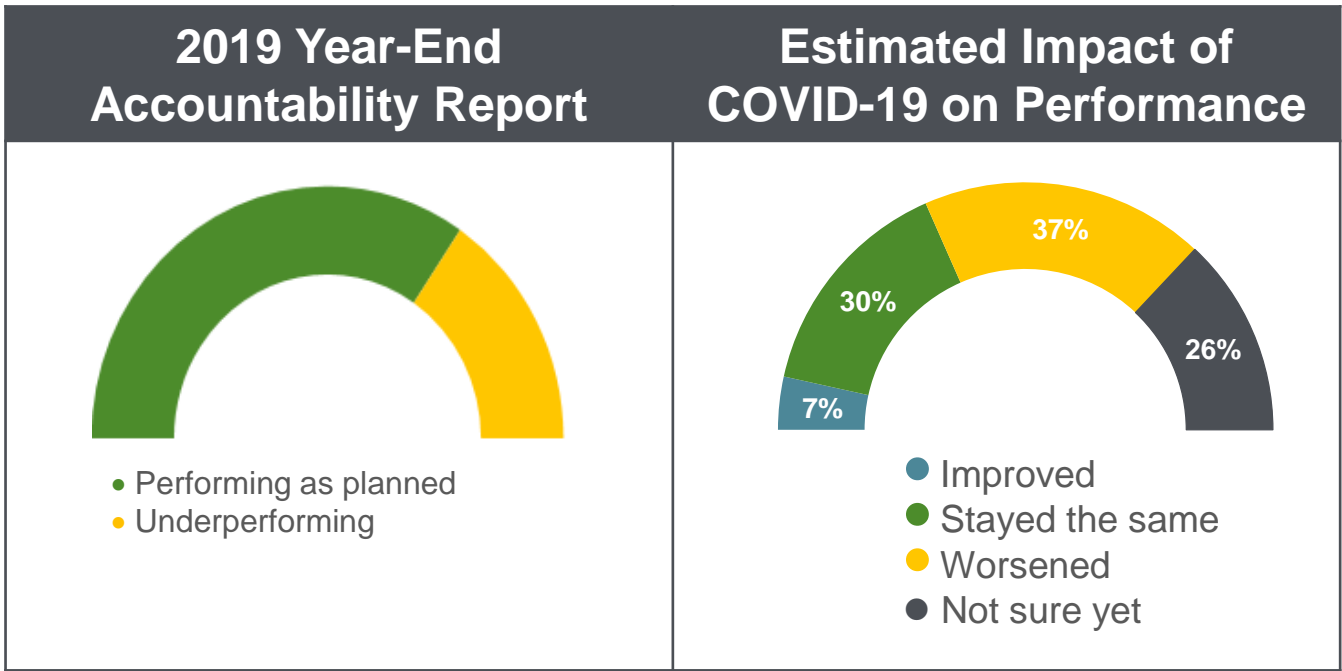
*Changes in these assumptions may have a significant impact on projections

Projected strategy impacts



- The One Calgary 2019-2022 Service Plans and Budgets include 622 strategies, each of which was reflected in the 2019 Accountability Report. At that point 91% of strategies were on track.
- Strategies related to Civic Partners and Calgary Police (21 strategies) are not included in the COVID-19 impacts. Based on updated data for 601 strategies:
 - Only 2% of strategies have a different projected impact compared to the report in April.
 - 62% of strategies have a negligible or minor impact, while another 24% have seen a moderate impact.
 - Strategies that have been significantly or severely impacted (14%) are related to interactions with the public or partners and are associated with services like Arts & Culture, Community Strategies, Municipal Elections, Parks & Open Spaces, Public Transit, Recreation Opportunities, and Social Programs. IT Solutions & Support is the only enabling service that is currently being affected severely.

Projected performance impacts



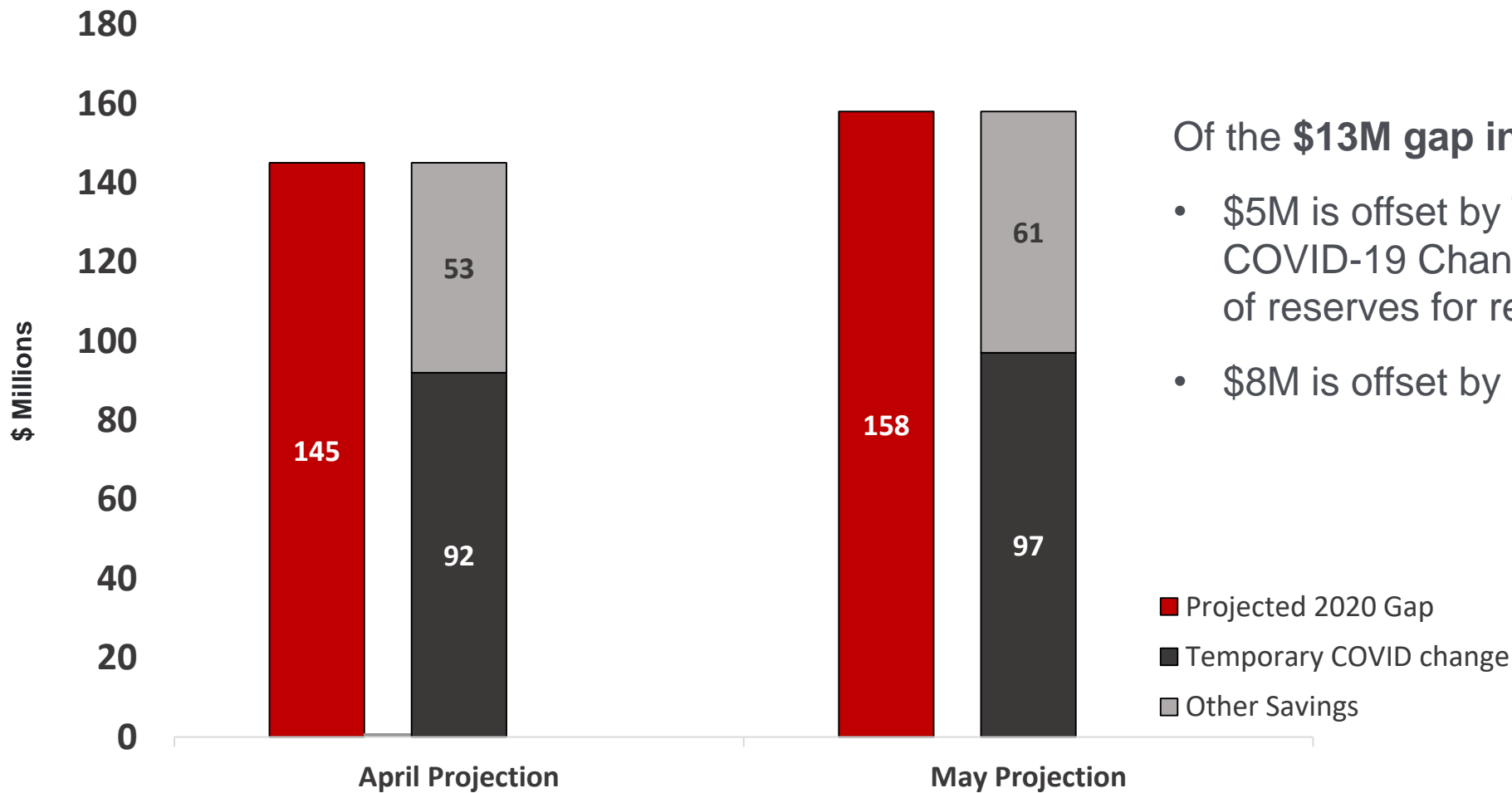
- The One Calgary 2019-2022 Service Plans and Budgets have 256 approved performance measures.
- At the end of 2019, 66% of the 256 performance measures were performing as planned; and 34% were underperforming.
- The number of performance measures expected to “improve” or “stay the same” have each decreased by 2% since April.
- Performance measure impacts expected to “worsen” have increased by 6% since April.
- Performance measure impacts categorized as “not sure yet” are down by 3% since April.

Projected 2020 gap

Account Category	May Projection (\$ M)	April Projection (\$ M)	Diff. vs April (\$ M)	Explanations
Revenue	(204)	(184)	(20)	<ul style="list-style-type: none"> • Loss of transit revenue (reduced ridership) • Council approved relief packages • Closure of recreation facilities • Decrease in water consumption from temporary business closures • Lower franchise fees from water utility services
Recoveries	(2)	(2)	-	<ul style="list-style-type: none"> • Lower demand for internal services such as waste management as a result of vacancies and reduced building capacity
Expenditures	48	41	7	<ul style="list-style-type: none"> • Temporary and part-time staff lay-offs • Seasonal staff reductions in parks • Vacancy savings from intentionally managing the workforce • Offset by increased overtime and supply costs associated with COVID-19
Total gap	(158)	(145)	(13)	

Note: \$ estimates rounded to the nearest million.

Narrowing the gap



- Of the **\$13M** gap increase:
- \$5M is offset by Temporary COVID-19 Changes (including use of reserves for relief packages)
 - \$8M is offset by other savings

Note: \$ estimates rounded to the nearest million.

Largest value temporary COVID-19 changes in 2020

Service	Change Amount	Summary	Citizen Impact
Public Transit	\$42	Remove some transit routes, lower service level on some transit routes.	Direct
Water Treatment & Supply	\$12	Consider capital and operating reductions. Consider further use of debt and reserves.	Indirect
Wastewater Collection & Treatment	\$10	Consider capital and operating reductions. Consider further use of debt and reserves.	Indirect
Specialized Transit	\$8	Align Specialized Transit to demand.	Direct
Building Safety	\$4	Expenditure reductions and utilization of reserve as required.	Indirect
Business Licensing	\$4	Approved Business License relief package.	Direct
Sidewalks & Pathways	\$3	Relinquish and absorb growth, maintain pedestrian pavement marking level of service, service levels for snow and ice control slightly reduced.	Direct
Waste & Recycling	\$2	Consider capital and operating reductions. Consider use of reserves.	Indirect

Note: All \$ figures rounded in millions

Projected risk impacts

2020 Year-end projection (43 risks)

Slight	Low	Medium	High	Severe
2%	21%	30%	30%	16%

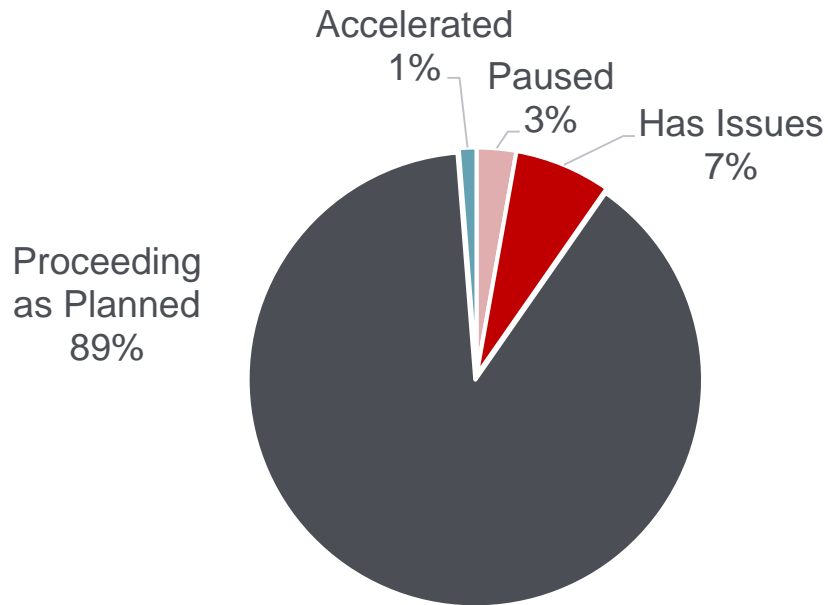
5 Priority Risks*	From the 2020 Year-end projections
Financial Risk	<p>The accuracy of the projected gap and the successful delivery of temporary service changes to generate savings that assist in closing the gap are critical components of this risk. With the SAVE program already in progress, delivering additional savings will be challenging.</p> <p>The expected revenue decrease for certain services like Transit, Recreation, and Real Estate is expected to continue to strain financial risk in these areas. The revenue from licensing for a variety of services is also at risk. Reserves are being used in certain situations to close the gap and salary expenditures have decreased for most services.</p>
Health and Safety Risk	<p>This risk remains high and is acutely impacting some areas more than others (for example the Blue Cart Program sorting facility reported cases of COVID-19). Many services noted this is their top risk as they are continuing to monitor staff health, safety, and wellness.</p>
Infrastructure Management Risk	<p>No significant change since April.</p>
Political Risk	<p>No significant change since April.</p>
Reputation Risk	<p>As the pandemic continues more services have noted reputation risk as their top risk. This is due to sustained cancellations and service reductions which may negatively impact citizen's perceptions. We are currently seeing an increase in satisfaction which is consistent with the pattern typically experienced in times of crisis.</p>

*The 5 Priority Risks are a subset of the Principal Corporate Risks and were approved by Administrative Leadership Team (ALT) in December 2019

The City's current capital situation

Overall, The City continues to move forward with capital investments

How are investments proceeding?

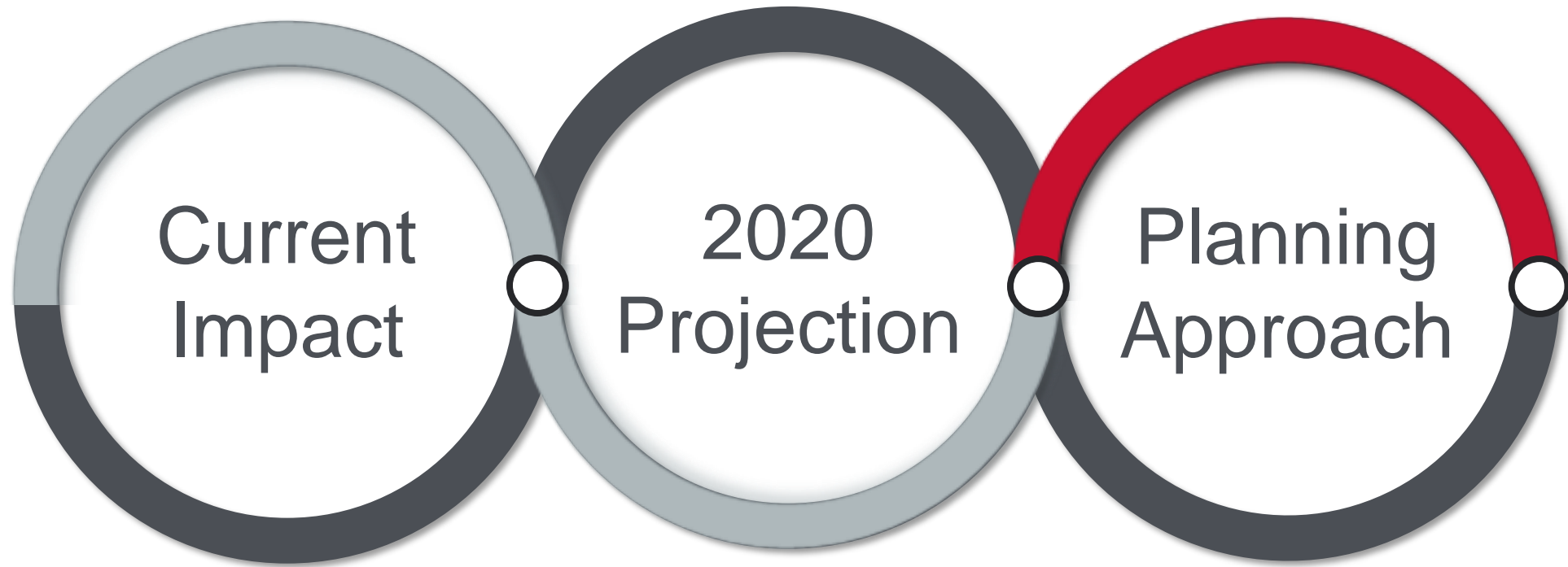


- Most investments are proceeding as planned
- While some issues are being experienced – e.g. contractual, access to human capital, access to materials - we are working on mitigating these with minimal impact
- Some current capacity issues (e.g. access to contractors) may become opportunities into the future
- Procurement strategies are being looked at to mitigate potential supply challenges
- Recommended investments based on the Council approved stimulus criteria (C2020-0524) will be brought to Council should stimulus funding be announced

Workforce

- Treat employees with dignity and respect while balancing employer/employee interests
- Extensive support for employee health, safety and wellness, including:
 - Regular communications (e.g. weekly townhalls, COVID-19 FAQ's, All Employee Notice bulletins)
 - Facility Safety
 - Mental Health
- Intentional workforce management and adjustment
 - **Implementation of a hiring freeze and increased oversight by the Corporate Workforce Management Planning Committee**
- Anticipating recovery – workforce planning (culture, skill set and complement) for current state and economic resilience

We have a robust planning approach



Some important questions from Council are guiding our work

Initial response provided 2020 April 30 (COVID Response Section) and update provided today (Current Impact Section)

- 1) How will the desires and needs of Calgarians change?
- 2) What options do we have in our operating budget and capital budget?
- 3) Where do we lean in and out of services?

Initial response provided 2020 April 6 and/or further information provided 2020 April 30 (Municipal Relief Section)

- 1) How will the ability of taxpayers and ratepayers to pay be impacted?
- 2) What options do we have in policy?
- 3) What can the City do to help - as an employer, a government, and corporation?
- 4) What is the City's plan in terms of offering relief for taxpayers?

Initial response will be provided in a future meeting

- 1) Does it still make sense to have a four year budget process with such volatility in the world, country, and province?

We are continuing to monitor

- 1) How will the most vulnerable in our city be impacted?
- 2) How will the decisions of local business impact Calgary?
- 3) What is the impact of the world financial market volatility on our ability to achieve our budget targets?

A dynamic environment requires an agile, value-driven approach to planning

Not like this...



Instead like this!



Our initial forecasts will become more refined over time

1 Initial Forecast

2020 April 30

Initial process gathered data for preliminary scenarios

2 Update

2020 May 25

Update projections of single scenario for 2020 year-end impacts



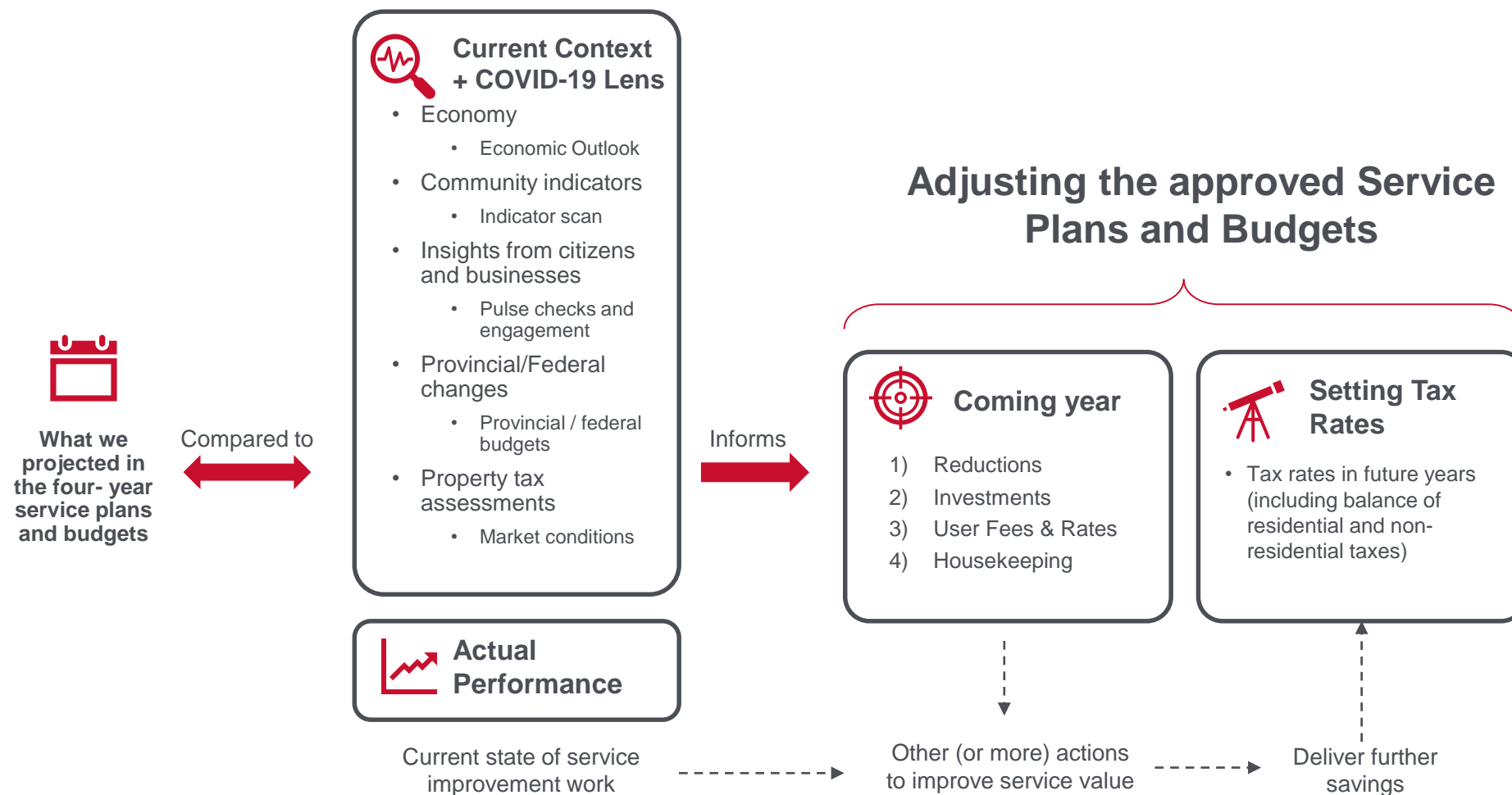
Next steps

3 Refinement

Define fuller scenarios and develop planning assumptions based on each
Ongoing process to refine the initial data and align it to the scenarios

- For 2020
- For the Mid-Cycle Adjustment (2021+)

We will fit the elements of the adjustments process around the emergency response



Striking the right balance



- Managing costs while delivering the high-quality services that citizens and businesses want and need is a balance we always work to achieve.
- In response to COVID-19, we must additionally balance controlling costs in the immediate term and the speed with which we are able to ramp up our services again as we move toward recovery.
- As we turn our focus to relaunch and recovery, maintaining affordability will be a key consideration in re-opening City facilities and in how we are able to meet any increases in demand for City services. This will be an important theme in our corporate planning and budgeting this year and beyond.

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Established Area Growth and Change Strategy 2020: Phase 1 Recommendations

EXECUTIVE SUMMARY

The recommendations of this report have been considered in the context of the COVID-19 emergency, however the vast majority of the supporting work was completed during the pre-COVID-19 period. The full financial impact to The City from COVID-19 is not yet fully known. As this report includes recommendations related to the One Calgary service plan and budget, and a review of capital project funding and delivery is underway, the outcomes of this report will be considered within the budgetary and project delivery framework.

The Established Area Growth and Change Strategy (the “Strategy”) was directed by Council in 2018 September (PFC2018-0891). It is the second part of the comprehensive city-wide growth strategy that began with the New Community Growth Strategy and includes the future Industrial Area Growth Strategy.

This work proposes making investments that can help deliver great communities for existing and future residents, and it identifies process improvements and the development of financial tools that will enable growth, boost investor confidence and certainty, and attract private investment to partner with public investments in communities. This work helps implement policy goals through strategic investments in redeveloping communities.

The four factors that support this decision making are: (1) aligning with long term Municipal Development Plan/Calgary Transportation Plan (MDP/CTP) policies, (2) meeting existing market demand, (3) considering financial impacts, and (4) ensuring redevelopment readiness of existing communities.

Phase 1 results include:

1. A recommended \$30M City investment program in the public realm and an identified \$5.4M budget allocation for utilities in the Phase 1 growth areas that supports an estimated 190 construction jobs, \$28M in Gross Domestic Product (Value Added) and \$71M in additional sales for the Calgary Economic Region in this budget cycle (Attachments 1, 2 and 4);
2. A recommendation to develop an off-site levy, in consultation with stakeholders, for local-sized water and sanitary pipes in the established area to provide cost certainty and predictability for developers (Attachment 3);
3. A property tax uplift pilot, for this budget cycle, in the North Hill Communities Local Area Plan (Attachment 3); and
4. Process and policy improvements that enable growth and support growing communities (Attachment 2).

The Strategy is part of a group of interconnected planning initiatives, known as the *Next Generation Planning System*, which will improve the way we plan Calgary’s future and help us implement and realize the MDP and its policies (see Attachment 6). Many of these initiatives are being worked on in parallel, including the pilot multi-community Local Area Plan for North Hill, and this Strategy.

Following this report, the Strategy work shifts into implementation of the recommended Phase 1 actions, as well as leading into a Phase 2 which is an expansion of this work in advance of the next budget cycle (Attachment 7).

Administration would like to acknowledge and thank the many businesses, community members, partners and development industry representatives that have contributed to the results of this work.

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Established Area Growth and Change Strategy 2020: Phase 1 Recommendations

ADMINISTRATION RECOMMENDATION:

Administration recommends* that the Priorities and Finance Committee recommends that Council:

- 1) Review the portfolio of public realm and utility investments, as indicated in Attachment 1, to be funded by the Established Area Investment Fund (public realm) and redirected capital budget (utilities), and:
 Approve a capital budget request for Budget Id 481650 "Public Realm (EAGCS) of \$11.7M in 2021 and \$18.3M in 2022, funded by the Established Area Investment Fund.
- 2) Direct Administration to develop:
 - a) A new Established Area off-site levy for local-sized water and sanitary pipes, through consultation with stakeholders, and for Council's consideration, as part of the current Off-site Levy Bylaw review;
 - b) A two-year pilot Tax Uplift program in the North Hill Communities Local Area Plan to support future growth-related public realm investments; and
 - c) In Phase 2, additional financial tools and strategies for public realm investment and replenishment of the Established Area Investment Fund, as listed in Attachment 3.
- 3) Approve the Request to Create a New Reserve and associated Terms and Conditions for the Established Area Investment Fund (Attachment 4).
- 4) Direct Administration to continue Phase 2 of the Established Area Growth and Change Strategy work as defined in a Phase 2 Work Plan (Attachment 7) and bring back the next round of recommendations, no later than 2022 November, in coordination with the 2023-2026 business plan and budget cycle.

*The full financial impact to The City of the COVID-19 emergency is not yet understood. A comprehensive review of capital project funding and delivery is underway.

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Established Area Growth and Change Strategy 2020: Phase 1 Recommendations

RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE*, 2020 APRIL 29:

That Council:

1. Review the portfolio of public realm and utility investments, as indicated in Attachment 1, to be funded by the Established Area Investment Fund (public realm) and redirected capital budget (utilities), and:

Approve a capital budget request for Budget Id 481650 "Public Realm (EAGCS) of \$11.7M in 2021 and \$18.3M in 2022, funded by the Established Area Investment Fund.

2. Direct Administration to:

a. **Explore** a new Established Area off-site levy for local-sized water and sanitary pipes, through consultation with stakeholders, and for Council's consideration, as part of the current Off-site Levy Bylaw review;

b. **Develop** a two-year pilot Tax Uplift program in the North Hill Communities Local Area Plan to support future growth-related public realm investments; and

c. **Explore** additional financial tools and strategies for public realm investment in Phase 2 and replenishing the Established Area Investment Fund, as listed in Attachment 3, **with a report back with preliminary recommendations through the Priorities and Finance Committee by end of Q4 2020.**

3. Approve the Request to Create a New Reserve and associated Terms and Conditions for the Established Area Investment Fund (Attachment 4).

4. Direct Administration to continue Phase 2 of the Established Area Growth and Change Strategy work as defined in a Phase 2 Work Plan (Attachment 7) **in collaboration with the Phase 1 stakeholders**, and bring back the next round of recommendations, no later than 2022 November, in coordination with the 2023-2026 business plan and budget cycle.

5. Direct that Administration explore allocating the funding for Pumphouse Park Improvements (Attachment 1) to Sunalta Community Hub Area Improvements.

*The full financial impact to The City of the COVID-19 emergency is not yet understood. A comprehensive review of capital project funding and delivery is underway.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2020 February 3, Council approved Notice of Motion PFC2020-0131 regarding "Identifying a Funding Source for Public Realm Improvements in Established Areas." This Notice of Motion provides \$30 million of funding towards public realm improvements in Phase 1 Established Areas. It also directs Administration to outline an investment decision framework in the 2020 May Phase 1 report, develop a Terms of Reference for the fund, and explore the opportunities to replenish the fund to ensure continued investment in redeveloping areas.

Additional previous direction is included in Attachment 6.

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Established Area Growth and Change Strategy 2020: Phase 1 Recommendations

BACKGROUND

The Strategy was directed by Council in 2018 September (PFC2018-0891), as a second part of the city-wide growth strategy that began with the New Community Growth Strategy and includes the future Industrial Area Growth Strategy. This work identifies focus areas and proposes investments that can help deliver great communities for existing and future residents consistent with the Municipal Development Plan (MDP) and enable growth through the efficient use of land and existing services. This Strategy supports Calgary's Comeback and is intended to help boost investor confidence and attract private investments to partner with public investments in existing communities.

This work was a collaboration between community and business stakeholders, shallow utility providers, development industry representatives, and City staff in various departments. Together, solutions were developed based on the current development context in Calgary.

This project is being undertaken in two phases. Phase 1 identified short-term actions and piloted a growth-related decision framework for actioning public realm and utility investments (Attachment 2) that align with guiding project factors. Phase 1 is foundational to Phase 2, which provides the opportunity to further develop and implement the more complex actions that have been identified to support growing communities.

As articulated in the PUD2019-0305 Update Report, Phase 1 was anticipated to identify growth areas with a higher likelihood to experience short-term redevelopment, to initiate proposals that include public investment opportunities that complement anticipated growth and change and private sector investment, and to identify funding, financing, and planning tools that could be deployed to support each proposed growth area. Investments were to be recommended through the 2020 November Mid-Cycle budget, and improvements and tools would be implemented as required. The Update Report also outlined the case for why investment in existing communities is important to the overall city.

As a part of the Next Generation Planning program of work (Attachment 6), the Strategy links into the broader effort to deliver policy and implementation tools that better support the redevelopment context in Calgary.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The Next Generation Planning System (Attachment 6) includes important and complementary foundations of both policy and investment. The Strategy identifies ways to intentionally support strategic growth in the established area, in alignment with and in support of the long-term MDP/CTP and Local Area Plan policy goals. This is through investments in public realm and infrastructure for existing and future residents and businesses of redeveloping communities. While being done in parallel with the initial Local Area Plans, the future phases will work to complement modern growth-enabling policy with public realm investment as local growth is realized.

To accomplish this, the framework for making growth planning recommendations in established areas is based on alignment with the MDP/CTP policies, meeting market demand, redevelopment readiness and consideration of the financial impacts and benefits of growth. Phase 1 proposes investments and process and policy improvements that can enable growth while supporting great communities for existing and future residents and businesses.

Established Area Growth and Change Strategy 2020: Phase 1 Recommendations

Investments are largely targeted for communities with current growth pressures and anticipated continued market interest, while the actions will be available in these areas and other redeveloping areas in the city.

Public realm and utility investments are outlined in Attachment 1, through a flexible program-level list of identified projects. The decision framework used to arrive at the list is included in Attachment 2 along with a summary of process and policy improvements that support the readiness of areas to receive growth. Attachment 3 outlines the related financial strategy under development. The elements identified in Attachments 1, 2, and 3 were developed through 2019-2020 in collaboration with stakeholders through Advisory and Working Groups and connections with members of Community Associations and Business Improvement Areas.

MDP/CTP Alignment

This Strategy is meant to align with the goals of the MDP by identifying areas and proposing investments that can help deliver great communities for existing and future residents, and enable growth through the efficient use of land and existing services. This supports moving Calgary towards outcomes identified in Sections 2.2, 3.5, and 5.2.4 of the MDP, including a more compact urban form, and supports intensification of the Developed Residential Areas. The CTP encourages transportation investment to support choice and capacity in intensifying areas. These goals in the MDP/CTP are also broadly aligned with other approved Council policies, including the Climate Resilience Strategy (Action 6.2) and the Resilience Strategy.

Market Demand

Strategic, sustainable growth in established areas is best achieved by coordinating The City's investment and policy efforts with areas of demonstrated market potential. Investment in these areas is anticipated to provide benefits to citizens and further encourage private redevelopment interest. As Phase 1 targets short-term investment and effort to prove the concept, four target areas were identified, using a short-term market potential analysis (Attachment 2). The Phase 1 analysis relied upon seven factors and over 20 indicators such as: development activity, housing stock change, policy status, existing amenities, housing prices, demographics, and community lifecycle. The methodology for market-based analysis was further vetted with industry stakeholders to ensure it fairly represented market expectations.

Growth areas identified for Phase 1 follow local area plan boundaries (as of 2019 November) rather than individual communities to align with the emerging multi-community Local Area Plan framework. This recognizes that local markets are not typically constrained by community boundaries and often share key corridors, amenities, and business areas. It also allowed the benefit of investment to be considered over a wider area.

Redevelopment Readiness

Redevelopment in established areas often involves additional complexity relative to other areas of the city. This term reflects the readiness of an area grow and change, and includes current and future land use, occurrence of under-density developments, areas of approved post-MDP local area policy, areas of market attractiveness, community lifecycle, community readiness to receive redevelopment, and the level of knowledge about the local infrastructure context. The focus of Phase 1 has been on areas showing strong redevelopment readiness, where City-led investment can be leveraged with private investments to achieve the goals of this Strategy.

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Growth-enabling local area policy indicates the readiness of communities for redevelopment and subsequent investment in public realm and infrastructure.

Readiness was used to help identify the Phase 1 growth areas and public realm investments were identified in consultation with community representatives. Several process and policy improvements identified for Phase 1 also support the evolution of established areas into a state of readiness. Attachment 5 outlines the learnings related to utility networks in the established area and important considerations in how growth-related investment in infrastructure can support redeveloping communities.

Process and policy improvements that support redevelopment readiness that are being implemented include:

1. Adjusting business practices to increase applicant awareness and access to utility information at an early stage in the redevelopment process (Attachment 2);
2. Incorporating lessons learned from the first stage of Main Streets project delivery, and gathering information and perspective on existing density bonusing programs to inform Phase 2 work;
3. Supporting policy development by creating policy content for local area plans and the Guidebook for Great Communities, and identifying market areas to inform the sequencing of work on new Local Area Plans; and
4. Reviewing pertinent existing utility standards in the established area to improve understanding of their origin and purpose (Attachments 2 and 5).

Financial Impact

The financial impacts of the Strategy should be considered in terms of both the availability of City funds to support this initiative and the impact to The City, stakeholders, and to the broader economy.

The first part of the financial work focused on developing growth area proposals for the Phase 1 areas (Attachment 2) that outlined meaningful and tangible investments in public amenities and infrastructure that could support growth, create jobs and alleviate growth-related pressures. This report identifies a \$30M portfolio of investments in the public realm and a budget allocation of \$5.4M for investment in water and sanitary utilities (aligned with Main Street streetscape improvements) to be delivered over the remaining One Calgary (2019-2022) service plan and budget, the portfolio of investments is outlined in Attachment 1. This level of investment supports an estimated 190 construction jobs, \$28M in GDP and \$71M in additional sales for the Calgary Economic Region in this budget cycle.

In 2020 February, Council directed \$30M to support this initiative that appropriately complements the number of identified public realm projects that can be delivered in 2021-2022. Funding for utility upgrades required considerations for budget redirections within the Water and Wastewater service lines.

The second part of the financial work in Phase 1 was to examine available financial tools in a Calgary context, and to identify and advance the most appropriate tools to support short-term investment in public realm and infrastructure in growth areas. The progress of this work through 2019 is outlined in Attachment 3. This work is foundational to the continued efforts of the Strategy into Phase 2 to identify sustainable longer-term tools for this purpose.

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Established Area Investment Fund: To support the Strategy to be a long-term and sustainable program focused on public improvements, Administration is recommending the approval of a new reserve (Recommendation 4 and Attachment 4) called the Established Area Investment Fund. This reserve will be monitored, evaluated and reported on through the annual growth monitoring report and the annual corporate reporting on the status of reserves and liabilities and also be included in the triennial reserve review. Sources of funds for this reserve are discussed below.

Phase 1 Funding Mechanisms

Public Realm Investment - For funding Phase 1 investment, a Notice of Motion (PFC2020-0131) was approved by Council that identified an initial \$30 million from the Corporate Fiscal Stability Reserve (FSR) for public realm improvements. These funds will be held in the Established Area Investment Fund and will enable the delivery of the recommended portfolio of public realm projects outlined in Attachment 1.

Property Tax Uplift Pilot: Administration is also recommending property tax uplift reinvestment as a funding tool for public realm improvements (Recommendation 2b, and Attachment 3). In the short term, this will be piloted in the North Hill Communities Local Area Plan to gauge the effectiveness of this tool prior to consideration for more broad application for the 2023-2026 budget cycle. Tax uplift refers to the increase in the property taxes of a property due to the redevelopment of that property. The strength of this tool is that it is easy to draw the link of investment in public realm infrastructure to growth. The weakness of this tool is that growth is variable and uncertain, it can allocate revenue away from other City priorities, and there could be long delays between realized growth and tangible local investment. If successful, this tool could be used to help replenish the Established Area Investment Fund and contribute to future public realm investments in established areas. In the North Hill pilot, revenues generated through this pilot will be reinvested in the North Hill communities. The effectiveness of geographic based property tax investment will be evaluated through the pilot.

Utility Investment – Two water and sanitary utility upgrades have been identified within Phase 1 to support priority Main Streets projects, at an estimated value of \$5.4 million with construction timing to be coordinated with Main Streets streetscape construction.

Capital Program Prioritization: In support of the Strategy and Main Streets programs, upgrades to water and sanitary were identified around 17 Avenue SW and 33 Avenue SW. The limited existing program budgets within the Water and Wastewater services lines are being redirected to fund these upgrades. A dedicated capital program with increased funding specific to this initiative may be required in the 2023-2026 budget cycle and beyond as Phase 2 is developed and implemented.

Established Area Off-Site Levy: To provide cost certainty to developers in the established area, it is recommended that further work on the development of a levy for local-sized water and sanitary infrastructure be included in the ongoing review of the Off-Site Levy Bylaw (Recommendation 2a). This approach would be guided by current provincial legislation to help offset the financial risk and uncertainty of upgrades that may be triggered by redevelopment (sometimes referred to as the 'first in' problem). This work would involve extensive stakeholder consultation and be presented to Council for a final decision along with the review of the Off-site

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Levy Bylaw. This concept was advanced through the Utilities Working Group, part of the engagement framework for the Strategy.

Conclusion: Phase 1 Findings and Outcomes

Phase 1 respected the timeframe for this work related to budget decisions, and identified short term actions, as well as developed the foundation of work that will continue into Phase 2. Phase 1 actions include:

1. A \$30 million investment program in public realm and a \$5.4 million planned investment in utilities in the Phase 1 growth areas (Attachments 1 and 2),
2. Process and policy improvements that support ongoing redevelopment, growth and change across all established areas (Attachment 2); and
3. The implementation of funding mechanisms to enable the delivery of identified investments (Attachments 3 and 4).

Recommended investments include a portfolio of growth-related public realm enhancements including transportation, traffic calming, pedestrian elements, and improvements to public spaces. Additional planned investments include utility upgrades to water and sanitary networks. Beyond addressing growth pressures in established areas, and delivering on policy objectives, it is expected that this investment in the 2019-2022 budget cycle will support an estimated 190 construction jobs in Calgary and \$28M in Gross Domestic Product (Value Added) to Calgary Economic Region with additional total sales of \$71M.

Process and policy improvements include changes to the development application process to provide improved information related to utilities, a simplified policy environment that is integrated with implementation, and the consideration of a new off-site levy in established areas to fund local-sized water and sanitary pipe upgrades. Some appropriate financial and planning tools were identified to advance these actions and were either fully or partially developed in the time available in Phase 1.

Phase 2 of the Strategy

Stakeholders were involved in the development of the Phase 2 Work Plan (Attachment 7). All stakeholder groups identified the critical importance of this work in supporting growing communities, and the need to develop more sustainable, permanent solutions through Phase 2. Phase 2 includes the development of annual monitoring and reporting on the impacts of the Phase 1 investments in supporting development projects and the delivery of public realm and infrastructure projects. This will be done with the New Community annual growth monitoring report. Administration will bring the next set of established areas capital investment recommendations in coordination with the 2023-2026 business plans and budget process, and in conjunction with the rest of the city-wide growth strategy, the Transit Oriented Development (TOD) Strategy, and the Main Streets program.

Stakeholder Engagement, Research and Communication

Stakeholders were engaged through a working group framework consisting of an Advisory Group and four working groups. Participation and perspective from stakeholders was key to building a foundation for the Strategy. The working groups each focused on unique elements of

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the Strategy (Attachment 8). Stakeholders represented communities, the Federation of Calgary Communities, Business Improvement Areas, shallow utility providers, the development industry (including NAIOP and BILD-Calgary Region) and Administration. Over 70 external individuals participated in Phase 1. Letters from stakeholders are included in Attachment 9.

The Advisory Group identified a set of principles as a foundation for how this project would be undertaken, as well as establishing a consensus model for decision-making. The Advisory Group provided critical guidance at key points in Phase 1. The working groups collaborated to identify the basic challenges in growing established areas that were related to public environment, deep and shallow utilities and financial, planning and policy tools.

The project team used web updates, information packages, meetings and emails to share information with Council and stakeholders throughout 2019. Information was also shared through Next Generation Planning projects. The Advisory Group and working groups were asked to share project information with their community and industry contacts.

Strategic Alignment

Attachment 6 outlines the strategic alignment of this work with policies like the MDP, CTP, Next Generation Planning System, the Calgary Climate Resilience Strategy, Resilient Calgary Strategy and Council's Priorities.

Social, Environmental, Economic (External)

Social

Facilitating growth in established communities supports the vibrancy and diversity of communities by sustaining public infrastructure and amenities to support a changing population and a range of housing choices that includes mid-density options. Investment in infrastructure supports development that can increase housing variety and affordability, providing opportunities for populations that are diverse both demographically and economically. Supporting the redevelopment and growth of communities can positively impact social inclusion, enhance accessibility standards and aging in community options for current and future residents.

Environmental

This work supports the goals of Calgary's Municipal Development Plan to foster a compact urban form. This limits the environmental footprint of the city by creating a more efficient use of land and infrastructure services. A more compact population supports infrastructure that provides mobility choices and the policies supporting transportation modes like walking, cycling, and transit within the Calgary Transportation Plan. Investment in amenities such as open space and the urban tree canopy helps sustain healthy spaces for citizens to connect to the environment.

Increased densification and infrastructure upgrades in established areas supports the goals of the Climate Resilience Strategy, specifically Action 6.2 which calls for the integration of GHG reduction considerations into growth management decisions. Efficient use of land and compact population helps to mitigate the emissions of climate change-causing greenhouse gasses by facilitating low- and zero-carbon transportation choices.

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Economic (External)

Meaningful investment of the identified \$35.4 million in existing areas of the city that have the opportunities for growth through redevelopment will help bolster economic diversification and resilience by supporting tangible market demand while helping to increase the assessment base and support job creation. Growth in existing communities leverages existing infrastructure and services and creates cost efficiencies overall. An updated analysis of the impacts of meeting the Municipal Development Plan/Calgary Transportation Plan long-term goals by 2076 identified an approximate savings of \$17 billion in capital infrastructure over the next 60 years if the compact urban form outlined in the plans is achieved.

Financial Capacity

Current and Future Operating Budget:

There are minimal operating cost impacts related to the Phase 1 portfolio of capital projects recommended in this report. The recommended process and policy improvements represent a minimal operating impact, since the identified changes to business practices can be accommodated within existing operating resources. Recommendations in future phases of this work may have associated operating impacts, which will be identified at the time.

For the duration of the North Hill property tax uplift pilot, property tax income will be directed to the Established Area Investment Fund if there is a positive tax uplift and there are budget savings of the same amount available to use.

Current and Future Capital Budget:

No new capital funding is being requested in this report. The recommended portfolio of public realm and utility investments will be funded through (1) the \$30M identified in the Notice of Motion (PFC2020-0131) and (2) by \$5.4M capital budget redirection within the Water and Wastewater service lines. Future capital funding will require support through decisions in future business cycles and will consider additional funding and financing tools that will be evaluated in Phase 2 of this work. This fund complements the City's investment of \$5 billion through the City's four year capital budget related to capital maintenance, upgrades, growth, and service changes, and approximately \$1.7 billion is spent specifically for rehabilitation of existing infrastructure due to obsolescence, safety concerns, age, or condition of the infrastructures (C2018-1158 Att. 9, p 99).

Risk Assessment

While there are several risks associated with the recommendations outlined in this report, there is far greater risk associated with not intentionally supporting policy and investment to enable growth and change in established areas. The primary risks include:

- **State of Local Emergency:** The recommendations in this report have been considered in the context of the COVID-19 emergency, and with knowledge available at the time of publishing. Changes related to other City initiatives because of the emergency may also pose risks to the Strategy work. The ability to implement and realize actions outlined in this Strategy may be at risk, given the uncertainty of The City's financial capacity, availability of resources due to illness, personal commitments, and potential redeployments. Public hearing limitations pose risks to public and stakeholder perception of transparency, ability to participate, and

Approval(s): Dalglish, Stuart concurs with this report. Author: Kalmakoff, Lesley

City Clerks: J. Palaschuk

Established Area Growth and Change Strategy 2020: Phase 1 Recommendations

effectiveness of participation. There may be lower stakeholder acceptance of change as individuals and organizations manage physical, financial, and psychological impacts of Covid-19. Additionally, Phase 2 actions may also be at risk, given the uncertainty related to stakeholder engagement and ability to participate as the emergency situation unfolds. Changes to other related City initiatives as a result of the emergency may also pose risks to the EAGCS work. The situation and impacts continue to be assessed and managed.

- **Strategic and Policy Risk:** Without an intentional approach to supporting growth in the established area, a number of Council-approved priorities are at risk of being achieved, including MDP growth targets for developed areas, Green House Gas emissions reductions targets (Climate Resilience Strategy), and Council Directive (N5) maximizing housing choice and affordability. Based on the current number of annual units being absorbed in the Developed Area as defined by the MDP, Calgary's target of 50 per cent population growth accommodated within this area continues to be at risk (as stated in the 2019 May 01 EAGCS update report, PUD2019-0305). While this Strategy doesn't remove this risk, it provides one mitigation strategy towards longer-term cumulative impact. The City's ability to achieve Green House Gas emissions reduction targets, as outlined in the Climate Resilience Strategy (2018) may be compromised, as planning and policy decisions, and infrastructure investments directly impact emissions and energy use in Calgary. As well, Council Directive (N5) to minimize cost of growth for The City, while maximizing housing choice and affordability, requires capital investment in infrastructure to be prioritized towards supporting intensification of developed areas (as outlined in the MDP).

Recommendations in this report are also complementary to a number of other City initiatives in established areas (e.g. projects as part of the Next Generation Planning System, Liveable Streets, and capital investment priorities of City service lines) that may be impacted should the recommendations not be approved.

- **Market Risk:** Within Calgary's Established Area, 22 per cent of communities are growing. Without intentional focus in these communities to meet market demand, affordability pressures may increase, and the communities will struggle to provide a range of housing types and tenures. While attention to forecasts and trends have underpinned this work, these analyses are based on assumptions that may prove to be inaccurate, as redevelopment is also dynamic and variable. There is also a risk that the market may not respond to recommended actions and investments in this strategy. These risks have been mitigated to the extent possible, through monitoring and developing recommendations in close collaboration with Industry stakeholders. Additional certainty of support for growth and investment in established areas in Calgary may also improve investor confidence and encourage private capital to remain in the local market.
- **Financial Risk:** Builders and developers involved in redevelopment are heavily influenced by economic and population trends, resulting in a high degree of market volatility and uncertainty. City capital budgets are currently constrained by a number of internal and external factors, and return on investment is unpredictable given the influence of economic and population trends. Council's decision to allocate \$30M towards the Strategy mitigates the near-term risk for an identified funding source, but funding sources to support new investments may be limited beyond the current budget cycle. Implementation of financial tools identified through Phase 2 of this work may take time to develop, and additional time to

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accumulate sufficient funds for future investments. This work acknowledges a shared risk approach between citizens, businesses, The City and Industry, has an identified near-term funding source, and a strategy to identify tools in Phase 2 to support ongoing future funds.

- Operating and Capital Delivery Risk: Current operating budgets and recent disruption to standard business practices pose a risk to the speed at which strategic investments, capital project delivery, and policy and financial tools may be realized. Further work on scope, cost and scheduling to finalize capital project delivery details in Phase 1 will help mitigate this risk, as well as incorporating implications of capital and operating expenditures into future growth recommendations.
- Stakeholder Expectations and Reputational Risk: Supporting redevelopment in an effort to achieve the long-term goals of the MDP and CTP requires multi-faceted approaches, which consider the role of a variety of stakeholders in achieving these goals. Recommendations put forward through this Strategy represent significant time and effort by Industry, business and community members, as well as staff from various departments across The City. The Strategy aims to be equitable across stakeholder groups, deliver cumulative impacts, and be clear in communication with stakeholders. If work does not proceed, there is a risk of reputational loss for The City, and may increase friction between stakeholder groups. Expectations related to scope, timing, and benefits will need to be addressed, as full benefits will take time to realize (such as activating investments, capital project completion, and market potential).
- Legislative Risk: The legislative environment in Alberta has been changing in recent years and in light of the current emergency. Future legislative changes may have unforeseen impacts to the policy and delivery environment under which this work is delivered, and the strategy and policy tools that may be recommended or implemented to support growth in established areas.

REASON(S) FOR RECOMMENDATION(S):

This set of growth enabling investments and process/policy improvements demonstrate an intentional approach to supporting growth and change in the established area of Calgary. The recommendations are aligned with the MDP/CTP goals, market factors, redevelopment readiness and financial impacts. The recommendations deliver on the goals of Phase 1, while setting up Phase 2 for continued success, and reflect priorities of stakeholders and Administration that were developed together through 2019. This work is foundational as this program moves into Phase 2 and will advance the Next Generation Planning System in Calgary.

This report aims to prove a concept where The City and stakeholders can realize shared benefit in enabling redevelopment and supporting growing communities. This helps The City be specific in its actions and tie those actions to market trends to leverage private investment and amplify the benefit. This work supports the realization of great communities for existing and future residents, enables growth through the efficient use of land and existing services, boosts investor confidence, supports job creation, and attracts private investment to partner with public investments in communities.

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ATTACHMENT(S)

1. Attachment 1 – EAGCS Phase 1 Portfolio of Public Realm and Utility Investments – PFC2020-0381
2. Attachment 2 – EAGCS Phase 1 Growth Area Investment Proposals and Process and Policy Improvements – PFC2020-0381
3. Attachment 3 – EAGCS Phase 1 Funding Strategies and Tools – PFC2020-0381
4. Attachment 4 – Request to Create a New Reserve – PFC2020-0381
5. Attachment 5 – Utilities and Established Area Growth – PFC2020-0381
6. Attachment 6 – EAGCS Phase 1 Strategic Considerations – PFC2020-0381
7. Attachment 7 – EAGCS Phase 2 Work Plan – PFC2020-0381
8. Attachment 8 – EAGCS Phase 1 Stakeholder Summary: What We Heard/Did – PFC2020-0381
9. Attachment 9 – EAGCS Phase 1 Stakeholder Letters – PFC2020-0381
10. **Attachment 10 – Public Submissions**

EACGS Phase 1 Portfolio of Public Realm and Utility Investments

This attachment summarizes a portfolio of investments in the public realm and utility networks in Phase 1 growth areas, anticipated to be delivered over the remaining One Calgary (2019-2022) service plan and budget. These were arrived at through a multi-stakeholder collaborative approach within the Established Area Growth and Change Strategy (the “Strategy”). This summary includes:

- Public realm investments totaling \$30 million;
- \$5.4 million of utility investments in the water and sanitary networks of key Main Street areas; and
- Growth, maintenance and lifecycle replacement previously approved in One Calgary (2019-2022).

1. Strategic Investment in the Public Realm

Growth-related public realm projects were identified through a criteria based decision-making process designed to find well-supported projects that could be delivered in the short term (described in Attachment 2). Approximately \$24 million (80 per cent) of public realm projects were identified in Phase 1 growth areas that were consistent with the Strategy’s goals and aligned with MDP objectives. These projects met specific criteria around schedule (1-3 years), scope (less than \$1 million), and feasibility.

Approximately \$6 million (20 per cent) has also been set aside to support strategic public realm projects that advance the goals of the Main Streets program, the Transit Oriented Development (TOD) Strategy, and other emerging redevelopment opportunities that align with the goals of the Strategy (Table 3). The identification of projects will occur in consultation with these other related initiatives, and they may not meet the specific criteria around timing and scope that were applied to the \$24 million.

Recommended projects are located within the Phase 1 areas and represent an investment in:

- Traffic calming and pedestrian safety improvements;
- Park and recreation upgrades;
- Pathway connectivity, sidewalk & streetscape improvements; and
- Public space programming.

This range of project types was identified collaboratively with stakeholders involved in Phase 1 of the Strategy (including members of community associations and business improvement areas, representatives from the development and building industry, and City staff). The types of investments align closely with the themes encountered in 75 recent engagement sessions completed through other initiatives in established communities.

Projects identified in Figure 1, Table 1 and Table 3 represent many sub-projects that have been clustered together to magnify benefit in the Phase 1 areas. Administration evaluated which group of projects would have the most impact to address growth related pressures and were most likely to be delivered in the remaining One Calgary (2019-2022) service plan and budget.

Administration is recommending that these projects be managed as a program of public realm investment in established areas. This approach provides flexibility as these projects are delivered through the infrastructure stage gate process. A program approach will allow Administration to manage these projects with existing public realm projects and programs and provide flexibility should delivery issues arise.

Figure 1 – Context Map

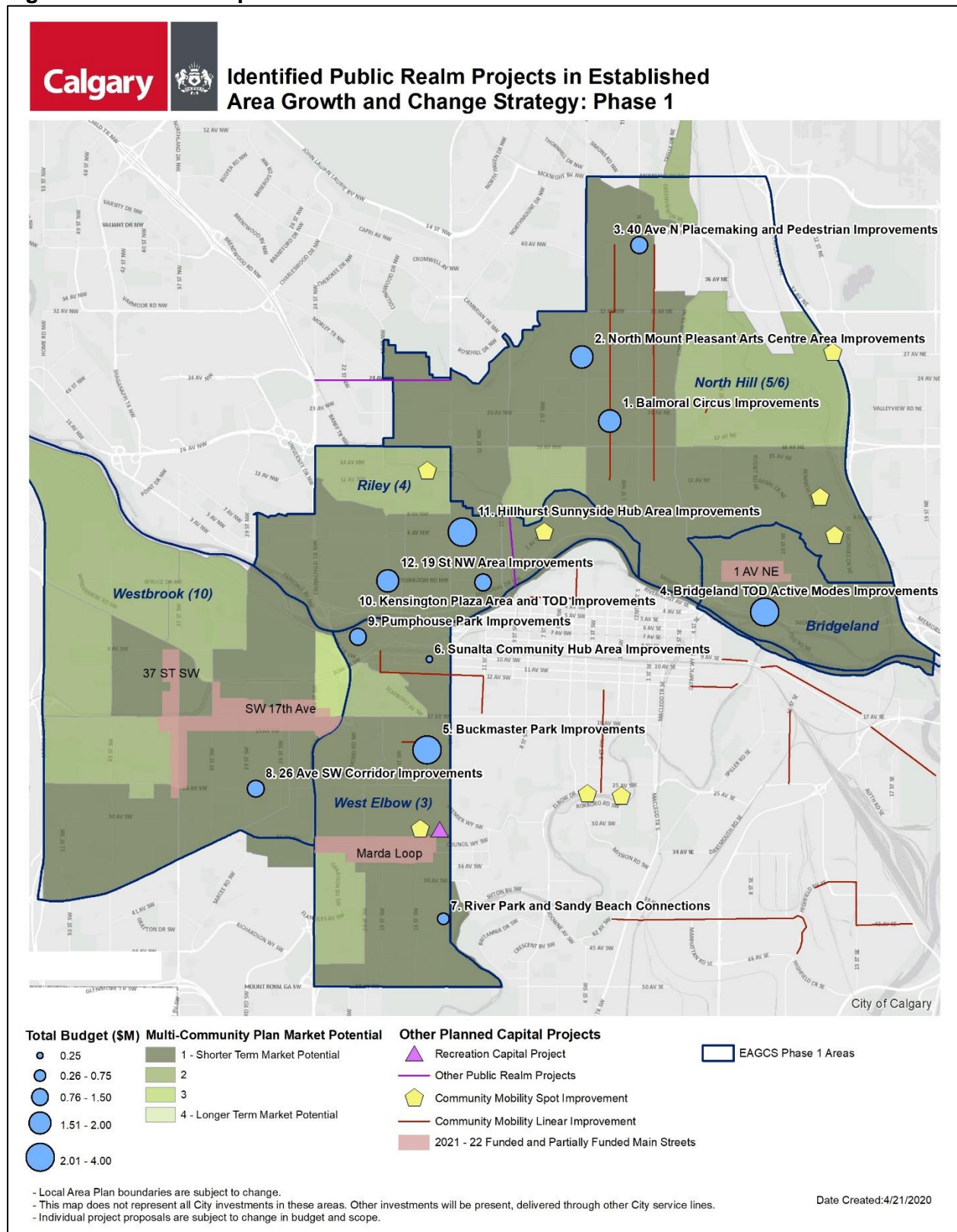


Table 1 – Growth-Related Public Realm Projects in Phase 1 Growth Areas

Public Realm Project Group	Growth Rationale	Related City Work
Local Area Plan: North Hill (Area 5 & 6)		
1. Balmoral Circus Improvements	<p>Renewed park space at 2 Street & 19 Avenue NW identified by the community as a key placemaking anchor in a high-growth area.</p> <p>Leverages existing funded work to improve pedestrian connectivity along 2 Street NW</p>	<p>Align with 2 Street NW Greenway upgrades (funded 2021/2022)</p> <p>North Hill LAP (2020)</p>
2. North Mount Pleasant Arts Centre Area Improvements	<p>Improves connectivity, public realm and amenities around the North Mount Pleasant Arts Centre.</p> <p>Investments in pathway links, pedestrian safety and the public realm align with growth in the area.</p> <p>Opportunity to align with other improvements in pedestrian connectivity.</p>	<p>24 Avenue NW greenway upgrades (funded 2021/2022)</p> <p>4 Street NW Main Street (unfunded)</p> <p>North Hill LAP (2020)</p>
3. 40 Ave N Placemaking and Pedestrian Improvements	<p>Investments in a temporary park on 40 Avenue and Centre Street N as well as missing link, traffic calming and intersection improvements.</p> <p>Opportunity to align this investment with other projects underway in the area.</p>	<p>Align with 2 Street NW Greenway upgrades (funded 2021/2022)</p> <p>Align with 1 Street NE Greenway upgrades (funded 2021/2022)</p> <p>Phase 2 Greenline (unfunded)</p>
Community: Bridgeland (see note following table*)		
4. Bridgeland TOD Active Modes Improvements	<p>Addresses connectivity and safety issues for pedestrians and cyclists around Bridgeland LRT Station.</p> <p>This supports the nearby TOD and Main Street as important growth factors to the area.</p>	<p>TOD Strategy (TBD)</p> <p>1 Avenue NE Main Street (TBD)</p>
Local Area Plan: West Elbow (Area 3)		
5. Buckmaster Park Area Improvements	<p>Investment in Buckmaster Park in Bankview will improve the public realm in a high-growth neighbourhood.</p> <p>The park will be the centrepiece of an upgraded public realm, focused on missing links and traffic calming to improve connectivity with surrounding neighbourhoods.</p>	N/A
6. Sunalta Community Hub Area Improvements	<p>Investment into the hardscape area of the Sunalta Community Association's community hub project, in partnership with the Community Hubs Initiative (City, Rotary Club and United Way partnership).</p> <p>Opportunity to align with other work to improve pedestrian connectivity. Additional opportunities to partner may become available as the Sunalta Community Hub project proceeds.</p>	<p>12 Avenue SW cycle track/safety improvements (funded, 2021/2022)</p> <p>Community Hub project (TBD)</p> <p>10 Avenue SW Main Street (TBD)</p>

7. River Park and Sandy Beach Connections	<p>Connectivity and park upgrades along River Park and Sandy Beach. Area has experienced growth in activity and challenges of pedestrian safety, parking and access.</p> <p>Investment includes traffic calming and pedestrian improvements along 16 Street SW.</p>	<p>50 Ave SW Corridor Improvements (unfunded)</p> <p>Glenmore Athletic Park Upgrades (unfunded)</p>
Local Area Plans: West Elbow (Area 3) & Westbrook (Area10)		
8. 26 Ave SW Corridor Improvements	<p>26 Avenue SW corridor has been identified as a key area for investment due to redevelopment and growth in adjacent communities.</p> <p>Investments in traffic calming, intersection upgrades and public realm will give growing communities a safer and more attractive corridor to access local services.</p>	<p>37 Street SW Main Street (funded 2021/2022)</p>
Local Area Plans: West Elbow (Area 3), Riley Communities (Area 4) & Westbrook (Area10)		
9. Pumphouse Park Improvements	<p>Improving capacity of the South Bow River Pathway and amenity improvements to the adjacent park by separating pedestrians from higher speed bicycle traffic. The area sees recreation and cycling commuter traffic and is an important connection point between several high-growth communities.</p>	<p>Pumphouse Theatre upgrades (status unknown)</p> <p>12 Ave SW cycle track/safety improvements project (funded, 2021/2022)</p>
Local Area Plan: Riley Communities (Area 4)		
10. Kensington Plaza Area and TOD Improvements	<p>Investment in several community gathering spaces that attract local and regional visitors to the Kensington area, which continues to see growth.</p> <p>Upgrades to the Plaza along Kensington Road and Kensington Crescent NW represents an opportunity to partner with the BIA to develop a space that supports growth and is an attractive to visitors.</p> <p>Improvements include connections to the Sunnyside LRT Station.</p>	<p>Bow to Bluff (funded 2021/2022)</p> <p>Main Streets Program (TBD)</p>
11. Hillhurst Sunnyside Hub Area Improvements	<p>Investment in amenities and connectivity around the community core, including additional programming on the site and connections across 5 Ave NW.</p> <p>From the hub, improvements to pedestrian mobility and safety along 14 Street NW have been identified.</p>	<p>Main Street Program (unfunded)</p>
12. 19 Street NW Area Improvements	<p>Improvements focused around 19 Street NW. The area has seen growth, as well proposed developments as it transitions into a more vibrant Main Street. Includes a school-focused connection nearby.</p> <p>19 Street NW is an opportunity to invest in a corridor that is not currently a funded Main Street.</p>	<p>Transportation Planning looking at 19 Street NW corridor (TBD)</p>

Table 2 - Anticipated Budget Allocation

	2021	2022	Total
(\$000s) ¹	\$5,700	\$18,300	\$24,000

*Bridgeland, while not currently part of a Multi-Community Planning exercise, has been working on an Area Redevelopment Plan since 2015 which is now on hold pending the approval of city wide policy tools. Following those policy decisions, Bridgeland will be part of a Multi-Community Plan. It is acknowledged that investment in Bridgeland in this budget cycle supports a community with a strong redevelopment market and also delivers on Transit Oriented Development objectives and pedestrian safety. For those reasons, Administration is recommending public realm investment in the Bridgeland community and look forward to continuing to work with Bridgeland as they enter into the Multi-Community Planning process. We have heard from some stakeholders that this approach may be seen as unfair to those communities that have committed to the multi-community planning process.

Supporting Public Realm Beyond the Criteria Based Projects

Administration is also recommending that \$6 million be set aside to help support complementary public realm initiatives in established communities, notably the Main Streets program and the Transit Oriented Development Strategy, but also potentially other emerging redevelopment opportunities. In doing so, Administration relied on the intent of the PFC2020-0131 Notice of Motion, feedback received from stakeholders advocating for additional investment in established communities to address growth challenges and current Council priorities such as A City of Safe and Inspiring Neighbourhoods, A City that Moves and A Healthy and Green City.

Emerging opportunities will be defined through further coordination with the Main Streets program, TOD Strategy, and others and will be complementary to existing investments in support of established area growth and change.

Table 3 – Additional Public Realm Projects

<i>Public Realm Project Group</i>	<i>Growth Rationale</i>	<i>Related Non-EAGCS Work</i>
Main Streets & TOD Strategy Emerging Opportunities	In addition to the projects outlined in this document, \$6M in investment will be identified that complements the Main Streets program and TOD Strategy while aligning with the goals of the EAGCS strategy. These projects will be further scoped and refined in 2020 to be delivered in 2021 and 2022 in line with other recommended projects in Table 1.	Transit Oriented Development priority market sites Main Streets Program

¹ All costs in 2020 dollars. These costs represent a Class 5 estimate.

Table 4 - Anticipated Budget Allocation

	2021	2022	Total
(\$000s) ²	\$6,000	0	\$6,000

2. Utility Investments

For Phase 1 investments in water and sanitary utilities, Administration identified two areas for strategic proactive upgrades to leverage prioritized Main Streets, support redevelopment, minimize community disruption and realize efficiencies. For 33 Avenue SW (in the Marda Loop area) and 17th Avenue SW (west of Crowchild Trail) water and sanitary upgrades were identified that could be implemented in this budget cycle in conjunction with the planned streetscape improvements with the intent to coordinate upgrades with realized growth. This is in addition to the \$30 million public realm investment discussed above; the Water and Wastewater service lines had redirected capital funding in this budget cycle to support utility investments aligned with corporate growth initiatives such as Main Streets, with construction coordinated with streetscape improvements.

3. Linking to Established Area City Investments

The One Calgary (2019-2022) Service Plans and Budget includes investments in communities that are related to growth, maintenance and asset lifecycle replacements. For the entire Established Area, approximately \$314M of investment budgeted for growth and upgraded infrastructure has been identified from services including Streets, Sidewalks & Pathways, Water Treatment & Supply, Wastewater Collection & Treatment and Stormwater Management. Within the 30 communities outlined in Phase 1 there is approximately \$58M million of investment budgeted for public realm improvements identified as growth or upgrades from services included Sidewalks & Pathways, Streets, Parks & Open Spaces.

² All costs in 2020 dollars. These costs represent a Class 5 estimate.

EAGCS Phase 1 Growth Area Investment Proposals and Process and Policy Improvements

Introduction

Calgary’s established areas are vibrant places to live, work, and play. These communities have been growing and changing for decades, and are expected to continue to evolve. The goal of the Established Area Growth and Change Strategy (the “Strategy”) has been to enable vibrant, livable, resilient communities and businesses in the established area, as envisioned in the Municipal Development Plan and Calgary Transportation Plan. A clear strategy for growth that is aligned to policy, supported by market trends, and is financially sustainable will help guide growth and reinvestment in the short and long term.

To support these goals and objectives, **growth area investment proposals** outlining opportunities for growth and change have been prepared for four areas in the established area. This is complementary to the work of the New Community Growth Strategy, where business cases were prepared to highlight growth opportunities in new community areas. For each proposal, the case is made for growth and reinvestment at the multi community level, based on an assessment of opportunities (e.g., market, demographic, leveraging of infrastructure, aligning to other City initiatives) and identified needs (e.g., feedback from community representatives, City needs assessments).

The proposals are followed by a suite of **process and policy improvements** that are expected to benefit growth and development across the established area.

Introduction 1

Growth Area Investment Proposals 2

 West Elbow Communities Local Area Plan (Area 3 Only) 6

 Riley Communities Local Area Plan 8

 North Hill Communities Local Area Plan 10

 Westbrook Communities Local Area Plan 12

Phase 1 Process and Policy Improvements (Established Area Wide) 14

Growth Area Investment Proposals

What geography are the proposal areas based on?

In order to align with the emerging and well-supported multi community Local Area Plan framework, the proposal areas follow local area plan boundaries (as of Fall 2019) rather than individual communities. This also allows benefit to be considered over a wider area.

How were the four Phase 1 proposal areas determined?

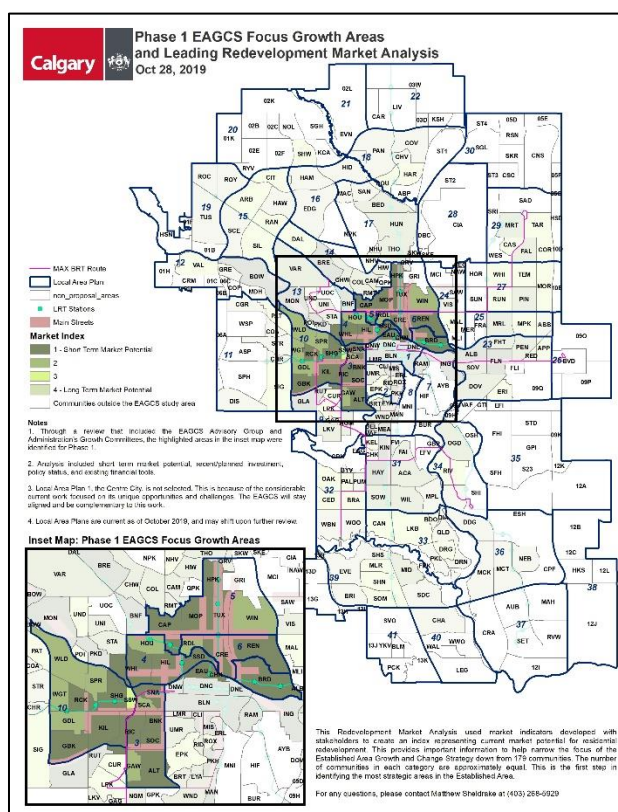
A key goal of the EAGCS is to work within market trends to identify investment opportunities that will lead to increased growth and economic activity. Phase 1 was defined as an opportunity to prove the concept of the benefits of strategic growth and reinvestment in established areas. It was important to manage scope and expectations ahead of the development of more permanent tools and processes in Phase 2. Future phases of this work will provide an opportunity to expand beyond the Phase 1 areas.

The four proposal areas emerged as the top areas in an evaluation that included a short term market potential analysis completed in early 2019. The analysis relied upon seven factors and over 20 variables (e.g., development activity, housing stock change, policy status, amenities, housing prices, demographics, community lifecycle) to help identify areas with the strongest market potential. The methodology for this market-based analysis was reviewed with industry stakeholders to ensure it fairly represented market expectations.

The four Phase 1 growth area investment proposals are for:

1. West Elbow Communities Local Area Plan (Area 3 Only)
2. Riley Communities Local Area Plan (Area 4)
3. North Hill Communities Local Area Plan (Areas 5 & 6)*
4. Westbrook Communities Local Area Plan (Area 10)

**The North Hill Communities plan does not currently include the community of Bridgeland/Riverside. However, the community was within the boundary of Area 6 at the time of consideration and exhibits strong market potential, and is therefore included in this proposal.*



What does each proposal include?

- Contextual information about the communities within each area, including growth and demographic characteristics, and leading indicators of market demand;
- A summary of the existing transportation and utility context;
- Recommended investment opportunities that support growth and change; and
- Status of financial tools specific to the area.

Why invest in these proposal areas?

As growth occurs, communities often experience challenges such as additional pedestrian, cycling and vehicle use, greater usage of public facilities, parks and open spaces. Public realm and utility investments are required to address two challenges:

1. Upgrading and updating the public realm so it better aligns with the needs of existing and future residents and businesses, improving local quality of life in growing established communities, and delivering new amenities to support changing demographics
2. Upgrading utility and public realm infrastructure to improve infrastructure capacity for growth, and to provide amenity as communities accept growth.

How were public realm investments in these areas identified and prioritized?

To identify growth-related public realm projects that would meet the Strategy goals, a comprehensive and multi-stakeholder discussion in the Public Environment Working Group helped identify the types of public realm elements that were important to sustain in communities that are growing and changing. Utilizing that, three parameters were used to help focus on potential capital projects. These parameters recognize existing constraints on available funding, an interest in accelerated project delivery, and on addressing growth-related needs through enhancement of existing amenities and infrastructure. The parameters identified projects:

- With an estimated cost of less than \$1 million (recognizing constraints on The City's available capital funding);
- That could be delivered within 1-3 years (reflecting a short term focus that aligns with the time remaining in the current budget cycle); and
- That address growth-related pressures such as transportation and pedestrian movement, the use of public spaces, or services relied on by a changing demographic.

Administration compiled a list of potential public realm projects through stakeholder input from:

- Members of all 30 Community Associations and Business Improvement Areas within the Phase 1 growth areas;
- Capital planners from Parks, Recreation and Livable Streets;
- Recent engagement summaries, including for Local Area Plans, Green Line, and Main Streets; and
- Councillors and Councillors' Office staff.

Administration then validated the projects using the following questions:

- Is there enough information to create a Class 5 cost estimate?
- Is there an existing program that can deliver the project?
- Does the project conflict with already funded and planned work?
- Does the project directly respond to a growth-induced challenge, and is not solely for the purpose of lifecycle or maintenance?

- Are there any complexities to the project that would hinder a 1-3 year delivery time frame?

Similar or related project suggestions were grouped together by a common location, corridor or type to allow for cost estimates to be developed and to align with how public realm work is typically delivered, called 'clusters'. These clusters of projects were labelled and scaled against the \$30 million of funding for public realm improvements in the established area, approved by Council on 2020 February 3 through Notice of Motion PFC2020-0131, to arrive at an appropriate recommendation for Phase 1. Each project cluster contains smaller projects delivered by different service lines within a coordinated vision. The results are outlined as a recommended portfolio of investments for Phase 1 (Attachment 1).

How will these investments benefit current and future residents and businesses?

By linking growth and investment, communities can address the challenges of growth while becoming more vibrant, sustainable and attractive places. New residents and businesses in established communities help create a more compact urban form, better utilization of existing infrastructure, greater private investment opportunities, and more resilient communities.

Growth and Utility Infrastructure – General Comments Applicable to all Proposals

The Proposals should be read with the following comments on utility infrastructure:

For each community, the existing utility networks (water, sanitary, storm, electricity and gas) generally reflect the age of when each community was developed. These original utility networks were designed with capacity to adequately service the built form of development at the time, with localized improvements occurring as necessary. The existing utility networks meet the needs of existing customers, and in some instances, may accommodate incremental growth.

While there is generally good information on the condition and performance of existing utility networks, it is challenging to forecast how the system will meet growth needs because redevelopment is highly variable and difficult to predict. The accurate identification of upgrades requires detailed development timing, density, and form information as determined through development applications. Utility systems function best, both technically and financially, when tailored to the development they service.

To support planning initiatives, upgrades to the existing utility networks can be pursued based on forecasted growth, however, advancing proactive utility upgrades prematurely comes with risk. Oversized utilities can result in higher operations and maintenance costs and pipe replacements done too soon will not maximize the full lifespan or value of the asset. Decisions towards proactive investments may not always prove correct if growth does not advance as expected. For this reason, prudent timing and coordination with development is important to support redevelopment.

Water and Sanitary

For larger water and sanitary pipes that The City typically upgrades (also known as capital-size pipes) that service multiple communities, Municipal Development Plan growth projections help The City assess their capacity for growth. For smaller pipes that developers typically upgrade (also known as local-size pipes), local growth projections conducted through local area planning are required because they service smaller areas. Local Area Plans do not provide the detailed development data required to identify the precise extents and timing of upgrades. However, local area planning utility analyses can provide a sense of the scale of upgrades required to accommodate the ultimate identified build-out of projected growth.

Utility analyses conducted as part of the local area planning process may help identify opportunities for proactive upgrades to align with other strategic projects, like Main Streets. When identifying proactive upgrades, Water Resources evaluates the urgency to support imminent growth as well as the opportunity to minimize disruption and realize efficiencies when aligning construction timing while minimizing the financial and performance costs associated with a premature upgrade. In conclusion, the level of analysis undertaken as part of local area planning does provide a preliminary understanding of the servicing needs for growth in the area; however, the timing, order, density and final form of development, as determined through the application process, confirms the final extent and timing of most upgrades.

Stormwater

For each community, the stormwater network reflects the stormwater management design principles applied at the time when the community was developed. Stormwater servicing is impacted by the location and size of existing infrastructure, the ability of the land to absorb water (permeability), and the size and nature of the overall servicing catchment and receiving waterbody. Redevelopment often results in decreased permeability that, in turn, increases stormwater flow overland and into the piped system, which places a greater demand on the existing stormwater infrastructure.

The City studies and improves the stormwater systems in established areas via investment programs like the Community Drainage Improvement (CDI) Program or in support of other City infrastructure projects. Most redevelopment projects (with greater than three units) are also required to incorporate on-site stormwater measures. Together, public and private investment help manage the stormwater impacts associated with growth.

Electrical and Gas

Upgrades to electrical and gas networks to service redevelopment growth may be required, and the timing and extents will be variable since redevelopment is variable. Generally, the servicing evaluation is completed on an individual project basis to meet the needs of the customers. There is an opportunity to evaluate broader servicing area needs in collaboration with local area planning.

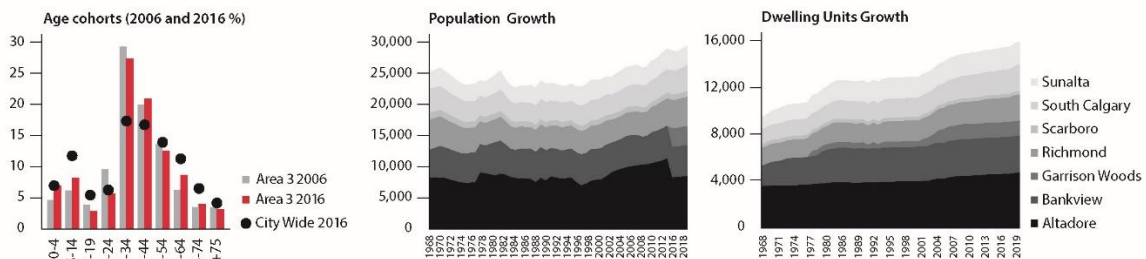
West Elbow Communities Local Area Plan (Area 3 Only)

Located southwest of downtown, the communities in Area 3 of the West Elbow Communities Local Area Plan offer a diverse mix of housing and retail that has attracted new residents and businesses. The earliest communities were built out in the early twentieth century and since the redevelopment of Garrison Woods in 2004, communities from north to south have intensified, with a growing number of new homes in various forms.



The proposal areas follow local area plan boundaries as of Fall 2019.

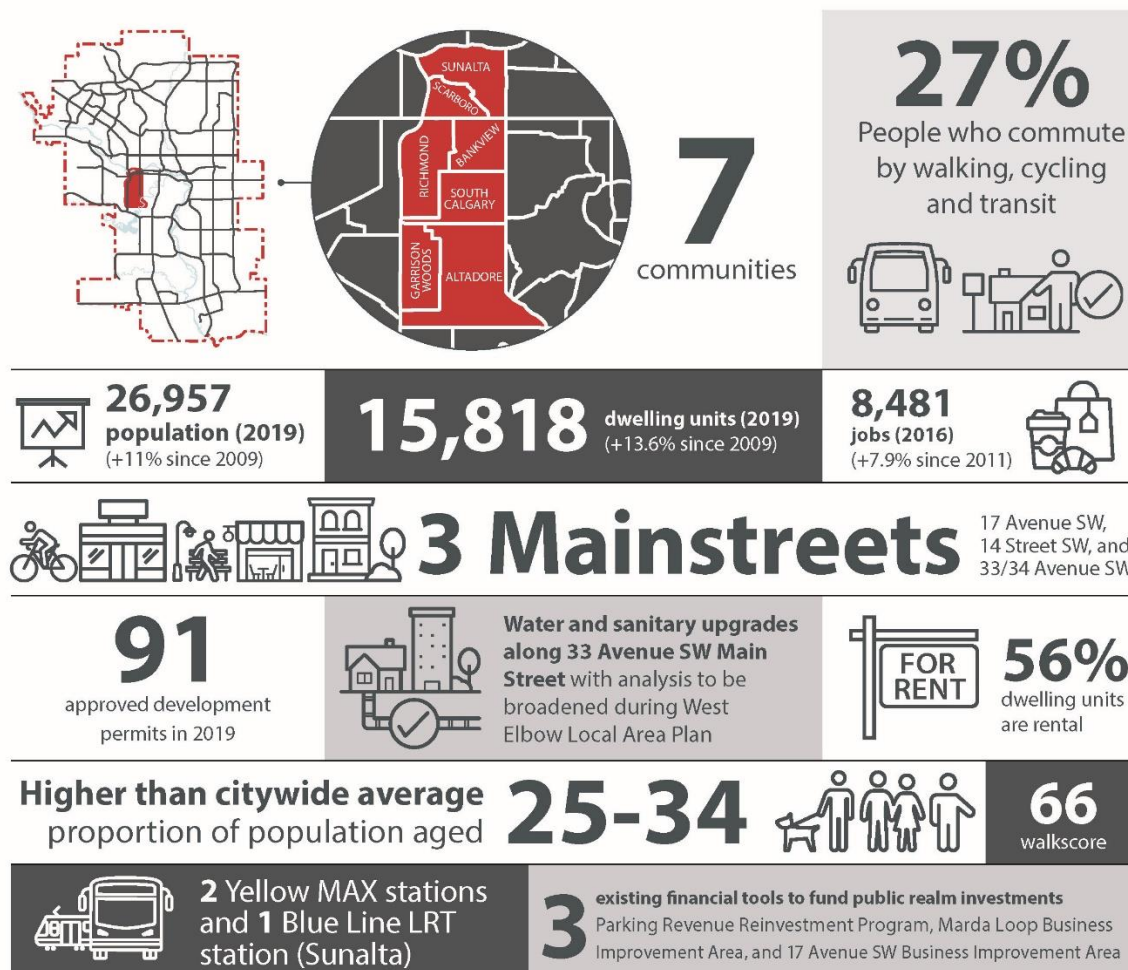
Growth and change at-a-glance



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West Elbow Communities Local Area Plan (Area 3 Only) at-a-glance

To support growth, change and reinvestment, Phase 1 of the Established Area Growth and Change Strategy recommends an \$8.50M investment in the public realm of the Area 3 West Elbow Communities (\$3.25M shared with Westbrook Communities and Riley Communities).

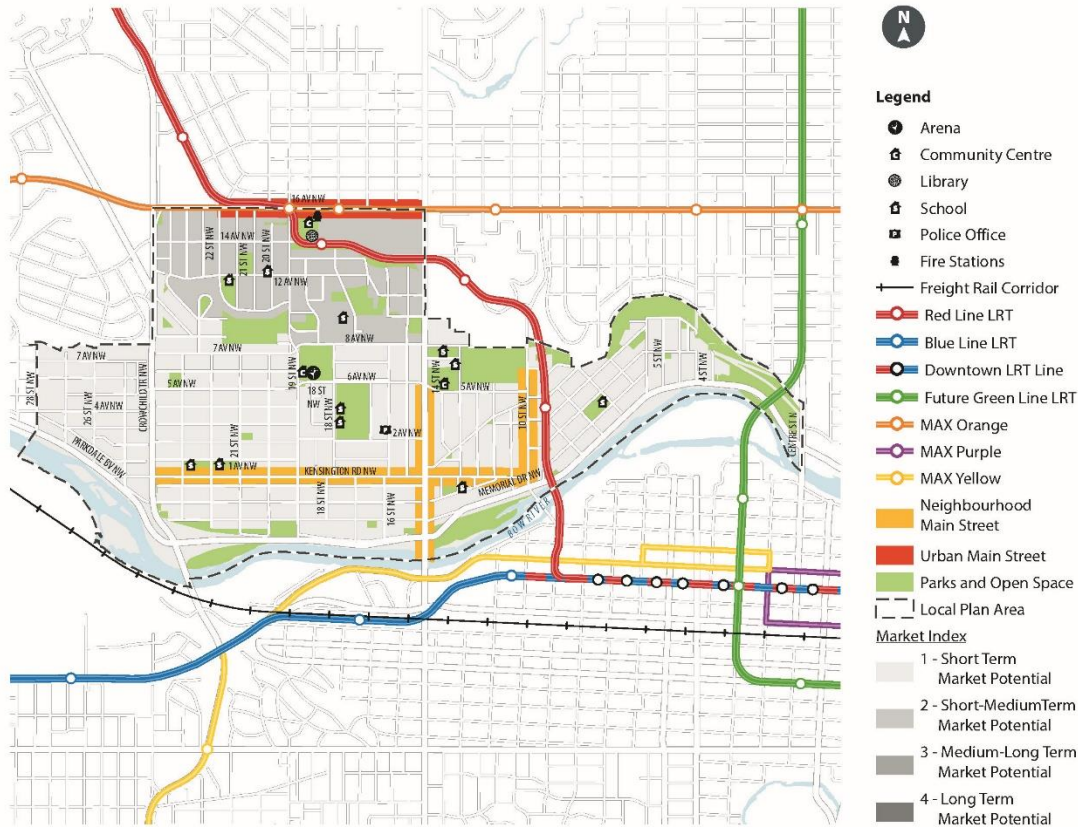


Recommended Investments for Supporting Growth and Change

ID	City Service Line	Investment
5	Sidewalks & Pathways, Parks & Open Spaces, Recreation Opportunities	Buckmaster Park Area Improvements
6	Sidewalks & Pathways, Parks & Open Spaces	Sunalta Community Hub Area Improvements
7	Sidewalks & Pathways, Parks & Open Spaces, Recreation Opportunities	River Park and Sandy Beach Connections
8	Sidewalks & Pathways	26 Avenue SW Corridor Improvements
9	Sidewalks & Pathways, Parks & Open Spaces	Pumphouse Park Improvements

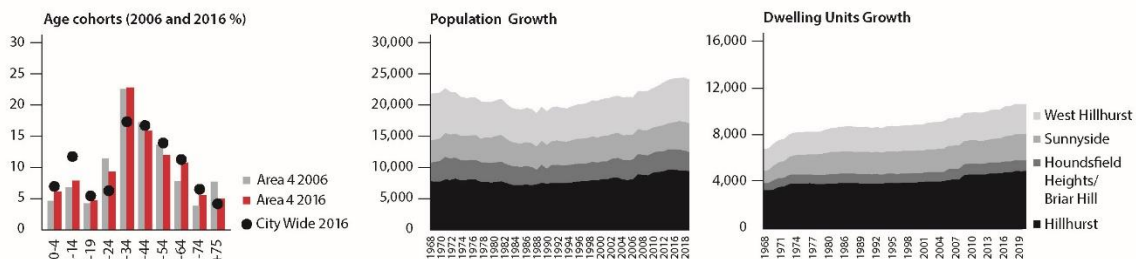
Riley Communities Local Area Plan (Area 4)

Located north of the Bow River and downtown, with many major amenities and destinations adjacent to and within the communities, this area has seen a large increase in population over the past two decades. Building on its vibrant main streets, strategic location and historic character, Riley Communities are poised to leverage investment to enable further growth and benefit existing residents.



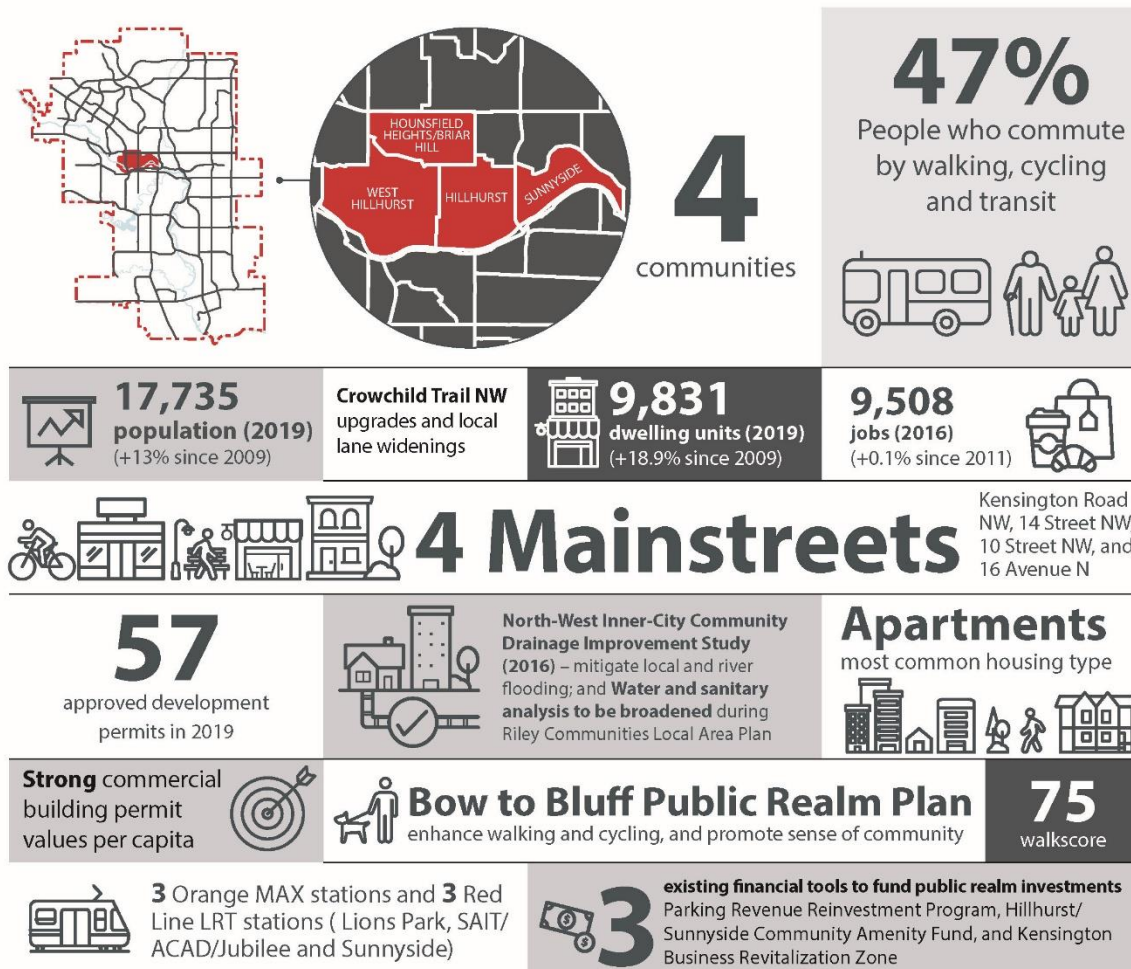
The proposal areas follow local area plan boundaries as of Fall 2019.

Growth and change at-a-glance



Riley Communities Local Area Plan (Area 4) at-a-glance

To support growth, change and reinvestment, Phase 1 of the Established Area Growth and Change Strategy recommends an \$8.50M investment in the public realm of the Riley Communities (\$1.75M shared with the Westbrook Communities and West Elbow Communities).

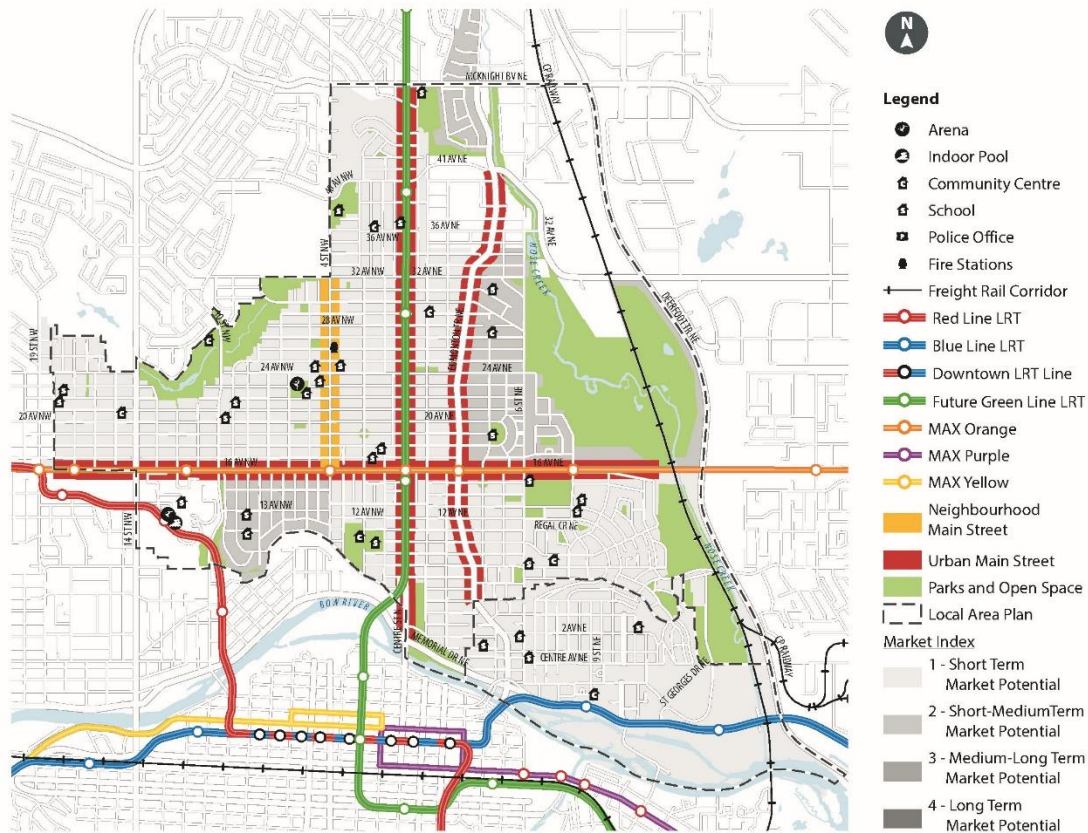


Recommended Investments for Supporting Growth and Change

ID	City Service Line	Investment
9	Sidewalks & Pathways, Parks & Open Spaces	Pumphouse Park Improvements
10	Sidewalks & Pathways, Parks & Open Spaces, Urban Forestry	Kensington Plaza Area and TOD Improvements
11	Sidewalks & Pathways, Parks & Open Spaces, Recreation Opportunities	Hillhurst Sunnyside Hub Area Improvements
12	Sidewalks & Pathways, Urban Forestry	19 Street NW Area Improvements

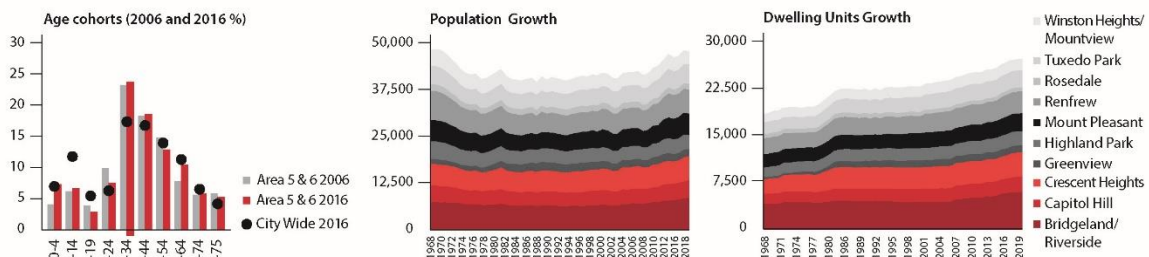
North Hill Local Area Plan (Area 5 & 6) and Bridgeland/Riverside

Located just north of the Bow River and Downtown, communities in the North Hill Communities Local Area Plan are a mix of historical and contemporary design and development. Initially built out over seventy years beginning in the early twentieth century, the area is now bustling with redevelopment opportunities, taking advantage of several iconic streets and avenues.



The proposal areas follow local area plan boundaries as of Fall 2019.

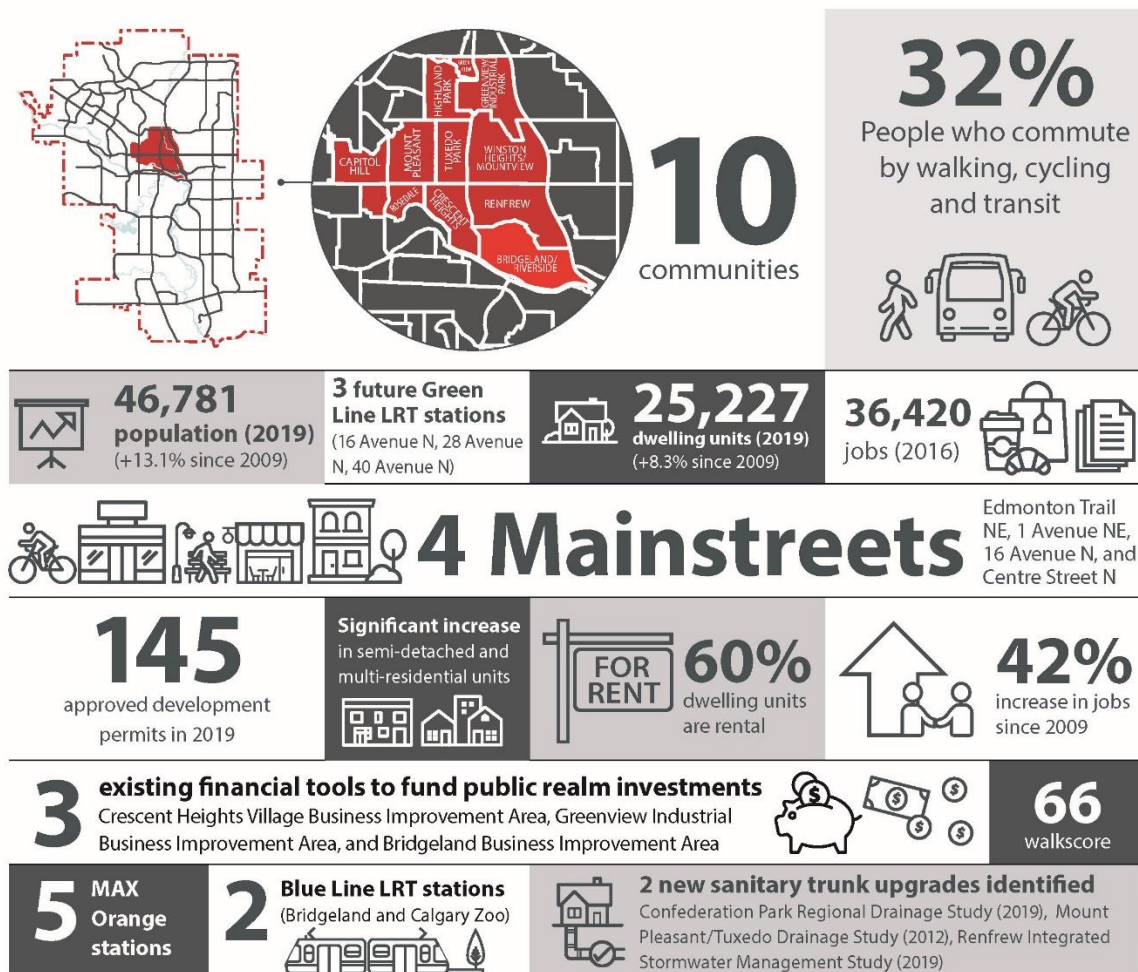
Growth and change at-a-glance



19-0000026

North Hill Local Area Plan (Area 5 & 6) and Bridgeland/Riverside at-a-glance

To support growth, change and reinvestment, Phase 1 of the Established Area Growth and Change Strategy recommends an \$5.75M investment in the public realm of the North Hill Communities, and \$3.0M in the community of Bridgeland/Riverside.

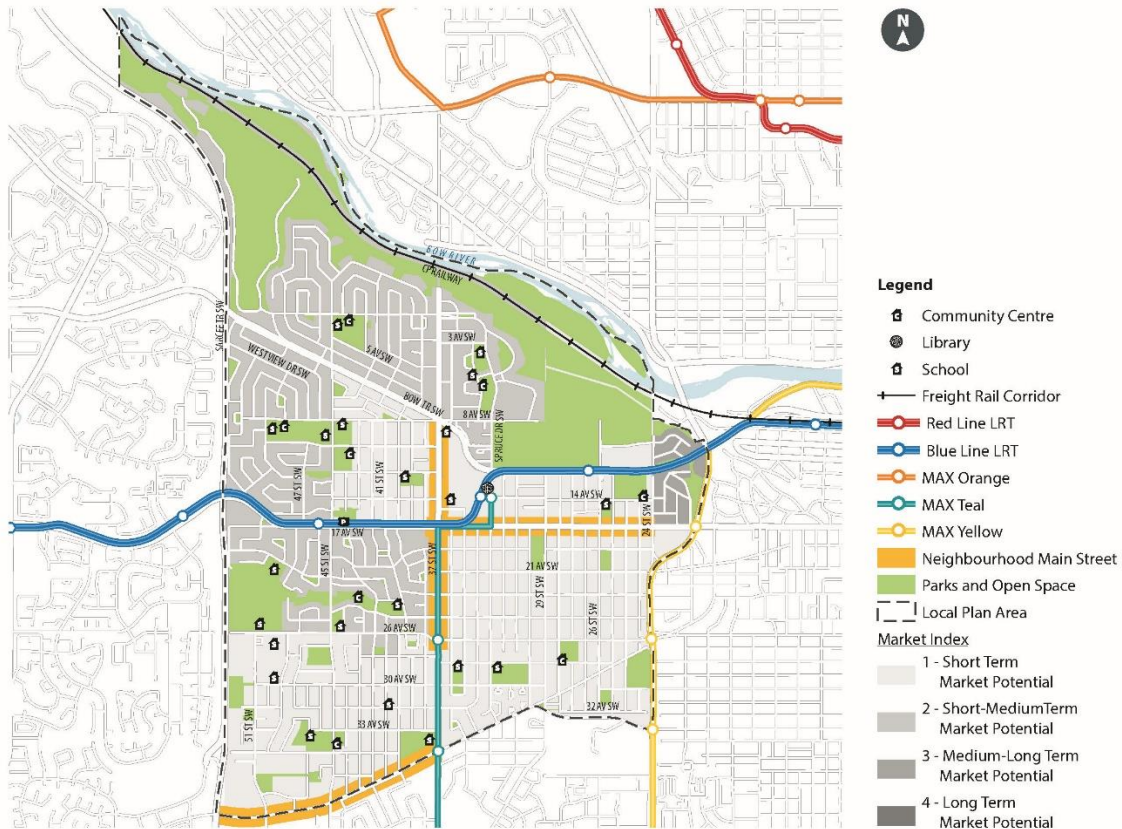


Recommended Investments for Supporting Growth and Change

ID	City Service Line	Investment
1	Sidewalks & Pathways, Parks & Open Spaces, Urban Forestry	Balmoral Circus Improvements
2	Parks & Open Spaces, Sidewalks & Pathways	North Mount Pleasant Arts Centre Area Improvements
3	Sidewalks & Pathways, Parks & Open Spaces, Recreation Opportunities	40 Avenue N Placemaking and Pedestrian Improvements
4	Sidewalks & Pathways, Parks & Open Spaces	Bridgeland Transit Oriented Development Active Modes Improvements

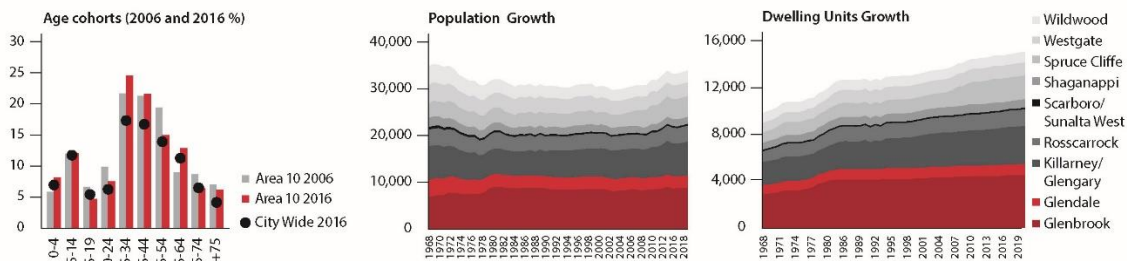
Westbrook Communities Local Area Plan (Area 10)

Located west of downtown between Crowchild and Sarcee Trails and the Bow River valley and Richmond Road SW, the Westbrook Local Area Plan contains a mix of historical and contemporary development as it was developed and redeveloped over the past 75 years. The area continues to see significant redevelopment, taking advantage of several main streets and great access to transit, amenities, and jobs.



The proposal areas follow local area plan boundaries as of Fall 2019.

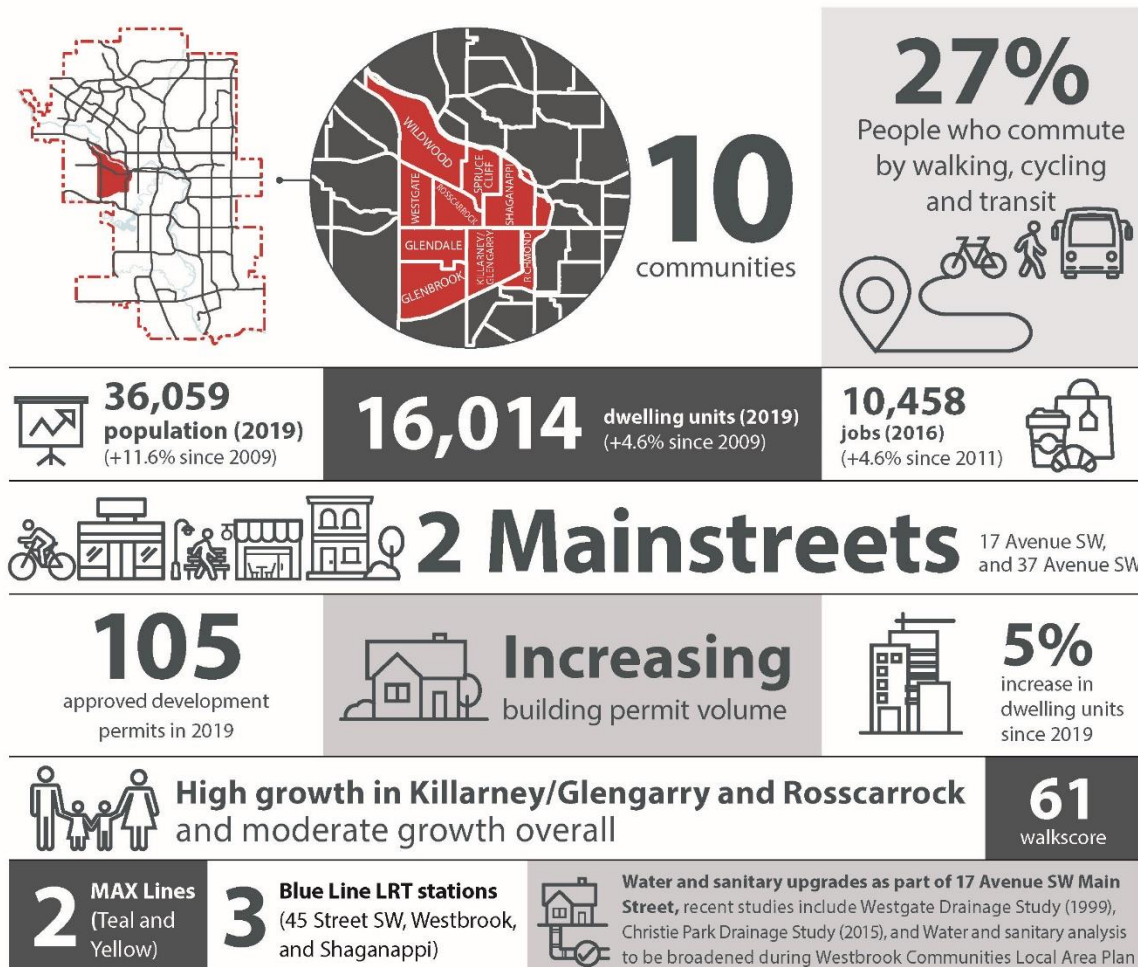
Growth and change at-a-glance



19-0000026

Westbrook Communities Local Area Plan (Area 10) at-a-glance

To support growth, change and reinvestment, Phase 1 of the Established Area Growth and Change Strategy recommends a \$3.25M investment in the public realm of the Westbrook Communities (shared with the West Elbow and Riley Communities).



Recommended Investments for Supporting Growth and Change

ID	City Service Line	Investment
8	Sidewalks & Pathways	26 Avenue SW Corridor Improvements
9	Sidewalks & Pathways, Parks & Open Spaces	Pumphouse Park Improvements

Phase 1 Process and Policy Improvements (Established Area Wide)

The Strategy explored process and policy improvements that can support growing communities and redevelopment. These were identified through the work of the four working groups, seeking to address key issues:

- Public realm investment in growing established communities;
- A simplified policy environment linked to implementation; and
- Addressing redevelopment topics related to utilities.

These actions do not require Council approval to implement, unless they have been identified within the recommendations of this report. Many actions have therefore already been, or are in the process of being, implemented through the Strategy.

Actions Supporting Public Realm Investment in Growing Established Communities

1. Redevelopment Market Analysis

A key factor in the City-wide Growth Strategy work has been to consider market demand, so that City investment and efforts can be directed towards the highest potential growth areas. Development of a data-based approach to evaluating market potential in established communities was required to capture market trends. From 2018 Q3 to 2019 Q1, Administration and members of the Established Areas Working Group worked together to develop an approach. Key indicators and associated data were identified that could represent these trends. As a result, seven factors comprised of 20 indicators were identified that helped rank the short-term growth potential across all 179 established area communities. Indicators included development activity, housing stock change, policy status, amenities, housing prices, demographics, and community lifecycle. This ranking approach helped inform the priority growth areas for Phase 1 of the Strategy.

This data-based approach is a process improvement, as it can be used to match areas with market potential with identified growth-related investments and tools, leading to strategic, sustainable growth in established areas. Each time it is used to inform decisions, the approach should be updated and reviewed with stakeholders to ensure it continues to accurately reflect market trends.

2. Development of a Decision Framework for Prioritizing Growth-Related Capital Investments

The project team gathered input to create a list of capital projects that will help address growth pressures within Phase 1 growth areas. A decision framework was developed that refined the list of projects to those that met the goals of the Strategy, as well as some fundamental criteria for Phase 1. Documenting this decision framework is important to help create a repeatable decision-making framework for public realm investments, and is expected to be used as part of the 2023-2026 business plans and budget cycle. This framework will continue to evolve in Phase 2.

3. Initiating a Review of Existing Bonus Density Programs

A comprehensive review of density bonusing in Calgary has been one of the desired long-term tasks for the Strategy. Density bonusing is a planning and financial tool that has been used since the 1970s in downtown Calgary and since 2006 or later in other established areas of Calgary. Bonusing leverages development beyond a set density threshold in order to provide public realm enhancements and amenities. A summary of its application to heritage

conservation was provided as Attachment 9 in the Heritage Conservation Tools and Incentives Report (PUD2020-0259).

Given the broad spectrum of perspectives and expectations of the role of density bonusing as a public realm investment tool, Phase 1 included a review of existing bonusing programs to evaluate their past performance. The fundamental questions explored were:

- (1) What has been the value of density bonusing programs in Calgary in supporting public realm amenities; and*
- (2) Is density bonusing a tool that should continue to be used in Calgary, and if so, under what circumstances?*

Phase 1 work did not progress as far as was originally anticipated due to team resources; however, it is important to recognize the time and effort contributed by stakeholders into this discussion in Phase 1. Further work and discussions are required on these questions to achieve consensus among all stakeholders, particularly for question 2. The multi-stakeholder approach of the Strategy is an appropriate place for this conversation to continue. Therefore, the Phase 2 work plan identifies further work on the future use of density bonusing programs to support public realm investment in existing communities (Attachment 7). This tool is one of several options that may be considered to facilitate a contribution from industry for public realm enhancements.

4. Reflections on Main Streets Planning and Project Delivery

The Main Streets program is a valuable investment strategy for the central commercial streets within established communities. Work has been ongoing since 2014 to prioritize areas, identify investments in streetscape improvements, and work with communities to design the project details. Council has thus far provided \$60 million of funding for the purpose of realizing the first set of streetscape upgrades in the prioritized areas. These investments are helping advance the goals of the Municipal Development Plan in supporting compact urban form and vibrant communities.

Through the program approach of phasing work into Strategize, Plan, Design, Build and Live for the first set of Main Streets, the program team has identified opportunities to learn from and improve the delivery of the next set of Main Streets.

There is benefit to having a complete program strategy from planning to construction and subsequent community animation. This reduces the risk of setting false expectations on project timing or anticipated improvements with the community and increases the ability to realize physical change within the means of the program. This builds trust in the program with citizens, businesses and industry.

The addition of design, build and live phases in 2018 provided a clear goal to drive outcomes which also shaped the design and construction of the actual Main Streets. Success of the program is when the community is able to sustain and activate the Main Street to support a healthy and vibrant community.

Elements of this program that have been successful to date include:

- a. Examining the 24 MDP main streets in more detailed sections (35 segments) gave more clarity and transparency with the prioritization of the main street areas. Prioritization was key to optimizing city resources for delivering new land use regulation and defining the first segments for streetscape master plans.

- b. Changing the driver of streetscape projects from the skills and interest of the project team to instead be driven by a public realm program vision and goals shaped by the unique elements of a community through a program focused delivery model.
- c. Creating a toolkit/resource for all projects to help internal and external teams deliver the best technical solutions for all the Main Streets communities.
- d. Utilizing the understanding of the subsequent phases of the project to inform the best solution at the current stage of the project. For example, designing a streetscape that supports how the community can and will actually program the space based through hands on engagement and workshopping during the design, build and live phases. Working towards empowering the community to understand what they are resourced to execute and provide options for possible future funding mechanisms.
- e. Creating streamlined contracting mechanisms such as a standing offer of prequalified consultants and contractors to improve timelines of project delivery.

There are reflections on this program that can help identify future improvements, including:

- a. There is some perception that the delivery of Main Streets public realm improvements has been slow, when in fact timelines are typical for a redevelopment project. Some education of the timeline to deliver a project from design to construction would help support the reputation of the program. Streamlined contracting mechanisms have been created and the project teams need to be adequately resourced for successful delivery. The program team has prepared new communication material and engaged with various stakeholders on this process and ongoing work.
- b. The process moving through concept-design-build requires a robust technical review process that requires time and dedicated staff commitment. To be resilient, preparing a shovel ready list of projects can benefit from a reliable base budget to continue the development of projects that are ready to deploy when future budgets become available. A base budget can also support the alignment of Main Streets work with city policy work, capital and maintenance improvements along a Main Street.
- c. Main Streets design requires non-standard finishes and maintenance. Therefore, long-term operation and maintenance requires funding to sustain the improved standard built within the Main Street that will support the increase density in these areas.
- d. Many Main Streets do not have the same level of finish or design as our new communities, which include curbs, street trees or contiguous sidewalks, therefore the Main Streets projects are looking to add these elements during the upgrades.

Actions Supporting a Simplified Policy Environment Linked to Implementation

5. Informing the Next Areas for Multi-Community Local Area Policy Work

The new approach to local area planning initiatives began in 2019 with the North Hill, Westbrook and Heritage groups of communities. The next areas identified for policy updates have been informed by the short term market potential analysis, given the logic to undertake policy work in areas where growth through redevelopment is anticipated, and communities indicate a readiness for change. A modernized policy environment helps mitigate challenges of outdated policy language and goals within these communities.

6. Creating Policy that Links Plans with Implementation

Attachment 6 outlines the Next Generation Planning System, a suite of programs underway to support established communities through growth and change. This suite of programs includes a balance of both policy and investment work. The Strategy integrated with two ongoing policy development initiatives (Guidebook for Great Communities, North Hill Communities Local Area Plan) to inform, and be informed by, the planning vision and investment needs identified through those initiatives. Specifically in the North Hill plan, engagement with stakeholders generated ideas for public realm investments that were considered in the Strategy.

As the Strategy moves into Phase 2, planning policies such as these can be updated to reflect the best practices identified in the Strategy. Local Area Plans subsequent to North Hill are also anticipated to include appropriate policy to link to implementation actions and considerations, and will have clear investments needs that can be evaluated at budget time.

Actions Addressing Redevelopment Topics Related to Utilities

7. Increasing Access to Timely Information for Redevelopment Applications

The Utility Working Group identified a common challenge in accessing information in a timely way during an application to help evaluate project feasibility. Specifically, developers can improve their early pro forma estimates with earlier and more detailed information about utility servicing. Additionally, through the Policy and Planning Working Group, the ability to encroach (above, below and at-grade) into transportation setbacks is important for early-stage design considerations. This information is useful during the due diligence stage of a potential project, even before land is purchased, to refine the anticipated project costs.

To help provide early-stage information for deep utilities and encroachment, applicants can leverage the existing pre-application meeting process for more focused conversations related to the water utility and/or transportation (public realm) setbacks to provide early stage analysis and feedback on a potential project. It is important to note that the detail of analysis and feedback from The City is related to the level of development detail available from the applicant, particularly for water and sanitary. It is also important to note that a review of the potential for at-grade encroachments into setbacks may require more robust analysis with input from several departments.

The City will issue communications to industry to reinforce and clarify access to existing tools, processes and information to support their projects in the early stages. The communication will focus on the option for business unit focused discussions, and to clarify what level of information is available from The City based on the level of detail provided by the applicant. For information on the potential for electrical upgrades, the ENMAX Power Corporation can now receive inquiries from applicants (partnerconnect@enmax.com). Information on these elements at the early stage of a potential project can help reduce the financial risk of redevelopment projects. Phase 2 of the Strategy is anticipated to include the continued exploration of improvements to existing processes and opportunities for improved information sharing with development applicants.

8. Evolving the Utility Analyses (Deep and Shallow) to Support New Local Area Plans

With the evolution of local area planning that now considers multiple communities, an associated evolution of the utility analysis and planning work supporting these plans is required. The utility analyses undertaken to support the pilot North Hill Communities Local Area Plan provided an opportunity to evaluate, test and monitor this process to improve growth and infrastructure forecasting. This new approach will continue to evolve and be applied to ongoing

and future local area plans. Information on these elements at the early stage of a potential project can help reduce the financial risk of redevelopment projects.

9. Exploratory Review of Existing Utility Thresholds in the Established Area

As part of Phase 1, the Utility Working Group undertook a review of capital pipe thresholds in established areas. In the established area, pipe size thresholds are defined to delineate between capital-sized pipes (paid for by utility rates) and local-sized pipes (largely paid for by developers). Administration undertook this exploratory work to understand how existing thresholds are working in the established area, whether they should be adjusted, and what the impacts may be if they change.

This work recognized several programs that exist to support the utility network in the established area, and that city-led investment is tied to broader community benefit that aligns with planning policy and Council objectives. City-led utility investment also focuses on asset management and the maintenance of a strong utility network for pipes of all sizes. Review of existing pipe-size thresholds considered the function of the pipe network in the established area and how this function compares to development in new communities, which has the same pipe-size threshold. This review determined that the function of the pipe network is not significantly different between the established and new community areas and the existing pipe-size threshold approach is likely the most equitable way to define funding responsibility. For this reason, this review complements the consideration and exploration of a potential local-sized water and sanitary pipe levy. After reviewing the findings, the Utility Working Group concluded that this exploratory work is completed and that the current threshold works in the established area for the time being.

EAGCS Phase 1 Funding Strategies and Tools

This attachment provides details on the following topics:

- Analysis of Funding and Financing Tools
- Phase 1 Funding Strategy
- Pilot Program: Implementation of a Property Tax Uplift Allocation in North Hill Communities Local Area Plan
- What's Next: EAGCS Phase 2 and Longer-Term, Funding Plan for Public Realm Infrastructure

In collaboration with communities, Business Improvement Areas, and the development industry, Administration created a Financial Planning & Investment (FP&I) working group. This group was tasked to provide a strategic funding recommendation and develop a sustainable and consistent financial strategy that will create more certainty around funding infrastructure to support redevelopment and change in established communities.

Issues identified by the FP&I working group included:

1. Predictability and certainty - Industry is seeking tools to improve the predictability of the cost of development in the established area.
2. Financial risk - Industry is seeking tools to reduce the financial risks related to utility servicing requirements (pipe upgrades) in the established area.
3. Increased amenities in communities - Community expectation that growth will bring amenities is not being realized as shown in the Local Area Plans (LAP).
4. Service level maintenance - Perception that there may be a gap in maintaining service levels for existing public realm.

Recommendations stemming from this work:

1. Through consultation, and for Council's decision, develop a local-sized water and sanitary pipes levy as part of the Off-Site Levy bylaw review;
2. Pilot a property tax uplift tool in 2021 and 2022 with the North Hill area to test, monitor and gauge the effectiveness of this funding strategy;
3. Establish a new reserve to facilitate monitoring of the fund balance and financing of the investments, and accommodate replenishment with fund replenishment tools to be further developed; and
4. Explore and develop longer-term and more sustainable funding sources that support ongoing Established Area Investment Fund replenishment against its planned spending.

Analysis of Funding and Financing Tools

In 2019 May (PUD2019-0305), Administration outlined the process that the FP&I working group used to arrive at various financing and funding tools. These options considered appropriately scaled, sustainable, long-term funding mechanisms, and alternative funding options. The options also identify the primary driver for the infrastructure capital investment, the various parties that could contribute financially and the specific tools and funding sources that are available in each circumstance. This is outlined in Table 1.


Table 1: Assessment of Funding Sources and Financing Tools by Infrastructure Driver

	Operations, Maintenance, and Lifecycle	Growth Infrastructure	Public Realm Improvements
City (All Existing Residents)	<ul style="list-style-type: none"> Property Tax Utility Rates <i>Other User Fees (e.g. Recreation Fees)</i> Debt* Pay As You Go P3s* 	<ul style="list-style-type: none"> Property Tax Utility Rates <i>Other User Fees (e.g. Recreation Fees)</i> Debt* Pay As You Go P3s* 	<ul style="list-style-type: none"> Property Tax Utility Rates Debt* Pay As You Go P3s*
Community (Specific Areas)			<ul style="list-style-type: none"> Other Taxes Debt* Pay As You Go
Developers (New Residents)		<ul style="list-style-type: none"> <u>Levies</u> <u>Development Conditions</u> <i>Land Use Bonusing</i> First-in/ Endeavours to Assist Construction Financing Agreements* 	<ul style="list-style-type: none"> <u>Levies</u> <u>Development Conditions</u> <i>Land Use Bonusing</i> First-in/ Endeavours to Assist Construction Financing Agreements*
Others	<ul style="list-style-type: none"> <i>Other Gov's</i> <i>Sponsorship</i> Debt* Pay As You Go 	<ul style="list-style-type: none"> <i>Other Gov's</i> <i>Sponsorship</i> Debt* Pay As You Go 	<ul style="list-style-type: none"> <i>Other Gov's</i> <i>Sponsorship</i> Debt* Pay As You Go

* Tool is accounted for as City debt for the purposes of debt limits and servicing.

Italics Tool may not be a reliable funding source, as it is a voluntary choice of third parties to utilize.

U-line Tool may not be a reliable funding source, as it is reliant on the choice of third parties to submit a development application.

 These infrastructure components may benefit these funding sources depending on timing and service level standard applied. Future work is required to determine what scenarios may utilize tools in these categories.

Refining the Options

In the established area, since the growth infrastructure requirements are often less predictable, and there is existing infrastructure, different funding and financing programs are required for established area redevelopment compared to new communities. Currently, in the established area the developers and communities financially contribute to their neighbourhoods, however there is also an opportunity for The City to directly invest in these areas to promote and lead growth and development, aligned to policy objectives. Focusing on growth infrastructure and targeted investment in public realm improvements will help address both industry and communities' concerns.

The Funding Sources and Financing Tools outlined in Table 1 summarize how to effectively and appropriately pay for certain infrastructure and identify eligibility for each party to bear the cost. For the purposes of the Phase 1 investment strategy, the focus is on growth infrastructure for utility pipe upgrades and public realm improvements.

The following sections discuss which tools and strategies were evaluated and the resulting conclusions.

Growth Infrastructure (Utilities)

For water and sanitary linear pipe upgrades related to growth, the FP&I working group agreed that the use of a local-sized pipe levy should be considered and developed for Council decision.

Early in Phase 1, Industry members identified risks associated with the current practice where the development that triggers the local-sized pipe upgrade pays and constructs the entire upgrade without a means to recover costs from other developers that benefit from the upgrade. Local-sized pipe upgrades in the established areas are difficult to anticipate due to the variability in redevelopment. Upgrade costs can range significantly, and the need for them is not normally identified until the development application stage when the project details (density and form) are known. As a result, developers are unable to reliably account for upgrade risk in their early pro formas resulting in increased financial risk. To address these risks, Industry members expressed a desire for a more predictable contribution to utility upgrades that can be accounted for early on in a project.

The City may, through a bylaw, define the infrastructure for which a local-sized will be imposed. This local-sized levy may be used to fund: the capital costs of the infrastructure, including required land, and the associated interest costs. More work is required to determine the methodology for the local-sized levy which also needs to take into consideration how the funds are replenished and how risks associated with delays in fund replenishment related to slower than anticipated development will be managed.

The use of a levy to fund local-sized water and sanitary linear infrastructure would provide greater cost certainty to developers, addressing the issues identified above. However, as observed with the off-site levy, the City could bear higher risk while the rate of growth is slower than anticipated resulting in a potential cash flow shortfall. A linear local-sized water and sanitary pipe levy in established areas is recommended to be developed with stakeholder consultation and for Council's decision as part of the Off-Site Levy bylaw review in 2020. Currently, a similar approach is used in the Centre City Levy for water and sanitary pipes. The Centre City levy was established in 2007 and there are many lessons that can be learned from this approach for further application in the established area. It is suggested that any development of a local-size water and sanitary pipe levy in established area look to the Centre City Levy for input into the development of such a tool.

To support their work in identifying an appropriate cost share tool, the Financial Planning & Investment Working Group made the following requests to the Utility Working Group:

1. Identify what specific infrastructure should be considered for funding within a levy or other tool; and
2. Provide supporting information to assist in quantifying a scale of cost related to this infrastructure.

The Utility Working Group undertook a series of analyses to support the work of the Financial Planning & Investment Working Group. The first analysis explored case studies of neighbourhoods that have historically experienced high growth and examined the relationship between that growth and utility upgrades. Next, the Utility Working Group explored recent water and sanitary analyses conducted through the Main Streets project to examine the projected growth within these neighborhoods and the upgrades anticipated to accommodate that growth. Lastly, the last ten years of Indemnification Agreements were reviewed, and any upgrades implemented by developers to the water and sanitary system were noted. Together, these analyses provided the basis for a "scale of cost" for the Financial Planning & Investment Working Group to identify a financial tool for local-sized water and sanitary pipes.

The FP&I Working Group, in consultation with the Utility Working Group, explored different approaches to development conditions and levies with the goal to recommend a sustainable, ongoing funding tool. The discussions focused on funding tools for local-size water and sanitary pipe upgrades to accommodate new growth. Identifying the best tool focused on the following:

1. **Financial Certainty:** For developers this means that the rate is known in advance and the cost is predictable. However, depending on the methodology used, similar to other off-site levies, this new levy could mean a higher financial risk for the City when the rate of growth is slower than anticipated.
2. **Fairness & Equity.** This follows the principle established by Council that “growth pays for growth” and The City will pay for lifecycle and maintenance.
3. **Geographic area** can be well defined.
4. **Ease of Administration:** To ensure ease of Administration, the tool requires information that is already collected or simple to collect and the tools application is easy to explain.

As a result of these discussions, the FP&I Working Group arrived at the recommendation to consider and explore adding local-sized water and sanitary pipes into the list of infrastructure funded by an Established Areas Levy. It was acknowledged that future discussions would need to further explore the full cost and benefit of a pipe upgrade, including the growth component, lifecycle and maintenance component as well as benefits to existing customers.

Public Realm Improvements

For public realm improvements, multiple tools were considered. Tools such as property tax uplift / tax value capture, favourable variances from investment, capital and operating programs, and dedicated tax support were evaluated.

Property tax uplift or tax value capture is a subset of the property tax tool and is distinct from a “Value-Capture Tax” (which is an additional tax levied against land, in addition to the property tax). Property Tax Uplift refers to the increase in property taxes due to an increase in property values from redevelopment. The strengths of this tool are that the investment program is data driven, and the methodology is intuitive with an understandable rationale. However, risks of this tool include: uncertain revenue forecasts, investment timelines impacted by cost inflation, longer collection time periods, and potentially long delays between population growth in communities and investment. To better understand the efficacy of this tool, it is recommended that this tool be piloted in 2021 and 2022 with the North Hill Communities Local Area Plan to monitor and gauge the effectiveness of this funding strategy for further implementation. The pilot approach is described below in this attachment. This timeframe may need to be extended if the timeframe is not be long enough to quantify and validate the benefit from tax uplift.

Favourable interest variance. In 2020 February, Council approved Notice of Motion (PFC2020-0131) which dedicated \$30M for public realm investments from favourable interest income in 2019. This will be placed in a new reserve and will be used as startup/seed funding to pay for Phase 1 public realm growth investments, with fund replenishment tools to be further developed. The proposed Fund Terms are outlined in Attachment 4 of this report.

Favourable budget savings contributions are a result of savings from other ongoing capital projects or favourable operating variances. This tool would redirect a percentage of unallocated funds from these other sources to pay for public realm improvements. Although this could pay for these improvements, it is an unpredictable and unreliable funding source. It is possible that

other unfunded projects would compete for these funds. For these reasons, this tool would not be considered further.

A **dedicated tax support percentage** is another option to fund public realm and infrastructure improvements. It would provide a steady stream of revenue to ensure public realm and infrastructure improvements are funded. With the 2018 New Community Growth Strategy, a dedicated 0.75 per cent property tax allocation was approved for 2019. Given the current economic situation, Administration felt that there would be little desire at this time to add another tax to existing taxpayers. For this reason, this tool is not being considered at this time.

Operations, Maintenance, and Lifecycle

The City solely funds these investments for the established and greenfield areas in the budget cycle through property taxes and utility rates. The City invests \$5 billion through the City's four year capital budget related to capital maintenance, upgrades, growth, and service changes, and approximately \$1.7 billion is spent specifically for rehabilitation of existing infrastructure due to obsolescence, safety concerns, age, or condition of the infrastructures (C2018-1158 Att 9, p 99). For this Strategy, the public realm and utility projects identified are focused on growth-related investment and funding for projects that are solely for operations, maintenance and lifecycle are out of scope.

Phase 1 Funding Strategy

For Phase 1, as detailed in Attachment 1, the recommended portfolio investment amount is \$35.4M. Investments in Public Realm Infrastructure are centered around core themes such as Traffic Calming & Safety, Pedestrian Connectivity, Parks & Recreation, and Public Space Programming. The utility network investments support water and sanitary upgrades in support of growth in the earliest Main Streets to undergo streetscape improvements.

On 2020 February 3, \$30M in seed funding was approved to fund public realm improvements through the Established Area Investment Fund (Fund). The cashflow projection of the \$30M from the 2019 Corporate Program Savings (investment income) will be managed as below:

- The seed funding will serve to allocate funding to priority areas and projects arising from prioritization decisions made and outlined through the Strategy in Attachment 1.
- For the first two years of implementation the spend is anticipated to be as follows: 2021 - \$11.7M and 2022 - \$18.3M. For the 2023-2026 service plans and budget cycle, the recommendations for investment will be presented to Council through the city-wide growth strategy. The level of investment will be determined through the growth framework that considers Municipal Development Plan/Calgary Transportation Plan (MDP/CTP) alignment, market factors, redevelopment readiness and financial capacity. The level of investment will be dependent on project priorities and available funding.
- Annual interest income earned from unused portions of the \$30M will be recommitted to the Established Area Investment Fund.
- On an annual basis, a minimum 1 per cent of the favorable variance from the investment income generated within Corporate Programs will be allocated to this Reserve until 2026.
- To replenish the Fund and ensure it is an ongoing and sustainable funding source many options are being explored into Phase 2 of the Strategy. Examples include: dedicated tax support, density bonusing, and property tax uplift. The Terms and Conditions for this Fund are shown in Attachment 4 of this report.

Pilot Program: Implementation of a Property Tax Uplift Allocation in North Hill Communities Local Area Plan

To help determine the feasibility of a property tax uplift funding mechanism, three growth areas were identified for detailed analysis. The areas included South Calgary, Hillhurst/Sunnyside, and Montgomery. These areas were selected to represent a range of historical growth scenarios. The purpose of this analysis was to gauge the range of area-based tax uplift revenue at a high level, to help inform how this tool could be applied to areas with continued expectations for growth, such as the North Hill Communities Local Area Plan (LAP).

A tax uplift study was conducted on a 5, 10 and 20 year timeframe. Assessment provided raw data at the community level and data related to the provincial portion of tax rate, inflation, and mill rate changes was removed. The results of this analysis showed that for these three communities, the property tax uplift ranged from \$0.2M to \$8.5M per year in municipal tax revenues.

Throughout the high-level studies, strengths, weaknesses, and risks were identified with this tool.

Strengths:

- Data-driven investment program
- Intuitive and understandable approach for reinvestment in communities that is tied to growth
- Addresses some concerns from communities and Business Improvement Areas
- Designates funds for growth areas (replenish Established Area Investment Fund)
- Does not impose additional cost on development or tax / rate payers

Weaknesses:

- Uncertain revenue forecasts
- Long collection periods due to different rates of growth in communities
- Challenge in isolating growth from market movement
- Investment timeline impacted by cost inflation
- Funds are allocated through current budget cycle
- Increases pressure on the tax rate
- Reduces flexibility for allocating funding on a priority basis

Risks:

- Market risk – dependant on the city's economic condition and changes
- Financial risk – uncertain and unpredictable income source, increases pressure on the annual tax rate decision
- Strategic risk – change of Council priorities and strategy
- Reputational risk – possible perception of inequitable treatment from communities

To explore this option further, Administration is recommending that North Hill Communities LAP be used as a pilot to evaluate tax uplift as a potential longer-term funding source.

The methodology for this pilot study will be defined by 2020 December 31 for application to the changes in assessment from July 2020 to July 2021 (and supplemental assessments through the end of 2021). The approach is to identify uplift resulting from redevelopment as of December 31, 2021 and 2022. Next, Administration will determine if the property tax uplift is positive AND if there are budget savings from 2021 and 2022 up to that amount will be directed into the Established Area Investment Fund for future public realm investment in 2023 and beyond. For the pilot only, the qualifying property tax uplift amount that is generated within the North Hill communities will be reinvested in these same communities. When the pilot is evaluated and considered for expansion, this geographic based approach will be reviewed.

This pilot will be monitored and reported on with the annual Growth Monitoring report. This funding strategy may be considered for expansion and implementation for the 2023-2026 budget cycle based on the results of this pilot and in consideration of other service needs and priorities funded by property tax. Calgary Growth Strategies will work closely with Finance to ensure that the financial risks to The City's budget are appropriately managed.

What's Next: EAGCS Phase 2 and Longer-Term, Funding Plan for Public Realm Infrastructure

In Phase 2 of the EAGCS, Administration will work closely with stakeholders to explore and develop longer-term and more sustainable funding sources that support ongoing Established Area Investment Fund replenishment against its planned spending.

The options that will be considered to provide ongoing replenishment of the Fund or other funding strategies include:

- a. Property tax uplift allocation - North Hill Communities LAP pilot study results: Analysis of property tax uplift in relation to redevelopment (growth) using the North Hill Communities LAP as a pilot in 2021 and 2022.
- b. Density bonusing strategies
- c. Dedicated property tax support in future budget cycles
- d. Corporate budget savings allocation
- e. Parking revenue
- f. Local improvement tax
- g. Grants
- h. Sponsorship / Donation
- i. Community Amenity Contributions
- j. Off-site levies
- k. Others, to be determined

Request to Create a New Reserve

Reserve Name: Established Area Investment Fund

Purpose of New Reserve

Notice of Motion PFC2020-0131 was adopted by Council on 2020 February 3. This Notice of Motion identified the initial \$30M funding from the Corporate Fiscal Stability Reserve (FSR) for public realm improvements in the Established Area Growth and Change Strategy (EAGCS). The purpose of this reserve request is twofold:

- 1) Transfer the \$30M funding from the Corporate FSR to a new Established Area Investment Fund reserve to accommodate capital investment, and
- 2) To set out the terms and conditions to replenish funding levels. This will allow for on-going investments in established areas aligned with the Established Area Growth and Change Strategy in Phase 2 and into future budget cycles (2023+).

Type of Reserve

Capital

Expected Time Period

Ongoing program

Specific project or on-going program

Budget Id- 481650 "Public Realm (EAGCS)"

Anticipated Funding Source

1. Phase 1:
 - \$30M one time from FSR
2. Phase 2:
 - Minimum of 1 per cent of the favourable budget variance from investment income within Corporate Programs annually until 2026 (PFC2020-0131)
 - Pilot program in 2021 and 2022: property tax allocation program in the North Hill Communities Local Area Plan associated with property tax increase related to growth (outlined in Attachment 3 of this report)
 - Others, to be determined
3. Investment income on reserve balance

Calculations Associated with Funding Source(s) (if required)

Contributions to the reserve will be the same as stated in the funding source section above

List Budget Programs Affected

- Budget Id - 481650 Public Realm (EAGCS) will be used to fund the work
- Capital spend starting from 2021 onwards

Anticipated Target Balance for the Reserve

There is no target balance for this reserve. The intent is to use or draw down the reserve to deliver capital public realm improvements and one-time programming in public realm for communities experiencing growth and change. However, in cases where the monies are being assembled for longer-term projects, they may remain in the reserve in the interim.

Other Reporting Requirements

No additional formal reporting requirements. The use of funds and reserve balance will be reported annually by Calgary Growth Strategies as part of the Growth Monitoring Report to Council through the Priorities and Finance Committee.

List and explain any Condition(s) and/or Restrictions

- The reserve will fund approved capital spending for public realm improvements in established areas, and one-time programming in public realm, as outlined in the Established Area Growth and Change Strategy
- Funds are internally restricted, but the reserve may fund other public realm improvements at The City's discretion.

Consequence of not creating the reserve

If a reserve is not created, funds will be held in the FSR and would need to be tracked separately. It would also make visibility, tracking, and monitoring more difficult. The risk of the dedicated funding being directed to other priorities would also be higher. This would leave the Established Area Growth and Change Strategy without dedicated funding to implement the Established Area Growth and Change Strategy and reduce the ability to deliver public realm investments.

Reserve Review Guideline

Three-year review cycle is appropriate.

List key operating and financial contacts responsible (for information purposes only).

Operational Lead: Kathy Davies Murphy, Manager, Growth Funding & Investment (CGS)
Matthew Sheldrake, Manager, Growth & Strategic Services (CGS)

Financial Lead: Lyanne Wong, Finance Lead, Calgary Growth Strategies

Utilities and Established Area Growth

Challenge:

The existing utility networks (water, sanitary, storm, electricity) in the established area were **designed to service the built form of the original communities**. As the built form and land use changes in these communities, the utility networks will need to adapt to support growth.

Objective:

Develop **sustainable utility planning and funding tools** to continue to meet the servicing needs of existing customers, regulatory and safety requirements, and to successfully support growth to achieve Calgary's Municipal Development Plan targets.

Focus areas to improve

To address this challenge and work toward its objective, the Utility Working Group (comprised of community members, industry and The City), focused their efforts on the following to support redevelopment in the established area:

INFORMATION SHARING



COST PREDICTABILITY



ADMINISTRATIVE SUSTAINABILITY



REGULATORY PROCESS



Approach

In pursuing these Focus Areas, the Utility Working Group was guided by the following considerations:

Build upon a foundation

The City of Calgary has been laying a foundation of projects and initiatives that have enabled focused utility discussions as part of the Established Area Growth and Change Strategy. Projects like the Centre City Levy, the Municipal Development Plan, the Industry/City Work Plan, and Main Streets provide information and lessons learned for the work.

Balance proactive and responsive actions

It is important to identify opportunities to be proactive. However, being proactive requires predictability, which is not always possible in the established area. As a result, The City will complement proactive actions with a focus on improving responsiveness.

Focus on efficiency

The Utility Working Group focused on actions that are implementable without requiring extensive staff resources, complicated processes or extensive analysis that can result in diminishing returns.

Test, monitor and continuously improve

Phase 1 of the Established Areas Growth and Change Strategy established an understanding of the challenges faced by development, The City and other utility providers related to utilities. This resulted in early recommendations based on initial assumptions and preliminary analyses. Ongoing monitoring and stakeholder conversations will improve the Strategy's effectiveness over time. The goal is to create a rhythm to growth planning that continuously improves and adapts based on the information available.

Constraints of redevelopment on utilities

1 Dynamic Systems & Dynamic Growth

Capacity within the utility system can be impacted by changing development upstream, downstream and nearby.

3 Timing & Predictability

Developer risk: Property investment may occur before project details are known and the servicing needs understood. Currently, the first development to trigger an upgrade funds it, which may impact project viability. Developers have to account for this risk in their projects and proformas.

City risk: Growth will not always occur as planned and local area planning does not provide detailed timing data. Utilities function best when tailored to the built form and use. For these reasons, a strategic approach to utility funding and timing is required to support development and enable The City to maximize the value of existing assets.

2 Development Driven

Site servicing needs are determined by project specifics.

4 Existing Environment

Redevelopment must work within the existing built environment. Each location has unique constraints, such as overhead powerline setbacks and site grading.

Impacts of redevelopment on utilities

Each utility has unique considerations in how the service evolves to meet the needs of growing communities.



The impacts of growth on the **WATER SYSTEM** are strongly influenced by the size, type and material of buildings.

Upgrades are typically triggered by fire flow requirements, which ensure there is an adequate pressure and flow rate in the system to fight fires. These requirements are dependent on the building's materials, size, internal sprinklers, and many other building features.



The impacts of growth on the **SANITARY SYSTEM** are strongly influenced by the number and type of users contributing to the flow of wastewater.

Water conservation efforts have allowed the system, which was designed for predominantly single family homes, to accommodate more users incrementally. Larger increases in density may result in the need for an upgrade.



The impacts of growth on the **STORMWATER SYSTEM** are strongly influenced by the permeability of the land.

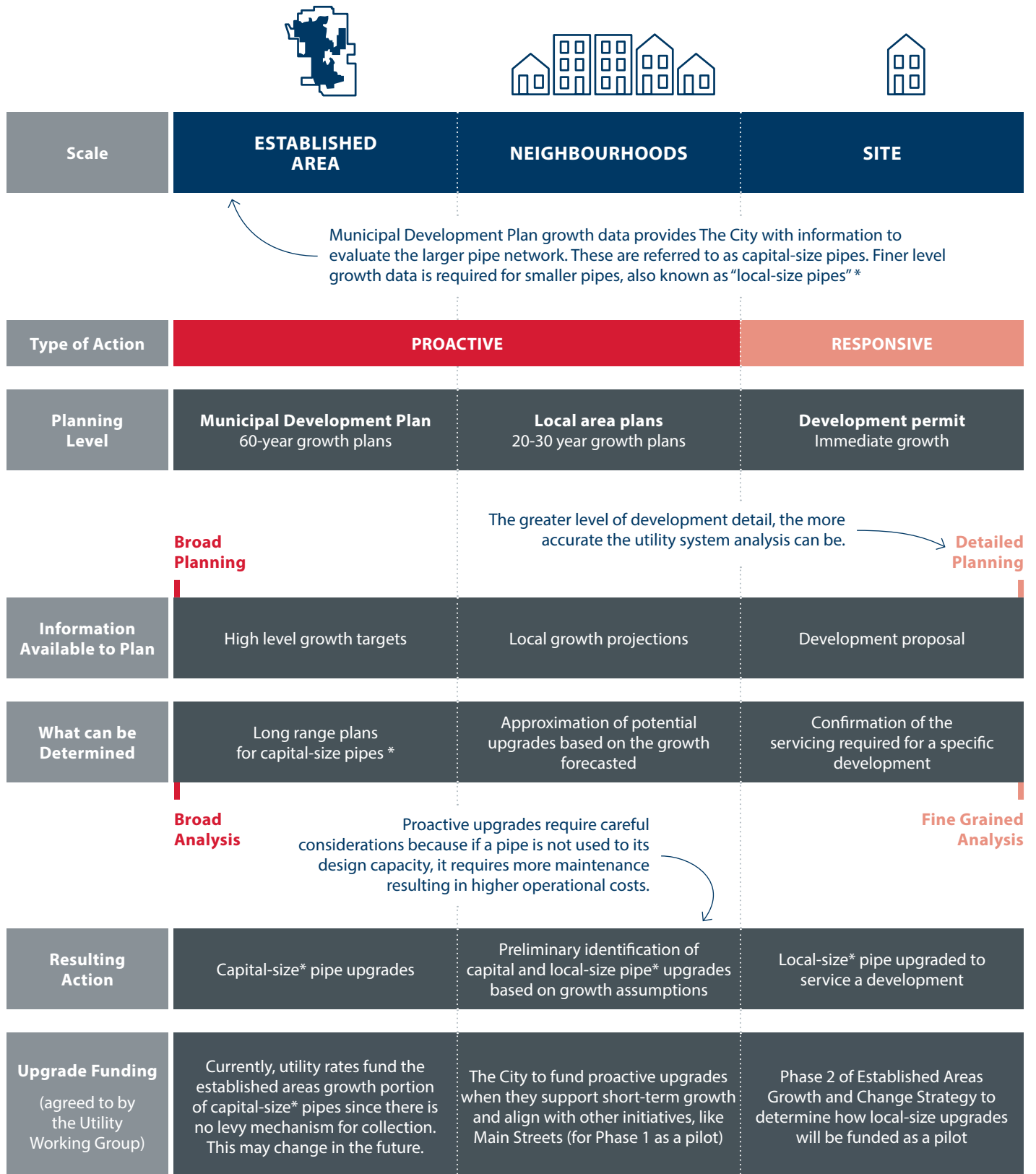
Much of the established area was built to rely solely on piped approaches to manage stormwater. Older communities within the established areas are also redeveloping faster and, as a result, permeable land is decreasing, and land permeability is important in stormwater management (i.e. more hard surfaces reduce the ability of the landscape to absorb water).



The impacts of growth on the **ELECTRICITY SYSTEM** are strongly influenced by the use and behaviour of customers.

The electrical load is based on electricity draw from users. A higher draw can be attributed to more users or more appliances using more electricity. This makes predicting upgrades to the system a challenge.

Aligning the water utility system with planning growth



* Capital-size pipes refer to the larger diameter pipes that service communities as a whole or multiple communities (i.e. feeder mains, trunks). Local size pipes refer to smaller pipes that service specific areas within a community (e.g. streets, blocks).

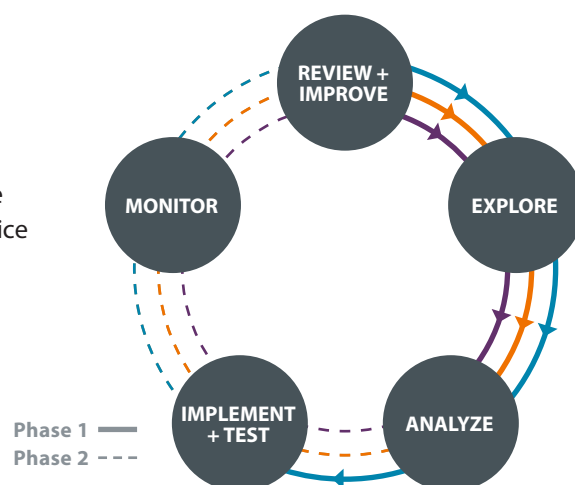
How we got here and where we are going

In Phase 1 of Established Areas Growth and Change Strategy, the Utility Working Group discussed how The City can further support redevelopment in the established area related to utilities across all scales of planning and using multiple mechanisms. The table below brings together actions identified through the Utility Working Group for Phase 1 as well as areas to explore further in Phase 2.

	Utility			Focus areas to improve			
	Water + sanitary	Stormwater	Electricity	Improve information sharing	Improve cost predictability	Improve regulatory process	Improve municipal sustainability
Current practices to continue							
City-wide sanitary and water growth analysis							
Local sanitary and water growth analysis as part of strategic planning projects							
Utility-funded established area growth portion of capital-size pipe upgrades							
Interim stormwater release rates; workplan meetings							
Actions: Phase 1							
Water Utility focused Pre-Application discussions							
Established area capital and local-size pipe threshold review							
ENMAX Power information sharing through <i>partnerconnect@enmax.com</i>							
Proactive Water Utility-funded local-size pipe upgrades coordinated with Main Street streetscape improvements, where identified							
Adapt the utility analysis to the new local area planning approach							
Future actions: Phase 2 and beyond							
Explore and consider integrating local-size pipes, in consultation with industry, into the off-site levy for the established area, concurrent with a proposed public realm funding approach							
Monitor the relationship between growth and upgrades and adjust the analysis and approach as necessary							
Share Utility Working Group findings with the Land Use Bylaw Review team (e.g. setbacks)							
Deliver in-progress stormwater initiatives and as they are completed, discuss lessons learned and apply to the Established Area Growth and Change Strategy:							
+ City-wide Stormwater Model							
+ Renfrew Integrated Stormwater Management Project							
+ The Stormwater Strategy							
+ The Variable Rate Study							
+ The Level of Service Study							
Analyze the impact of overhead power line conversion to development costs and design							
Explore further information-sharing opportunities							
Continue to identify opportunities for proactive upgrades aligned with Main Streets and transit-oriented development							

The Utility Working Group reviewed each utility to different degrees, as described below. The graphic to the right showcases a sequence of steps to create a cycle of continuous improvement and how far the Utility Working Group progressed related to each utility.

- For **WATER AND SANITARY**, the Utility Working Group was able to take the conversation further by building upon a foundation of existing practice and work, including past Main Streets servicing analysis.
- For **STORMWATER**, multiple “in-flight” projects are running concurrent with Phase 1 (e.g. Stormwater Strategy). When complete, these will help inform further discussion starting in Phase 2.
- For **ELECTRICITY**, Phase 1 provided the opportunity to raise challenges and define directions to pursue further in Phase 2.



EAGCS Phase 1 Strategic Considerations

This attachment includes supplementary content to sections of the Established Area Growth and Change Strategy (the “Strategy”) Phase 1 Cover Report, for (1) the Previous Council Direction, (2) Strategic Alignment, and (3) the Next Generation Planning System Overview.

1. EAGCS Phase 1 Previous Council Direction

On 2020 February 3, Council approved Notice of Motion PFC2020-0131 regarding “Identifying a Funding Source for Public Realm Improvements in Established Areas”, as below. This Notice of Motion provides \$30 million of funding towards public realm improvements in Phase 1 Established Areas and directs Administration to outline an investment decision framework in the 2020 May Phase 1 report, develop a Terms of Reference for the fund, and explore the opportunities to replenish the fund in order to ensure continued investment in redeveloping areas.

“That with respect to Notice of Motion PFC2020-0131, the following be approved, **as amended:**

1. That Council direct \$30 million from the anticipated 2019 Corporate Program savings (generated from favourable investment income) to create a dedicated funding stream for the Established Areas Growth Strategy, to be held and committed within the Fiscal Stability Reserve (FSR);
2. That this dedicated funding stream for the Established Areas Growth Strategy will initially be allocated towards the following projects already in progress
 - a. Public realm improvements arising out of the North-Hill Multi Community Planning pilot
 - b. Public realm improvements identified as gaps in Phase 1 established areas (map attached)
3. That this dedicated funding stream for the Established Areas Growth Strategy will further be allocated by Administration for priority areas and projects arising from the upcoming investment decision framework (which may include Main Streets or TOD opportunities) to be outlined through the *Established Area Growth and Change Strategy* report to be brought to the Priorities and Finance Committee in 2020 May;
4. That Council direct annual interest income earned from unused portions of the \$30 million to be recommitted to the Established Areas Growth Strategy within the FSR;
5. **That administration redirect a minimum of 1% of the favourable budget variance from investment income within Corporate Programs annually until 2026 to be used for the Established Areas Growth Strategy.**
6. That as part of the continuing work on a suite of financing options for the Established Areas Growth Strategy, Administration explore the opportunity to replenish the dedicated finding stream outlined above with mechanisms such as property tax uplift in the area and density bonusing in order to ensure continued investment in redeveloping areas;
7. That Administration develop Terms of Reference for the administration of the dedicated funding stream;
8. That Administration report annually to Council through Priorities and Finance Committee on the status/balance, use and benefits of the dedicated funding stream for the Established Areas Growth Strategy through the *Growth Monitoring Report*; and
9. That Administration return with an update to Council after recommendations related to the Solutions for Achieving Value and Excellence (SAVE) program are released, in

the event that there are modifications to the Established Areas Growth Strategy and accompanying work plan.”

On 2020 February 3, Council adjusted the reporting timeline for the Established Area Growth and Change Strategy – Phase 1, through report PUD2020-0016, to report to Council through the Priorities and Finance Committee no later than 2020 May.

On 2019 May 27, Council received an update on the project and directed Administration to report by 2020 March to Council, through the Priorities and Finance Committee, with Phase 1 work elements, as identified in report PUD2019-0305, and refinement of plans and timing for Phase 2 work.

On 2018 November 14, during the One Calgary (2019-2022) service plan and budget discussions in November 2018, with respect to Report C2018-1158 in relation to the Main Streets Investment Program, Council directed Administration to (1) develop a Main Streets Investment Program to implement strategic investments in growth areas within the developed areas, including proposed investment scenarios, and (2) develop appropriately-scaled, sustainable & long-term funding mechanisms and alternative funding options, providing for capital and operating funding as required. A report back was directed by Q2 2019.

On 2018 September 24, Council approved the following recommendation:

That the Priorities and Finance Committee recommend that Council direct Administration to undertake the Established Area Growth and Change work in accordance with the scope identified in Attachment 1 (PFC2018-0891).

Attachment 1 of report PFC2018-0891 indicated an update report be provided to Priorities and Finance Committee by 2019 May.

On 2018 March 19, Council directed Administration to bring a report to Council, through the Priorities and Finance Committee, no later than Q3 2018, with findings and recommendations toward the development of an Established Areas Growth Strategy, including funding and timing considerations, that complements the New Community Growth Strategy.

2. EAGCS Phase 1 Strategic Alignment

The Established Area Growth and Change Strategy (the “Strategy”) supports moving towards outcomes identified in Sections 2.2, 3.5, and 5.2.4 of the Municipal Development Plan, including a more compact urban form; and supporting intensifications of the Developed Residential Areas. The Calgary Transportation Plan encourages transportation investment in response to intensification of areas and the creation of transportation choice. This Strategy also supports the City Planning and Policy, Sidewalks and Pathways, and Streets service lines. By more clearly linking funding and finance tools with local and citywide planning policies, the implementation of goals related to local growth, redevelopment, and quality of life for existing and future residents and businesses can be advanced. This Strategy also supports the outcomes of both the Calgary Climate Resilience Strategy and the Resilient Calgary Strategy.

The Strategy contributes to advancing the Next Generation Planning System in Calgary, and aligns with other initiatives being delivered as part of this program including the Guidebook for Great Communities, the North Hill Communities Local Area Plan, and Heritage Conservation Tools and Incentives. Initiatives within the program are part of a systematic change to The City’s approach to planning, focused on implementing the MDP and advancing the Citizen Priority of A City of Safe & Inspiring Neighbourhoods. The initiatives within this program deliver on five of the six Council Priorities for the City Planning & Policy Service Line for 2020: A. Implementing the

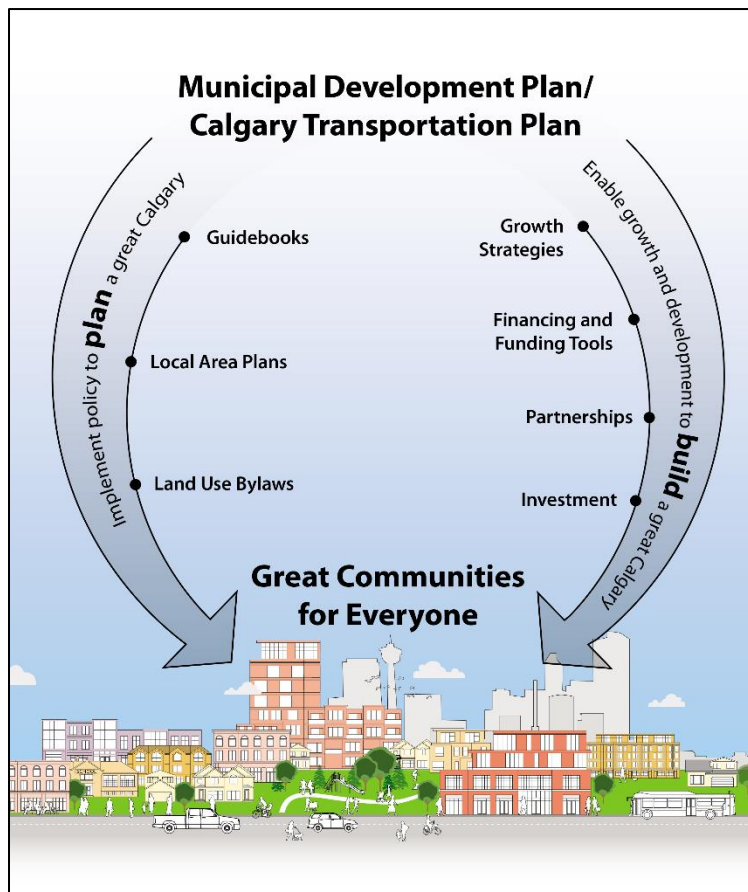
MDP/CTP; B. City-Wide Growth Strategy; C. Modernized Community Planning; D. Connecting Planning and Investment; and E. A Renewed Land Use Bylaw. Council Priority E: Downtown Strategy – Positioning Downtown for the New Economy is not applicable, but is complementary, to this Strategy.

Coordination with related initiatives that similarly support investment in established areas will continue into Phase 2, including investment in priority Main Street areas, Transit-Oriented Development areas, and as City Shaping develops with the future construction of Green Line. In addition, in Phase 1, through the Utility Working Group, the Stormwater Management Strategy has been supported and advanced through facilitated engagement with stakeholders to discuss stormwater management challenges and tools specific to the established area. The results of these initial engagement sessions will be further explored in Phase 2 of the Strategy.

3. Next Generation Planning System Overview

Initiated in 2019, the Next Generation Planning System will improve the way we plan Calgary's future. This systematic approach will help us implement and realize the Municipal Development Plan, which provides the foundation and framework for how we plan our city for citizens who live here now and citizens who will call Calgary home in the future.

Currently made up of nine initiatives, the next generation of planning provides a coordinated and clear planning system for the whole city. It removes outdated and redundant policy, and creates a more robust toolbox to enable development and investment in Calgary.



The system combines policies that will allow us to plan a great Calgary with effective programs, strategies and tools, which enable growth and development to continue building a great city. The nine initiatives leverage and inform each other, from a citywide vision to development and construction.

The Established Area Growth and Change Strategy

The Strategy identifies multiple tools and investments that enable growth and support growing communities. It supports the implementation of the MDP/CTP and local area plans through financial and planning tools and capital investments in the established area to support existing and future residents and businesses, increases certainty in the planning redevelopment process, coordinates policy and investment with market growth, and identifies growth-enabling actions. Phase 2 actions and analysis, and ongoing monitoring across the Growth Strategy portfolio (New Communities and Established Area), may result in considerations for future iterations of the Guidebook and the MDP/CTP.

Next Generation Planning System

Working with, and building on existing policies, the Next Generation Planning System realizes thriving communities that provide housing, amenity, work and travel choices to everyone. It enables development and investment through clear plans, and strategies and tools that guide and support growth. The Next Generation Planning System consists of the following initiatives, addressing both policy and implementation activities to realize these development and community outcomes.

Municipal Development and Calgary Transportation Plans (MDP and CTP): *update policy*

The MDP and CTP are The City's long-range land use and transportation plans that look upwards of 60 years into the future, when Calgary's population is expected to reach over two million people.

Implement policy to PLAN A GREAT CALGARY.

- **Guidebook for Great Communities:** *new policy*
Ensuring communities in Calgary can offer more housing, shops, work and service choices, while simplifying the planning process with consistent city-wide classifications for the urban form. It will be used to guide and shape Local Area Plans in the new Local Area Plan program.
- **Local Area Plans:** *new program*
Using a multi-community approach to local planning, by grouping communities based on shared connections and physical boundaries. This approach makes stronger connections between communities and to key amenities and infrastructure. It helps to identify common issues and opportunities between communities, while removing duplicate and irrelevant policies and plans.
- **Heritage:** *new policy*
Providing new policy tools and financial incentives to increase conservation of heritage resources.
- **Renewed Land Use Bylaw:** *update policy*
Aligning the Land Use Bylaw with the Guidebook for Great Communities and the Local Area Plans so that the final built form accurately reflects the vision for our communities. The renewed Land Use Bylaw will focus on regulating the aspects that impact a person's experience at the street-level.

Enable growth and development to *BUILD A GREAT CALGARY.*

- **Established Areas Growth and Change Strategy:** *new strategy and implementation plan*
Coordinating public investment, while supporting existing communities through their growth. It links to current policy efforts and supports developers to help build our city.
- **Offsite Levies Review:** *update to policy*
Preparing a new off-site levy bylaw under current legislation, to enable growth-related capital infrastructure in established and new communities.
- **Main Streets:** *next phase of program and implementation/construction*
A continuum that goes from changes to land use that will support development opportunities to a streetscape master plan that is designed to support these changes and can be constructed in a coordinated fashion.
- **Transit-Oriented Development Implementation Strategy:** *next phase*
Carrying out the implementation actions. It supports higher-density, mixed-use buildings and public realm design that prioritizes walking and cycling and maximizes the use of transit services.

EAGCS Phase 2 Work Plan

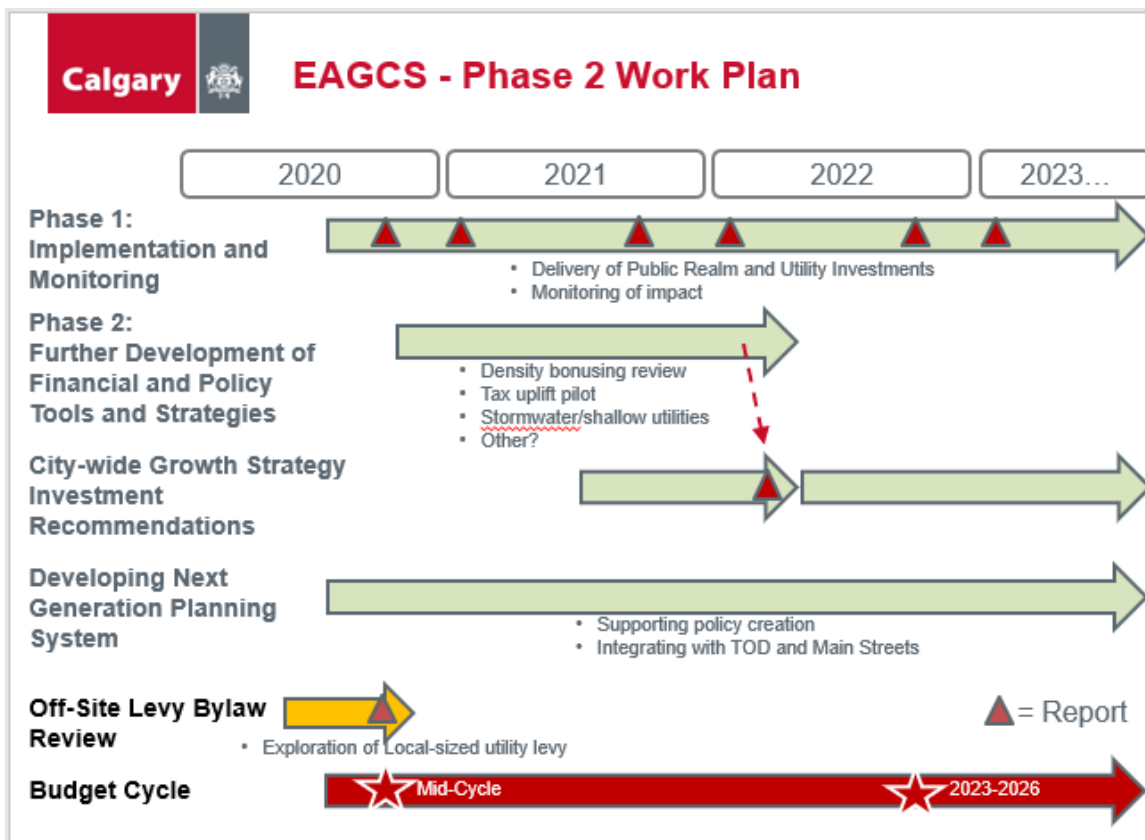
Following this report, the Established Area Growth and Change Strategy (the “Strategy”) will transition into Phase 2, which will identify longer-term, sustainable strategies and tools to support growth, change, and quality of life in existing communities. Implementation and monitoring of Phase 1 recommendations will be done parallel to Phase 2.

The project Advisory Group helped inform the elements of the Phase 2 Work Plan, and identified the critical importance in working collaboratively to develop more sustainable solutions. This work benefits from the collaboration with community, business, shallow utility, and industry representatives, and this multi-stakeholder approach is expected to continue. Phase 2 will include priority work on tools and strategies that require additional time to develop due to their complexity.

Phase 2 will continue to support the creation of the Next Generation Planning System to support implementation of policy (Attachment 6). This includes the closer alignment of the Strategy with the Transit Oriented Development (TOD) Strategy and the Main Streets program, all of which contribute to identifying and delivering growth-related investment in the established area. Alignment on priority area identification, investment recommendations, funding sources and tools, and budget recommendations will be pursued.

It is anticipated that Administration will bring the next set of established areas investment recommendations in coordination with the 2023-2026 service plans and budget in conjunction with the rest of the city-wide growth strategy, the TOD Strategy, and the Main Streets program.

This work plan will be reviewed as part of the Planning & Development annual work plan.



EAGCS Phase 1 Stakeholder Summary: What We Heard/Did

PROJECT OVERVIEW

The Established Area Growth and Change Strategy (the “Strategy”) is broadly focused on enabling growth in the established area of Calgary that is aligned with policy, is supported by the market and is financially sustainable. The Strategy also seeks to support communities and local businesses where growth and change are happening. As the Strategy evolves, planning, financial and investment decisions are anticipated to be linked. This will happen through identifying actions and funding solutions for public realm and infrastructure improvements (short-term), and actions to support communities as they experience redevelopment (long-term).

Phase 1 of the Strategy identified areas with current growth pressures and anticipated continued market interest. The Phase 1 report proposes investments and actions that can enable growth while supporting great communities for existing and future residents and businesses. Alignment with the Municipal Development Plan and Calgary Transportation Plan goals, meeting existing market demand, and consideration of financial impacts supported this work. The consideration of redevelopment readiness within existing communities has also been important to the Strategy, as growth within these communities supports efficient use of land and services.

ENGAGEMENT OVERVIEW

Engagement for the Strategy consisted of a project Advisory Group, four Working Groups and meetings to connect with community representatives. The purpose of the Advisory and Working groups was to collaboratively identify and prioritize what actions can be taken to address specific challenges in redeveloping areas, and to develop solutions and support implementation.

The Advisory Group consisted of representatives from each of the primary stakeholder groups and City of Calgary business unit Directors. This group guided the governance and strategic thinking around the project. It provided high level advice to the project team, helped define the structure and tasks of the working groups, used a consensus model to support project decision making and recommended Working Group members. The Strategy Advisory Group also considered the final Phase 1 program recommendations.

The four Working Groups consisted of community, business and industry members, shallow utility partners and City staff. Each group focused on one of the following areas: Utilities, Public Environment, Financial Planning & Investment, and Planning and Policy Tools. Throughout 2019 each of the working groups met several times. Each group worked on the following:

- Define issues and/or challenges.
- Explore and identify investments or how to activate and support identified investments.
- Prepare and share recommendations with the Strategy Advisory Group.

The project team identified areas within Calgary that are experiencing short-term redevelopment pressures, which included approximately 30 communities and Business Improvement Areas (BIAs). Neighbourhood Partnership Coordinators (NPCs) helped connect the project team with area representatives. Throughout November and December 2019, project team members connected with Community Associations and BIAs to provide them with project information and request feedback. Feedback received from 75 recent engagement projects and existing Area Redevelopment Plans were used to support these discussions. This reduced the potential for duplicate engagement and helped the project team move quickly by leveraging existing information.

SUMMARY OF WHAT WE HEARD AND DID

Financial Planning & Investment Working Group

The Financial Planning & Investment Working Group led the identification of funding and financing tools that can support growth and redevelopment. Discussion focused on narrowing down the list of tools and documenting the strengths and weaknesses of each. The group also led the analysis of how funding and financing tools can be applied to support utility and public environment investments.

Initial discussions for this working group focused on **exploring existing funding challenges**. This included discussing concerns regarding uncertainty related to and paying for redevelopment.

Most of their discussions focused on **exploring a variety of funding and financing tools** that can be used for utility and public environment investments. They considered cost savings availability, dedicated tax support, tax uplift/tax value capture and establishing a financial reserve as a tool to fund public environment investments. For local-sized water and sanitary upgrades, an offsite levy was discussed. Additional tools were discussed but did not move forward for a variety of reasons.

Using this information, the following was done:

- Identified and made recommendations for funding and financing tools to move forward with to support utility and public environment investments.

Utility Working Group

The Utility Working Group focused on water, sanitary, storm and ENMAX utilities. For each of these areas the working group discussed challenges, explored opportunities to better support redevelopment, reviewed data and analyses, identified the types of infrastructure that requires funding, and provided recommendations for improvement.

Specifically, this working group discussed the **cost predictability of local-sized water and sanitary upgrades**. They identified that the unpredictability of water and sanitary upgrades and their varying costs create a significant financial risk for developers. The need for an upgrade is challenging to identify in the early stages of a project as servicing needs depend on the specifics of the development, which can impact project funding and viability. Also, the first development to trigger an upgrade to local-sized water and sanitary pipes pays for the work.

Using this challenge as a starting point, the Utility Working Group:

- Researched how often this happens, the scale of the challenge and what the impacts are.
- Defined a method to initially estimate potential future costs related to developer-sized utility upgrades.
- Worked with the Financial Planning & Investments Working Group to recommend the consideration and exploration of adding local-sized water and sanitary pipe upgrades to the Established Areas Off-Site Levy to improve cost predictability and equity for development.

Information sharing is another challenge that was identified by the Utility Working Group. Industry would like to understand more about the utility servicing needs for their projects earlier in the development process. However, utility systems are dynamic, and tied to development needs, making it difficult to map specific capacity within the utility system. This is also made difficult because redevelopment patterns that impact utility systems are dynamic too.

Growth impacts on each utility system is unique and complex. Specific site development details are required to assess water, sanitary and electrical servicing needs, which are not always available at the time investment decisions are made. Site servicing needs are determined by project details and the utility system functions best when tailored to the built form and use.

Using this challenge as a starting point, the Utility Working Group:

- Incorporated a Water Utility focused pre-application discussion into the existing pre-application process to enable conversations about water, sanitary and stormwater earlier in the development process.
- Shared initial results of the water and sanitary analysis for the North Hill Communities Local Area Plan to reflect on and discuss potential improvements for future local area plans.
- Shared tools available for improved information sharing with ENMAX related to electrical system needs.
- Identified other site development restraints, such as stormwater management and overhead electrical power, and committed to further exploration of these challenges in Phase 2.

Stormwater management in the established area is a significant challenge for developers and The City. Many of the public stormwater management systems in the established area were built to earlier standards and have lower capacity. Combined with changing weather patterns, and increased impermeability as a result of redevelopment, flood risks are increased in these areas.

Land permeability is decreasing due to redevelopment, adding increased stormwater demand on the existing system. Industry has mentioned that, meeting on-site stormwater management requirements is costly and can limit site development. Solutions must balance the needs of protecting existing and future customers, sustaining affordable utility rates, supporting redevelopment and meeting regulatory requirements.

Using this information, the following was done:

- Explored and documented the challenges related to stormwater management.
- Leveraged momentum of the working group discussions through facilitated exploration of these challenges with other City initiatives, like the Stormwater Management Strategy.
- Identified areas to explore further in Strategy Phase 2.

Public Environment Working Group

The Public Environment Working Group focused on identifying what public realm infrastructure is desired to support the quality of life in growing established communities, examples include upgraded parks, upgraded pedestrian realm and traffic calming. They also worked with the Financial Planning & Investment Working Group to develop a decision framework to support investments in public amenities and surface infrastructure.

Discussion regarding **public amenity projects** considered different perspectives when identifying opportunities for growth-related investments in amenities in the identified Phase 1 growth areas. This work included gathering and reviewing public amenity requests from approved Local Area Plans and previous public engagement within the Phase 1 growth areas. Feedback was also gathered from the North Hill Communities Local Area Plan working group.

Using this information, the following was done:

- Created a list of types of public amenity improvements that communities identified as priorities.
- Met with each community association and BIA within Phase 1 growth areas to gather public amenity improvements that met the project criteria.
- Met with area Councillor's to gather public amenity improvements that met the project criteria.

This working group developed a decision framework to **prioritize growth-related public amenities**. This was done through connecting projects to actual growth and identifying criteria that will help prioritize projects in line with Phase 1 project goals. The working group also considered impacts such as operating

costs of amenities, feasibility to construct, alignment with existing City infrastructure programs, and the opportunity to partner with community stakeholders when prioritizing projects.

Using this information, the following was done:

- Created a decision framework to identify a prioritized list of public amenity projects.

The working group discussed how **improving the public environment benefits growth** in the established area. The relationship between growth in a community and the benefits and challenges it offers is important to understand. Projects that respond directly to a growth-related issue connects growth and investment in the established area.

Using this information, the following was done:

- Prioritized and grouped projects that respond directly to growth-related issues.

Planning and Policy Tools Working Group

The Planning and Policy Tools Working Group explored existing and potential planning and policy tools that are available to support redevelopment in the established area.

This working group explored policy and planning tool challenges to support redeveloping communities. The working group used this information to identify low and high value work and projects with low and high value effort. They focused Phase 1 work on projects with a low amount of effort and high value. The working group reinforced that projects like the Guidebook for Great Communities, Heritage Conservation Policy Tools and Financial Incentives Review and the Main Streets program are important and already working on supporting redeveloping communities.

Using this information, the following was done:

- Identified work not being done that fits the low effort/high value criteria and can be done quickly;
- Defined what projects would move forward;
- Received information on several planning and policy tools; and
- Initiated a discussion on bonus density that will be continue into Phase 2.

Input from Community Associations and Business Improvement Areas (BIAs) for Public Realm Projects

Members of Community Associations and BIAs within the project area were asked to provide feedback and input into the public realm projects being identified by the Public Environment Working Group. Initial projects were identified through the analysis of more than 75 recent engagement reports, meeting minutes, feedback documents and letters dating back to 2015. The data gathered provided information on citizen's and stakeholder's opinions on redevelopment within communities, the things they value, the tools we use, the issues that arise and the outcomes they envision. A summary of feedback relevant to the Strategy is provided below.

Recent Engagement Feedback Relevant to the Strategy

A City That Moves

- Established area communities, particularly in priority growth areas, have Calgary's highest reported travel mode share of walking, cycling and transit but often feel they lack public realm that supports this reality.
- Transportation infrastructure should focus on addressing issues with walkable and accessible infrastructure, including connectivity improvements, missing links and sidewalk expansions.
- Communities should have a walking and cycling network that is easy to navigate and safe.
- Vehicle traffic and speed are safety concerns in established areas. Traffic volumes and speeds should be reduced through public realm improvements such as narrowing intersections, decreasing

the width of streets by increasing sidewalk widths, improving lighting and adding additional traffic controls.

- Additional density causes impacts to traffic and should be addressed as needed.

A Healthy and Green City

- Established area communities should preserve open spaces and parks, which includes space for gardens, landscaping, amenities and pathways.
- Where additional open space is not feasible, but growth is occurring, the quality of open space should increase with higher levels of amenities.

A Prosperous City

- Improving attractiveness of the public realm supports community investment.
- Growth is acknowledged as a factor that supports local retail and business sustainability.

A City of Inspiring Neighbourhoods

- Developments and public realm infrastructure projects should enhance the quality of life in communities.
- Communities desire places to gather and interact with their neighbours that are well designed, safe, open, vibrant, accessible, and reflect the identity of the community.
- Communities identified that better sidewalk and pathway connections, improved parks and recreation amenities and programming are all key elements to create inspiring neighbourhoods.

Using this information, the following was done:

- The Public Environment Working Group used this feedback to help:
 - identify what public realm amenities are desired by communities;
 - identify public realm amenity projects within the identified Phase 1 growth areas; and
 - prioritized public realm amenity projects within the identified Phase 1 growth areas.

EAGCS Phase 1 Stakeholder Letters



460 – 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403.201.5305
F 403.201.5344

2020.04.22

City of Calgary
800 Macleod TR SE
Calgary, AB
T2P 2M5

ATTN:

Priorities and Finance Committee (PFC) and City of Calgary Council Members

RE:

29 April 2020 Meeting of PFC
Established Areas Growth & Change Strategy (EAGCS) – Phase 1 Report

Dear Committee and Council Members,

I write to express my support for the EAGCS – Phase 1 Report and recommendations before you for consideration.

I have the privilege of serving as a stakeholder industry member on the EAGCS Advisory Committee, where I have the opportunity to contribute and debate ideas and grow shared understanding of the essential holistic planning and funding framework required to enable strategic growth within our City's Established Areas.

A diverse range of stakeholder voices are found in the work—an effort led by smart, passionate members of Administration who understand both the complexity and city-shaping potential this work.

The report embodies a foundation of understanding, sets a focus, identifies next stages of work, and advises on key actions with both shorter and longer-term objectives in mind. The report and its recommendations understand and are resilient to the realities that perfect can not get in the way of good enough—we can advance this work while other parts of our complex planning and funding system mature and better fit together.

Thank you for your time and consideration.

Sincerely,

CivicWorks Studio

David White | Principal
B.A., M.Sc.Pl., RPP, MCIP

www.civicworks.ca

20 April 2020

Priorities and Finance Committee / Planning and Urban Development Committee

As Renfrew Community Association's Planning Director (Feb 2018 to Nov 2019), I have been fortunate to be the community representative on the Established Areas Growth and Change Strategy's Utilities Working Group. I have been thoroughly impressed by the positive and productive discussions about how utilities keep us from achieving the objectives of our Municipal Development Plan. Participants' willingness to find ways to solve those problems has been more impressive. I would encourage the Priorities and Finance Committee and Planning and Urban Development Committee to continue with the second phase of the EAGCS.

From administration and industry representatives, I have learned that utilities make redevelopment uncertain and expensive. Currently, utilities prevent profitable redevelopment or force higher intensities of redevelopment than existing residents will accept.

For example, we learned about a contemplated four-storey, 16 to 20-unit, apartment building on a 60-foot frontage along a Main Street. However, it could not be built because powerlines need to be 3.5m away from the building. The developer could move the building away from the lane, which would reduce the number of units, or bury the powerline. Neither would have been possible with a large enough profit margin for a bank to be willing to loan the funds. To afford burying the powerline, the developer could have proposed a taller building than the existing M-C1 zoning allowed, which would likely upset neighbours who might fight the land use change. The project was not built, and that lot is still for sale.

This example shows how utilities make it easier to build a single large project, like a twenty-storey building or redevelop a golf course, than build a four-storey building in keeping with city policy. Too often utilities prevent redevelopment at the scale that an existing local area plan or area redevelopment plan allows. Yet, as I learned from members of the North Hill Communities Local Area Plan working group who had been involved in the 16th Ave Area Redevelopment Plan, residents become frustrated when they work to create a local area plan that produces two

buildings in ten years. Building along 16th Ave has difficulties beyond utilities, but the point is clear: the difficulties associated with utilities can undermine the time and money spent creating local area plans.

In uncertain times, we may instinctively want to avoid EAGCS phase 2. Unfortunately, if Calgary is like other North American cities, we do not have enough private investment to maintain our public infrastructure, and thus we cannot afford the city we have built. To endure, Calgary will need to turn a profit by increasing private investment and decreasing public investment. It is difficult to attract private investment, but the least we can do is remove barriers to it. This project's work is essential to allowing private investment in places where our zoning allows it. Phase 1 dealt with items that we could sort out in about a year. The more difficult items, like overhead powerlines and more work on stormwater, are in phase 2. If we do not proceed with phase 2, utilities will continue to prevent the private investment Calgary needs.

Thank you,
Nathan Hawryluk

From: guy.huntingford@naiopcalgary.com
To: [Public Submissions](#)
Subject: [EXT] NAIOP letter of support for Established Growth & Change Strategy - Phase 1
Date: Friday, May 08, 2020 8:47:42 PM
Attachments: [EAGCS Phase 1 report - support letter.pdf](#)

Please accept this letter and add to the package for the May 25th Combined meeting of Council.

NAIOP submitted the letter for the PFC Apr 29th meeting but we understand the letter needs to be resubmitted for the Council meeting.

Many thanks

Guy
Dir. Strategic Initiatives, NAIOP Calgary



Date: 27-Apr-2020

Members of Priorities & Finance Committee
Mayor & Members of City Council
The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P2M5

Re: PFC2020-0381 Established Areas Growth and Change Strategy 2020: Phase 1 recommendations

Dear members of PFC

NAIOP Calgary has been an active participant in the Established Areas Growth and Change Strategy (EAGCS) work that has been underway since September 2018.

The EAGCS is one piece of the City's goal of a comprehensive growth strategy (other pieces being the new community strategy and the industrial strategy). From a NAIOP perspective the EAGCS is most important as it affects the largest group of our members.

The EAGCS has been split into 2 phases and the report presented to Committee details the results of phase 1 and looks forward to phase 2.

This letter provides our support for the EAGCS, the transition to phase 2 and the collaborative work with Administration to bring us to this point.

As with any report of this scope it presents some areas for reflection and provides key issues that the committee should be aware of. They are as follows;

Recommendation 1:

Approval by Council to create and seed (\$30M) an Established Areas Investment Fund is welcomed. Recommendation 1 asks for approval to spend all \$30M in 2021 and 2022. We support this direction. In attachment 1 it specifies that \$24M of the \$30M has been allocated and \$6M is set aside for unknown support of current or future public realm projects. We ask that the \$6M be allocated with input from all stakeholders.

Recommendation 2:

We support the intent of each of the points presented with the exception of the wording regarding a levy for local-sized water & sanitary pipes. All our discussions with

administration have been to 'explore' a levy, not 'develop'. The term 'develop' implies there will be a levy. This does not provide for a possibility that other funding sources besides a levy may be presented as a preferable means to fund water infrastructure.

Recommendation 3:

We applaud and support the creation of a Reserve (Established Area Investment Fund) for funding in Established Areas. Our concern is the replenishment of the Fund (based on details in attachment 4) will not be sufficient to provide for future growth areas and requires an annual commitment from Council to seed this fund, commencing in 2023. Further Attachment 4 states that the review of the fund should be every 3 years. We would like to see the review every 2 years to match One Calgary and the mid-cycle review timelines.

Recommendation 4:

We support this recommendation as stated.

Again we thank the Growth Strategies team and all stakeholders for their collaborative approach to this work and ask that PFC accept the recommendations presented in this report with the considerations as described above.

Sincerely, on behalf of, NAIOP



Guy Huntingford
Director Strategic Initiatives
NAIOP Calgary

Cc:

Stuart Dalgliesh, GM Planning & Development
Kathy Davies-Murphy, Manager, Growth Funding & Investment
Matthew Sheldrake, Acting Manager, Growth & Strategic Services
Lesley Kalmakoff, Planner, Growth & Strategic Services
Chris Ollenburger, Chair, Government Affairs Committee, NAIOP Calgary



April 27, 2020

Members of Priorities & Finance Committee and Calgary City Council
The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

Re: PFC2020-0381 Established Area Growth and Change Strategy 2020: Phase 1 Recommendations

Dear Members of Priorities & Finance Committee and Members of Calgary City Council:

BILD Calgary Region (BILD) would like to thank Administration for the comprehensive report and acknowledge Phase 1 progress is a direct result of collaboration with an extensive stakeholder network comprised of community, business, shallow utility, and industry representatives. As noted, ***'the multi-stakeholder approach will continue'*** - the success of Phase 2 is dependent upon this continued close collaboration.

The multi-stakeholder approach of the EAGCS (Strategy) has been **supported by BILD staff/directors/members** participating on all working groups and the advisory committee. The Strategy has been a priority for BILD Standing Committees (including InnerCity, Urban Redevelopment, Commercial and Planning), and is discussed regularly at BILD Board of Directors meetings. BILD's prioritization of its diverse membership's interests is reflected in this work. As well, the November 2019 BILD bylaw change (nearly unanimous membership vote) balanced New Community/Established Area developer-builder board composition, to reinforce **BILD's commitment at its highest governance level** to Established Areas and balanced growth throughout the city.

CRITICAL POINTS/ KEY CONCERNS:

Holistic & Comprehensive Approach – the **Funding Framework** Infographic (attached for reference) was created by EAGCS industry representatives and reviewed/edited by members of Administration.

*A successful Strategy requires a **holistic planning + funding framework** that addresses 3 key components – Existing public infrastructure / New + Enhanced Public Amenities / Developer-sized Piped-servicing Upgrades.*

Each element, and the funding for it, must be considered in concert with the others. There will be limitations on financial capacity to pay and the collective impact of all costs must be considered together. Decisions must not be made in isolation regarding levies (existing or new), density bonusing, public realm funding, existing or new development fees/charges/security, as well as policy or processes with financial impacts.

Established Area Investment Fund (EAIF) – All stakeholders appreciate the creation of the fund and the \$30 million contribution from reserves. However, this cannot be a one-time only contribution – *Council MUST prioritize this Fund and commit to replenishing the EAIF with each 4 year budget cycle.*

The items identified in the report as possible financial tools to ‘replenish’ the fund, including the Tax Uplift pilot, are not expected, even collectively, to provide sufficient funding in the magnitude required. Accordingly, it is critical that **Council commitment to replenishing the Established Area Investment Fund as part of the One Calgary Budget.**

Developer Funding (potential Off Site Levy) for Water & Sanitary Pipe - Stakeholders identified a disconnect between the Phase 1 Working Group’s and Administration’s Recommendations.

Attachment 3, p. 4/7: “the FP&I Working Group arrived at the recommendation to **consider and explore** adding local-sized water and sanitary pipes into the list of infrastructure funded by an Established Areas Levy.” Attachment 7, Phase 2 Work Plan Graphic: “* **Exploration** of local-sized utility levy”

The Administration Recommendation, “2. Direct Administration to **develop** (a) A new Established Area off-site levy for local-sized water and sanitary pipes...” should be amended to read ‘**explore**’.

The Phase 1 recommendation to ‘explore’ encourages genuine investigation of reasonable alternatives. ‘Develop’ presupposes the outcome and is too limiting, particularly at this *unprecedented time of uncertainty and economic crisis*. This Recommendation must be revised to align with the Working Group’s Phase 1 recommendations, and to validate and preserve the integrity of Stakeholders’ Phase 2 work.

Phase 2 Work Plan Collaboration – The EAGCS Phase 1 meaningful progress is a direct result of the framework for collaboration and should be continued in the Phase 2 work. We request that the Administration Recommendation be amended to read: *Direct Administration to continue Phase 2 of the Established Area Growth and Change Strategy work as defined in a Phase 2 Work Plan (Attachment 7), **in collaboration with the Phase 1 stakeholders**, and bring back the next round of recommendations...*

We look forward to working on Phase 2 with Administration and all stakeholders, building upon the existing foundation of respect and collaboration.

Respectfully,
BILD Calgary Region



Beverly Jarvis
Director of Policy, Projects & Government Relations

Attachment 1: Funding Framework. Infographic

c.c. Stuart Dalglish, General Manager, Planning & Development
Kathy Davies Murphy, Manager, Growth Funding & Investment, Planning & Development
Matthew Sheldrake, Acting Manager, Growth & Strategic Services, Planning & Development
Lesley Kalmakoff, Planner, Growth & Strategic Services, Planning & Development

VERBAL PRESENTATION:

On behalf of **Joel Tiedemann**, Senior Development Manager, **Anthem Properties** – the following statement is provide in support of the Established Area Growth and Change Strategy work....

"It is very encouraging to see the City is committed to reinvesting in our established areas that have seen significant growth over the last number of years. Redeveloping in our established neighbourhoods is the most sustainable way that Calgary can grow our population as it utilizes exiting land and infrastructure while bolstering the existing tax base. A long-term strategy is required to ensure communities taking on additional density see the requisite benefit through reinvestment in public realm improvements.

An investment/funding program is also required to support the increased underground infrastructure demands that come along with community redevelopment. This potential program will provide more cost certainty to developers and will make ongoing redevelopment of Calgary's established communities more feasible.

I want to thank administration for the work they have done on this file to date and I look forward to continue working on the EAGCS to ensure that Calgary can continue to grow "up, in and out".

On behalf of **Nazim Virani**, President, **Sarina Homes** – the following statement emphasizes the value of collaboration and the importance of a comprehensive holistic financial and planning approach...

"The Multi-Community stakeholder engagement sessions are making an impact. *The Planning and Development team started engagement with the Westbrook Multi-Community stakeholder group last October. Chris Pollen and I were fortunate to be selected to participate in this group, along with 36 other members from the various communities. As far as I understand, there were over 180 people that applied to participate, and I have to say there was almost full attendance at each engagement session (about 4 sessions). The team leading the sessions were impressive. They were thoughtful, prepared, open, inclusive and genuine in their approach to learning and understanding how residents feel today and helping us all envision smart growth and a more vibrant community in the future. Kudos to Emma and Steph leading the group sessions.*

I support administration's phase 1 recommendations. I look forward to a more comprehensive plan forward from administration as we strategize growth in our established areas.

EAGCS

Funding Framework.

Financial Tools for Delivering Infrastructure + Community Amenities in the Established Areas

There are a variety of necessary components to a “framework” for success for the Established Area Growth + Change Strategy – adequate / sustainable funding is key. The Strategy’s growth goals require a **holistic planning + funding framework** in order to achieve the shared goals of the Municipal Development Plan vision.

KEY COMPONENT 02

New + Enhanced Public Amenities

With density must come amenity

Who’s responsible for funding:

- City – what portion?
- Developers⁴ – what portion?

Funding mechanisms proposed:

- Incremental Tax Redirection
- Ad hoc funding through City Budget cycles¹
- No agreement on a sustainable mechanism

What’s missing:

- Secure + sustainable funding
- Cost allocation between City + developers
- Comprehensive EAGCS²
- LAP³ updates / implementation
- List of enhanced amenities + anticipated costs
- Sustainable + transparent method of establishing priorities

KEY COMPONENT 01

Existing Public Infrastructure + Life Cycle Maintenance

Addressing repair + replacement

Who’s responsible for funding:

- City – collection of municipal taxes + utilities

Funding mechanisms proposed:

- Ad hoc funding through City Budget cycles¹
- No agreement on a sustainable mechanism

What’s missing:

- Secure + sustainable funding
- Comprehensive EAGCS²
- LAP³ updates / implementation
- List of existing deficits + anticipated costs
- Sustainable + transparent method of establishing priorities

KEY COMPONENT 03

Developer-Sized Piped-Servicing Upgrades

Growth requires infrastructure

Who’s responsible for funding:

- City – what portion?
- Developers⁴ – what portion?

Funding mechanisms proposed:

- New levy being explored
- Ad hoc funding through City Budget cycles¹
- Development Permit Conditions
- No agreement on a sustainable mechanism

What’s missing:

- Comprehensive EAGCS²
- LAP³ updates / implementation
- Agreement on levy methodology
- Better City information to inform capacity limitations / anticipated costs



April 28th, 2020

Priorities and Finance Committee

Re: Established Area Growth and Change Strategy (EAGCS) 2020: Phase 1 Recommendations

The Federation of Calgary Communities is the support organization for over 230 community based non-profit organizations, including 152 community associations. We advocate for and assist community associations in navigating Calgary's planning process. The Federation has served as a key stakeholder on various EAGCS Advisory Committees reflecting the voices of community members and associations across the City of Calgary. We support the EAGCS phase 1 recommendations and thank the team for including us in this important work.

While the Federation has participated in all aspects of EAGCS, public realm improvements are what residents see and appreciate when taking on growth and change. As a result, this letter reflects on the significance of investments in the public realm. We commend Council for approving \$30 million of funding towards public realm improvements in Phase 1 Established Areas. This funding is crucial to adding more amenities and improving the public realm deficit in established areas.

Ongoing strategic investment and commitment to our established communities will continue to create complete communities for residents and businesses and contribute to making Calgary a great and livable city. Although there are plans to explore future funding tools to replenish the Established Area Investment Fund; given the financial constraints caused by the COVID-19 pandemic and the state of the economy, we have concerns around the capacity of any combination of tools to ensure the replenishment of this fund.

A steady state of investment in amenities in communities experiencing redevelopment is vital to supporting change. The Established Area Investment Fund cannot be a one-time investment of Council, nor is it likely that various funding tools can adequately replenish the fund alone. We recommend that Council commit to replenishing the Established Area Investment Fund as part of ongoing One Calgary Budget to ensure meaningful investments in subsequent multi-community areas can be supported through growth and change.



We look forward to seeing the implementation of Phase 1 projects, and to the continued work Phase 2. We believe that Phase 2's success will rely on continuing this collaborative work with administration, community members and industry stakeholders.

Thank you for this opportunity.

Sincerely,

Leslie Evans, M.M., BSc
Executive Director

Chief Financial Officer's Report to
Priorities and Finance Committee
2020 May 05

ISC: UNRESTRICTED
PFC2020-0464

Public-Private Partnerships (P3) Policy Update

EXECUTIVE SUMMARY

This report provides a summary regarding updates to the Public-Private Partnerships (P3) Administration Policy FA-052 (Evaluating and Procuring Public-Private Partnerships) and Council Policy CFO011 (Public-Private Partnerships Policy).

Administration is in the process of completing an update to its P3 policies taking into consideration current industry best practices and knowledge gained through experience.

The purpose of the Council policy is to provide a framework for a consistent approach for the identification of potential P3 opportunities, assessment of P3 opportunities, decision-making, procurement processes related to P3s, and contract management and asset hand-back procedures for P3s.

The purpose of the complementary Administration policy is to guide the internal governance, roles, responsibilities, and processes of assessing, procuring, implementing, and managing P3 projects in a manner consistent with the Council Policy on P3s.

An updated P3 Guiding Principles and P3 Framework has also been developed in conjunction with the amendments to the P3 policies. This document is to provide Administration with background information on P3s to help improve decisions in the P3 process.

ADMINISTRATION RECOMMENDATION:

That the Priorities and Finance Committee:

1. Forward to Council the Public-Private Partnerships (P3) Council Policy (CFO011) to the Combined Meeting of Council on 2020 May 25 with recommendation for Council's approval; and
2. Approve P3 Guiding Principles and P3 Framework April 2020 as a standalone administration document, supplemental to Administration's P3 policy, Assessing and Procuring Public-Private Partnerships (FA-052).

RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, 2020 MAY 05:

That Council adopt the Administration Recommendations contained in Report PFC2020-0464.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2020 April 14, The Administrative Leadership Team (ALT) approved the following recommendations:

1. Direct Administration to bring forward Public-Private Partnerships (P3) Council Policy (CFO011) to the Priorities and Finance Committee on 2020 May 05 for recommendation for Council's approval.
2. That ALT approve Administration's P3 policy, Assessing and Procuring Public-Private Partnerships (FA-052).

**Chief Financial Officer's Report to
Priorities and Finance Committee
2020 May 05**

**ISC: UNRESTRICTED
PFC2020-0464**

Public-Private Partnerships (P3) Policy Update

3. Approve P3 Guiding Principles and P3 Framework April 2020 as a standalone administration document, supplemental to Administration's P3 policy, Assessing and Procuring Public-Private Partnerships (FA-052).

On 2011 January 15, the Administration policy, FA-052 (Evaluating and Procuring Public-Private Partnerships) came into effect to highlight Administration roles and responsibilities in the P3 Project assessment process.

On 2008 December 03, the SPC on Finance and Corporate Services recommended that Council adopt Attachment 1 contained in Report FCS2008-47, as The City of Calgary's ("The City") Public-Private Partnership Policy.

On 2008 September 22, Council approved Report FCS2008-29 Guiding Principles for Public-Private Partnerships. This report directed Administration to prepare a council policy based on the guiding principles presented in the report and report back by 2008 December.

BACKGROUND

Since the initial adoption of the P3 policies in 2008 (CFO011) and 2011 (FA-052), The City of Calgary (The City) has gained hands on experience. The City has assessed a number of potential P3 projects and two P3 projects that have achieved financial close and completed construction include, the Organics Composting Facility, and the Stoney Compressed Natural Gas Bus Storage and Transit Facility.

From 2017 November to 2018 March, Blakes Law Firm was engaged to review the Administration policy, FA-052 and Council policy, CFO011. As part of the review, Blakes Law Firm engaged with stakeholders from across The City.

On 2018 March 06, Council approved P3 delivery of the largest infrastructure Project in The City's history, the Green Line LRT, a Design-Build-Finance (DBF).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Revisions to The City's existing P3 policies were made based on the following due diligence activities:

- Review of revisions proposed from the 2017 policy review performed by Blakes Law Firm and City of Calgary Administration;
- Review of P3 policies in other jurisdictions including federal, provincial, and other municipalities;
- Ensure no inconsistencies or inappropriate overlap between The City's P3 Council policy and P3 Administration policy;
- Align P3 policies with applicable City Administration and capital construction policies;
- Ensure alignment with government programs; and
- Engagement with internal stakeholders from The City.

Refer to Attachment 4 for material revisions identified that have been reflected in the Council and Administration policies.

Chief Financial Officer's Report to
Priorities and Finance Committee
2020 May 05

ISC: UNRESTRICTED
PFC2020-0464

Public-Private Partnerships (P3) Policy Update

Stakeholder Engagement, Research and Communication

These policies have been developed through collaboration with Administration, research of P3 policies in other jurisdictions, and review of relevant Administration and capital construction policies to ensure alignment, where appropriate.

Strategic Alignment

The recommendation supports The City's commitment to ensure accountability and transparency by providing guidance to Administration in the assessment and decision-making process of P3s.

These policies ensure alignment with The City's capital construction policies including the Corporate Project Management Framework. Additionally, Infrastructure Calgary has been included as a participant in the P3 assessment process, as required.

These policies outline processes that align with The City's commitment to citizens by investing in infrastructure and services in prudent ways and demonstrating value for the services The City offers.

These policies will align The City with the Province's outlook given the recent provincial budget is focused on delivering projects through P3s or other public-private arrangements.

Social, Environmental, Economic (External)

These policies ensure Administration is in-line with industry best practice and has a consistent approach when procuring a P3 capital investment in order to maximize value, while reducing risks, for the programs and services the City offers to citizens.

Financial Capacity

Current and Future Operating Budget:

There are no direct impacts currently to the operating budget resulting from this report; however, P3s can result in The City assuming long term liabilities which can impact future operating costs and The City's financial capacity. As well, the assessment of P3s will require dedication of significant internal and external resources.

Current and Future Capital Budget:

There are no direct impacts currently to the capital budget resulting from this report; however, P3s can result in The City assuming long term liabilities which can impact future operating costs and The City's financial capacity. As well, the assessment of P3s will require dedication of significant internal and external resources.

Risk Assessment

It is critical to follow a P3 process in order to manage the long-term and short-term risks inherent in P3s. An updated P3 policy will facilitate good governance and prudent stewardship to minimize reputational and financial risks to The City by being transparent and following best practices.

Chief Financial Officer's Report to
Priorities and Finance Committee
2020 May 05

ISC: UNRESTRICTED
PFC2020-0464

Public-Private Partnerships (P3) Policy Update

REASON(S) FOR RECOMMENDATION(S):

Changes are required to the Public-Private Partnerships (P3) Council Policy in order to align the Council Policy with the approved changes to the Administrative Policy.

ATTACHMENT(S)

1. Attachment 1 – Public-Private Partnerships (P3) Council Policy (CFO011)
2. Attachment 2 – Assessing and Procuring Public-Private Partnerships Administration Policy (FA-052)
3. Attachment 3 – P3 Guiding Principles and P3 Framework (April 2020)
4. Attachment 4 – Proposed Material Revisions

Council Policy

Policy Title: **Public-Private Partnerships (P3) Policy**
Policy Number: **CFO011**
Report Number: **FCS2008-29, FCS2008-47, PFC2020-0464**
Adopted by/Date: **Council / 2008 December 15**
Effective Date: **2008 December 15**
Last Amended: **To be updated by City Clerk's Office**
Policy Owner: **Finance**

1. POLICY STATEMENT

- 1.1. The City of Calgary (The City) shall use a consistent governance model and selection criteria when assessing, procuring, implementing, and managing Public-Private Partnerships (P3) as an alternative financing and procurement approach for infrastructure, or services, or both.
- 1.2. The City will adhere to the following guiding principles for P3s:
 - 1.2.1. The public interest is paramount.
 - 1.2.2. Appropriate public control must be preserved.
 - 1.2.3. Accountability and good governance must be maintained.
 - 1.2.4. The Project must be a priority as determined by the capital plan.
 - 1.2.5. The Project must have Council approved Capital Budget and the Projects operating impact of capital must be known or approved.
 - 1.2.6. The P3 procurement process must be competitive, consistent, equitable, transparent and timely. The City must hire an independent fairness professional to ensure that the selection process adheres to the high standards of openness, fairness, and transparency.
 - 1.2.7. The P3 must provide best value for money over the Project lifecycle with appropriate consideration of risk transfer, opportunities for innovation, and community impacts.

2. PURPOSE

- 2.1. To provide a framework for a consistent approach for the identification of potential P3 opportunities, assessment of P3 opportunities, decision-making, procurement processes related to P3s, and contract management and asset hand-back procedures for P3s.
- 2.2. To define the roles of Council and Administration in the P3 approval process.

3. DEFINITIONS

- 3.1. Financial Close: the time when the Project Agreement and all financing and other agreements related to the Project have been executed and delivered and all conditions to the effectiveness of the Project Agreement and Project financing agreements have been satisfied.
- 3.2. P3 Model: The integration of multiple Project elements into one performance-based contract. These elements may include Design, Build, Finance, Operate, Maintain, or a combination thereof.
- 3.3. Project: as applied in this Council policy, a capital investment that falls under one of these categories:
 - 3.3.1. Capital project that is planned, delivered and evaluated on its own merit and has a well-defined scope, cost and schedule resulting in new or substantially improved assets;
 - 3.3.2. Capital program that is a grouping of capital projects that are related and benefit from being planned and managed together; or
 - 3.3.3. Annual investment program that is a recurring capital program focused on maintaining or upgrading current, in-service assets or for ongoing purchases of similar assets.
- 3.4. Project Agreement: The contractual arrangement between The City and the P3 partner.
- 3.5. Public-Private Partnership (P3): A contractual agreement between a public authority and a private entity for the provision of infrastructure or services, or both in which:
 - 3.5.1. The private sector participant assumes the responsibility for financing part or all of the Project;
 - 3.5.2. The City seeks to transfer risks that it would normally assume, based on the private sector participant's ability to better manage those risks;
 - 3.5.3. The arrangement extends beyond the initial capital construction of the Project; or
 - 3.5.4. All or any combination of the above

4. APPLICABILITY

- 4.1. This Council policy applies to all City of Calgary departments, business units, and service lines.

5. LEGISLATIVE AUTHORITY

- 5.1. Council has authority to approve all Projects that are to progress as P3 Projects, specifically, the P3 Business Case. Refer to Section 6.3. for the P3 Approval Process.
- 5.2. The authority to execute a Project Agreement or other contract entered into during the course of a P3 Project may be delegated by Council in accordance with the *Municipal*

Government Act (Alberta), RSA 2000 Chapter M26 (the “MGA”) or by the City Manager under the authority delegated to him or her by Council in accordance with the MGA.

- 5.3. Procurement practices and activities at The City are governed as described in the *Procurement Policy*.
- 5.4. The alignment of this Council policy with Infrastructure Calgary will be considered when determining capital investment priority.
- 5.5. Associated Procedures and Standards
 - 5.5.1. *Administration P3 Policy (FA-052)*
 - 5.5.2. *P3 Guiding Principles and Framework*
 - 5.5.3. *Administration Procurement Policy*
 - 5.5.4. *Corporate Project Management Framework*

6. PROCEDURE

6.1. Identification of P3 Opportunities

- 6.1.1. A P3 Project is an alternative delivery model to traditional procurement. Consideration should be given to the Corporate Project Management Framework and the standard Capital Budget approval process before proceeding through the P3 Project Assessment Process.
- 6.1.2. Projects in the relevant business unit's proposed capital investment budget, shall be identified as potential P3s and be subject to the P3 Project Assessment Process if they meet at least one of the following criteria:
 - 1. They are considered eligible for P3 Project Assessment, based on standards established in the *Administration P3 Policy (FA-052)*; or
 - 2. There is a requirement through a funding grant from either the Government of Alberta or the Government of Canada that requires an assessment of the Project for its potential to be delivered as a P3.
- 6.1.3. Other Projects that do not meet the above criteria but are aligned with other major policy objectives of The City may be considered for assessment as a P3; however, the resources needed to perform the assessment relative to the benefit must be considered by the Director of the business unit sponsoring the Project, prior to beginning the assessment process.
- 6.1.4. The City will not consider unsolicited P3 proposals.

6.2. P3 Project Assessment Process and P3 Business Case

- 6.2.1. The P3 Project Assessment Process will have three components, based on standards established in the *Administration P3 Policy (FA-052)*, which together will form the P3 Business Case:
 - 1. Initial Project Screen;
 - 2. Strategic Assessment; and

3. Value-for-Money (VFM) Assessment.

- 6.2.2. A Steering Committee will be formed at the Strategic Assessment phase, based on standards established in the Administration *P3 Policy* (FA-052). This Steering Committee will provide oversight throughout the assessment, decision-making process and P3 procurement process.
- 6.2.3. Each component will be carried out consecutively with the results used to determine whether the Project is viable up to that point, and whether proceeding to the next assessment step is recommended.
1. With documented supporting rationale and at the discretion of the Director of the Business Unit responsible for the Project, the Initial Project Screen may be waived and further assessment of the Project as a P3 discontinued.
 2. Depending on the characteristics of the Project and the findings of the Strategic Assessment, it may be clear which P3 Model is most suitable for the Project and the completion of the VFM Assessment will be unnecessary. This will be considered only an exception basis and requires approval by the Steering Committee.
- 6.2.4. The completed P3 Business Case will be the basis for a recommendation by Administration to Council, communicated through the standard process for Council approval on whether to proceed with the Project using a P3 delivery method and begin the procurement process.
1. The P3 Business Case will include a recommended P3 Model.
 2. Should the Project proceed as a P3, the results of the final VFM Assessment (if performed) will be documented and made available to the public no later than 90 days after Financial Close.

6.3. P3 Approval Process

- 6.3.1. Council will approve P3 delivery for Projects and the P3 Model prior to the beginning of any procurement activities.
- 6.3.2. Administration will disclose, provide advice and seek Council approval for budget impacts of the P3 Project, including the following information:
1. The capital, operating, lifecycle and financing costs during the term of the Project Agreement, especially when the P3 Model includes lifecycle and operating costs; and
 2. Borrowing bylaw(s) for all debt related to the P3 Project in accordance with the MGA.
- 6.3.3. Administration will disclose, and provide advice regarding funding, financing and budget impacts of the P3 Project, including the following information:

1. Estimated impacts to The City's debt and financial capacity limits; and
2. The estimated dollar value of lifecycle and operating costs of the Project, where the P3 Model does not include these elements.

6.4. P3 Procurement Process

- 6.4.1. Procurement is governed according to The City's *Procurement Policy*.
- 6.4.2. Administration is responsible for the management and execution of the procurement process, including the selection of any successful proponent.

6.5. P3 Project Management and Asset Handback

- 6.5.1. Administration is responsible for:
 1. Establishing reporting requirements for the P3 that align with the Project Agreement;
 2. Monitoring the performance of the P3 partner during the construction period and throughout the life of the Project Agreement; and
 3. Establishing handback procedures such that The City receives the asset in the prescribed condition at the end of the Project Agreement term.

7. AMENDMENT(S)

Date of Council Decision	Report/By-Law	Description

8. REVIEWS(S)

Date of Policy Owner's Review	Description
2010	Council policy number change from FCS014 to CFO011 due to department reorganization

Category: Administration Policy

Policy Title: **Assessing and Procuring Public-Private Partnerships (P3)**
Report Number: **TBD**
Adopted by: **Administrative Leadership Team**
Effective Date: **TBD**
Last Amended: **TBD**
Policy Owner(s): **Finance**

1. PURPOSE

- 1.1 The purpose of this policy is to guide the internal governance, roles, responsibilities, and processes of assessing, procuring, implementing, and managing Public-Private Partnerships (P3) Projects in a manner consistent with the Council Policy on P3s.

2. POLICY STATEMENT

- 2.1 The City of Calgary shall use a consistent governance model and selection criteria when assessing, procuring, implementing, and managing P3s as an alternative financing and procurement approach for infrastructure or services, or both.

2.2 *P3 Project Identification Process*

- 2.2.1 Business Units shall review their proposed capital plan to identify potential P3 Projects. Consideration should be given to the Corporate Project Management Framework and the standard Capital Budget approval process before proceeding through the P3 Project Assessment Process.

- 2.2.2 A Project shall be identified as a potential P3 if it meets at least one of the following criteria:

- a. Cost exceeds \$100 million on a Net Present Value (NPV) basis, either as a capital project, a bundled capital project as part of a capital program, or an annual investment that includes the delivery of various components within a given geographic area;
- b. There is a requirement through a funding grant from either the Government of Alberta or the Government of Canada that requires an assessment of the Project for its potential to be delivered as a P3; or
- c. The Director of the Sponsoring Business Unit (SBU) has considered the Project to be a potential P3; however, the resources needed to perform the P3 Project Assessment Process discussed in section 2.3 must be considered by the SBU relative to the benefit prior to beginning the assessment process.

- 2.2.3 The City will not consider unsolicited proposals for P3s.

- 2.2.4 Projects identified as potential P3s shall be subject to the P3 Project Assessment Process.

2.3 *P3 Project Assessment Process*

- 2.3.1 The P3 Project Assessment Process has three components, which together form the P3 Business Case:

- a. Initial Project Screen;
- b. Strategic Assessment; and
- c. Value-for-Money Assessment (VFM Assessment).

- 2.3.2 Each component of the P3 Project Assessment Process will be carried out consecutively with the results used to determine whether the Project is viable up to that point, and whether proceeding to the next assessment step is recommended.

- 2.3.3 If any component of the P3 Project Assessment Process does not receive the required approvals, the P3 Project Assessment Process will be discontinued, and the Project will not proceed using a P3 delivery model.

2.4 *P3 Project Approval*

- 2.4.1 The P3 Business Case will be forwarded to the ALT for approval. Once the ALT has approved the P3 Business Case, it will be presented to Council communicated through the standard process for Council approval under the terms of the P3 Council Policy.

- 2.4.2 Administration will disclose, provide advice and seek Council approval for budget impacts of the P3 Project, including the following information:

- a. The capital, operating, lifecycle and financing costs during the term of the Project Agreement especially when the P3 Model includes lifecycle and operating costs; and
- b. Borrowing bylaw(s) for all debt related to the P3 Project in accordance with the MGA.

- 2.4.3 Administration will disclose, and provide advice regarding funding and budget impacts of the P3 Project, including the following information:

- a. Estimated impacts to The City's debt and financial capacity limits; and
- b. The estimated dollar value of lifecycle and operating costs of the Project, where the P3 Model does not include these elements.

- 2.4.4 Council will approve P3 delivery for Projects and the P3 Model.

2.5 *Procurement Process*

- 2.5.1 Procurement of a P3 Project must be managed in accordance with The City's Procurement Policy and include the following:
- a. A communications plan, consistent with The City's Customer Service and Communications Engage! Policy and Engage Framework, that ensures appropriate stakeholder involvement will be developed and adhered to;
 - b. An independent fairness professional to be hired by The City to ensure that the selection process adheres to the high standards of openness, fairness, and transparency;
 - c. The prequalification of a shortlist of private entities that meet all the technical and financial requirements to deliver the Project. Shortlisted proponents from the prequalification process will be invited to submit bids;
 - d. An Evaluation Committee, which is established by the Steering Committee. The Evaluation Committee will contain City internal technical, financial and commercial experts and may be supplemented by external advisors, where deemed necessary. The Evaluation Committee will be independent from the Steering Committee meaning it will be free from influence in the evaluation process; and
 - e. The Evaluation Committee shall confirm that the proponents possess the technical, commercial and financial capability to execute their proposals.
- 2.5.2 The Evaluation Committee must confirm that the proponents are not in dispute with, or debarred by, The City, and that proposals are compliant and complete.
- 2.5.3 The selection of the successful proponent by the Evaluation Committee will be based on a multi-stage process whereby the shortlisted proponents will submit technical proposals and financial proposals. The selection of the successful proposal will be based on an evaluation of technical and financial criteria (including price) which may include qualitative criteria or other value-added criteria (or both) as set out in the procurement documents.
- 2.5.4 The recommended proponent will be presented to the Steering Committee by the Evaluation Committee for information only. Execution of the Project Agreement will then proceed. Any exception to the above will require approval of the Director of Supply Management and Chief Financial Officer (or City Manager).

2.6 *P3 Project Management*

- 2.6.1 Reporting requirements, aligned with the Project Agreement, will be established for each P3. At a minimum, these will include a clearly defined implementation and monitoring schedule, consistent with existing asset management policies and processes, to ensure that the performance objectives and other terms of the contract are being met.

- 2.6.2 The performance of the P3 partner will be monitored by the SBU during the construction period and throughout the life of the Project Agreement.
- 2.6.3 For P3s with terms that extend beyond the initial capital construction of the Project, handback procedures will be established in the Project Agreement to ensure that The City receives the asset in the prescribed condition at the end of the Project Agreement term.

3. **DEFINITIONS**

3.1 In this Administration Policy:

- a. **Administrative Leadership Team (ALT)** means the most senior group of administrative officials in The City;
- b. **Finance P3 Workgroup** means the Corporate and Innovative Finance team in the Finance business unit that reports to The City Treasurer and CFO;
- c. **Net Present Value (NPV)** means the value of a Project found by adding the present value of expected future cash flows and the cost of the initial investment;
- d. **P3 Model** means the integration of multiple Project elements into one performance-based contract and may include Design, Build, Finance, Operate, Maintain, or a combination thereof;
- e. **Project** means a capital investment that falls under one of these categories: capital project that is a planned, delivered and evaluated on its own merit and has a well-defined scope, cost and schedule resulting in a new or substantially improved assets; capital program that is a grouping of capital projects that are related and benefit from being planned and managed together; or annual investment program that is a recurring capital program focused on maintaining or upgrading current, in-service assets or for ongoing purchases of similar assets;
- f. **Project Agreement (PA)** means the contractual arrangement between The City and the P3 partner;
- g. **Public-Private Partnership (P3)** means a contractual agreement between a public authority and a private entity for the provision of infrastructure or services, or both in which the private sector participant assumes the responsibility for financing part or all the Project, The City seeks to transfer risks that it would normally assume, based on the private sector participant's ability to better manage those risks, the arrangement extends beyond the initial capital construction of the Project, and all or any combination of the above;
- h. **Public-Sector Comparator** means the risk-adjusted cost estimate of a Project assuming the most efficient form of traditional government delivery. It includes the best estimate of full lifecycle costs, benefits and risks over the contract term;
- i. **Shadow Bid** means the risk adjusted cost estimate to The City if the Project is delivered under a P3 Model(s). This is done through cash flow modeling of the

private entity's financial approach and may consider expected private sector efficiencies in capital, lifecycle, and operating costs, as well as the cost of private financing. It includes the best estimate of full lifecycle costs, benefits and risks over the contract term;

- j. **Sponsoring Business Unit (SBU)** means the City business unit or most senior Project representative which is responsible for the Project;
- k. **Value-for-Money (VFM)** means the difference between the Public-Sector Comparator and the Shadow Bid. There is positive Value-for-Money using a P3 when the cost to deliver the P3 is less than the Public-Sector Comparator.

4. APPLICABILITY

4.1 This policy applies to all City of Calgary departments, business units, and service lines.

5. LEGISLATIVE AND ADMINISTRATIVE AUTHORITY

- 5.1 Council has authority to approve all projects that are to progress as P3 Projects, specifically the P3 Business Case, in accordance with the Council P3 Policy.
- 5.2 The authority to execute a Project Agreement or other contract entered into during a P3 Project may be delegated by Council in accordance with the Municipal Government Act (Alberta), RSA 2000 Chapter M26 (the "MGA") or by the City Manager under the authority delegated to him or her by Council in accordance with the MGA.
- 5.3 Procurement practices and activities at The City are governed as described in the Procurement Policy.
- 5.4 The alignment of this Administration policy with Infrastructure Calgary will be considered when determining capital investment priority.

6. ROLES AND RESPONSIBILITIES

6.1 *Sponsoring Business Unit (SBU) is responsible for the following:*

- a. Leading the P3 Project Assessment Process including:
 - Coordination and scheduling;
 - Document management and control;
 - The provision of all technical and cost input;
 - The establishment of the Steering Committee;
 - Ensuring all approvals are obtained as outlined in Section 6.3 in the P3 Council Policy;
 - The management and coordination of any technical consultants, including their procurement in accordance with The City's Procurement Policy, and

- Funding all costs of the P3 Project Assessment Process, including the costs of retaining any external consultants and professional service providers;
- b. Coordinating the drafting of the procurement documents for the Project, working with Law, the Finance P3 Workgroup, Supply Management, and others in the Project working group;
- c. Hiring, in conjunction with Supply, a fairness professional during the Procurement Phase;
- d. Developing any communication plans, in conjunction with the Customer Service & Communications business unit; and
- e. Facilitating the P3 Project management phase, including the construction period and throughout the life of the Project Agreement, specifically including:
 - Establishing Project reporting requirements;
 - Monitoring the performance of the P3 partner to ensure that it is compliant with the Project Agreement and initiating allowable remedies provided for in the Project Agreement should this not be the case; and
 - Ensuring handback procedures, where established, are followed.

6.2 Finance P3 Workgroup is responsible for the following:

- a. Providing support and financial advisory services to the SBU and will assist with other relevant analysis and information that the Finance Business Unit or the SBU may recommend;
- b. Providing support to the SBU for preparing the P3 Business Case for potential P3 Projects and is responsible for ensuring that the assessment process of P3 suitability is consistently followed;
- c. Providing support and advice along with other enabling services during the Procurement Phase, including assisting in the selection of qualified bidders, the financial assessment process, commercial and financial close; and
- d. Hiring and coordination of external financial advisor(s) including capital markets advisor(s), as required.

6.3 Law is responsible for the following:

- a. Hiring and coordination of an external legal advisor in accordance with the City Solicitor's Bylaw.

6.4 Supply is responsible for the following:

- a. Providing recommendations, in consultation with the SBU, for hiring of an external procurement advisor, as required.

6.5 *Infrastructure Calgary*

- a. Participating in the P3 Project Assessment Process, in consultation with the SBU and Finance P3 Workgroup, as required.

6.6 *Steering Committee*

- a. Performing oversight throughout the assessment, procurement and decision-making process, particularly in terms of the strategic and policy implications of the P3 Project, consistent with best practices;
- b. Consists of senior staff members from the following business units; however, an alternate governance structure may be established with ALT approval:
 - SBU – Chair (Director or General Manager of the department under which the SBU falls);
 - Finance;
 - Law;
 - Supply Management; and
 - Others, as deemed necessary by the Steering Committee.
- c. Determining whether a proposal submission fee will be provided to compliant unsuccessful bidders on a case by case basis, based on current market standards and the complexity and resources involved in submitting a proposal.; and
- d. Determining whether a break fee will be provided to proponents if The City terminates a P3 procurement prior to proposals being submitted, on a case-by-case basis.

7. **CONSEQUENCES OF NON-COMPLIANCE**

7.1 The City will take appropriate action in response to any non-compliance or transgression of this Administration Policy. Procurement misconduct will be reported, reviewed and may result in disciplinary action being taken against the employee, up to and including dismissal from employment, seeking restitution, commencement of civil action, criminal prosecution, instructing the employee to divest themselves of the outside interest, transferring the employee to another position or any combination thereof.

8. **PROCEDURES**

8.1 *P3 Project Assessment Process*

8.1.1 Initial Project Screen

- 8.1.1.1 Identified potential P3 Projects are assessed against an Initial Project Screen, which is a series of questions used to determine whether delivery using a P3 Model may be advantageous.

- 8.1.1.2 Projects will be assessed using a questionnaire and against criteria identified by the Finance P3 Workgroup as outlined in the P3 Guiding Principles and Framework.
- 8.1.1.3 The Finance P3 Workgroup may, at its discretion, supplement the identified criteria on a case-by-case basis.
- 8.1.1.4 With documented supporting rationale and at the discretion of the Director of the SBU, the Initial Project Screen may be waived and all further consideration of the Project as a P3 discontinued.
- 8.1.1.5 The Project will proceed to Strategic Assessment and a Steering Committee will be formed upon fulfilment of both of the following criteria:
 - a. The Director of the SBU determines that the Initial Project Screen has established that P3 delivery for this Project is potentially viable; and
 - b. A potential funding source and proposed capital investment budget for the Project has been identified.
- 8.1.2 Strategic Assessment
 - 8.1.2.1 The Strategic Assessment considers a series of strategic criteria assigned by the Finance P3 Workgroup and outlined in the P3 Guiding Principles and Framework.
 - 8.1.2.2 At a minimum, the following components are to be included:
 - a. Project Description;
 - b. Description of Costs;
 - c. A preliminary list of P3 Models to be considered for the project;
 - d. A review of any project-specific objectives or constraints;
 - e. A qualitative risk assessment;
 - f. A review of the market for service providers;
 - g. A review of any relevant precedent projects or similar projects; and
 - h. A determination of the preferred P3 delivery model(s).
 - 8.1.2.3 The results of the Strategic Assessment will be presented to the Director of the SBU, the Director of Finance, and the Steering Committee. All three must approve the results to proceed to the next step, as follows:

- a. If the Strategic Assessment supports the use of P3 delivery for the Project, the P3 Project Assessment Process will continue to the VFM Assessment; and
- b. On an exception basis, depending on the characteristics of the Project and the findings of the Strategic Assessment, it may be very clear which delivery model (i.e. traditional, or a specific P3 model) is most suitable for the Project. Under these circumstances, the VFM Assessment may be deemed unnecessary and waived subject to approval of the Director of the SBU, Director of Finance, and the Steering Committee. A P3 Business Case will then be presented without a VFM Assessment for approval to the Administrative Leadership Team (ALT) under section 2.4.

8.1.3 Value-for-Money Assessment (VFM Assessment)

- 8.1.3.1 The VFM Assessment considers a series of strategic and value-for-money criteria assigned by the Finance P3 Workgroup and outlined in the P3 Guiding Principles and Framework.
- 8.1.3.2 The VFM Assessment shall include the following components:
 - a. Estimation of the Public-Sector Comparator;
 - b. Estimation of the Shadow Bid; and
 - c. Comparison of the Public-Sector Comparator to the Shadow Bid to determine the potential VFM, if any, offered by the Shadow Bid.
- 8.1.3.3 If the procurement process results in new information that impacts the assessment of the Project, the VFM Assessment will be revised to include the new information and the resulting recommendation will be revised accordingly.
- 8.1.3.4 Should the Project proceed as a P3, based on Council approval under the terms of the P3 Council Policy, the results of the final VFM Assessment will be documented and made available to the public no later than 90 days after Financial Close.
- 8.1.3.5 The results of the VFM Assessment, including the recommendations of the SBU and the Finance P3 Workgroup, will be presented to the Director of the SBU, the Director of Finance, and the Steering Committee. Approval of all three is required to recommend ALT direction to seek Council approval to advance the Project as a P3.

8 **AMENDMENT(S)**

Date	Report Number	Description
2010/01/15	N/A	New Policy

9 **REVIEW(S)**

Date	Description

PUBLIC-PRIVATE PARTNERSHIPS GUIDING PRINCIPLES AND P3 FRAMEWORK

The City of Calgary
April 2020

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1. Introduction

The purpose of this Public Private Partnerships (P3) Guiding Principle and Framework document is to provide you with background information on P3s to help improve decisions in the P3 process. This document is provided as a tool to assist with the implementation of The City of Calgary's Public-Private Partnerships.

This document is intended to be used in tandem with the following policies:

- Council policy CFO011, Public-Private Partnerships (P3) Policy; and
- Administration policy FA052, Assessing and Procuring Public-Private Partnerships (P3)

The goal of the P3 policies is to outline the criteria for considering, assessing, procuring, implementing, and managing P3s in a manner that is applied consistently throughout The City. These documents outline processes that align with The City's commitment to citizens by investing in infrastructure and services in prudent ways in an effort to maximize value for the programs and services The City offers.

The ultimate goal is to provide Administration with a broad knowledge of P3s that will enable Administration to be consistent, competitive, equitable, transparent and timely throughout the P3 process.

2. P3 Background Information

P3s should be considered as one option for delivering infrastructure and services. In the past, access to grants from the other orders of government were contingent on the Project considering a P3 as a method of delivery.

Not all infrastructure and services are suited to P3s and other factors such as market conditions will impact the viability of P3s for the infrastructure and services which would normally provide opportunities for successful P3s.

Great care needs to be taken in the evaluation and structure of any P3 The City undertakes to ensure the maximum benefit accrues to The City, while appropriately mitigating the risks to The City through optimal risk transfer. This is important due to the following:

- Ensuring consistency in its approach to P3 procurement across all business units to establish a streamlined process, maintain a standard across all business units, and allow Administration to understand and follow best and effective practices.
- Establishing and maintaining a reputation as a reliable and "bankable" sponsor of P3 Projects so that Projects will attract competition from the market of service providers.

- Avoiding failed P3 procurements, which typically occur because insufficient analysis and consensus-building among stakeholders has been done prior to initiating the process. Failed procurements can increase the private sector's perceived riskiness of partnering, which will ultimately result in a higher risk premium and thus higher cost of P3s. Failed procurements may arise if bids exceed affordability, or if there is insufficient market interest in the potential P3 Project or its structure.

2.1. P3 Delivery Models

P3s are generally categorized according to the degree and type of private sector involvement. The names of the various models indicate the scope of the services that are bundled together under each structure. The Canadian Council for Public-Private Partnerships has prepared a list of terms and definitions commonly used to describe partnership agreements in Canada.

- **Operation & Maintenance Contract (O&M):** A private operator, under contract, operates a publicly-owned asset (e.g. water/wastewater treatment plant) for a specified term. Ownership of the asset remains with the public entity.
- **Design-Build-Finance (DBF):** The private sector designs, constructs, and finances an asset. Financing is for the capital cost only during the construction period.
- **Design-Build-Finance-Maintain (DBFM):** The private sector designs, builds and finances an asset and provides hard facility management or maintenance services under a long-term agreement.
- **Design-Build-Finance-Maintain-Operate (DBFMO):** The private sector designs, builds, finances and provides maintenance services under a long-term agreement. Operation of the asset is also included in Projects such as bridges, roads and water treatment plants.
- **Concession:** A private sector concessionaire undertakes investments and operates the facility for a fixed period of time after which the ownership reverts to the public sector.

Ownership of the asset always remains with The City, with the exception of a Concession P3 delivery model.

This list should not be considered a definitive or complete listing as each P3 is unique and is subject to legal agreements negotiated between parties.

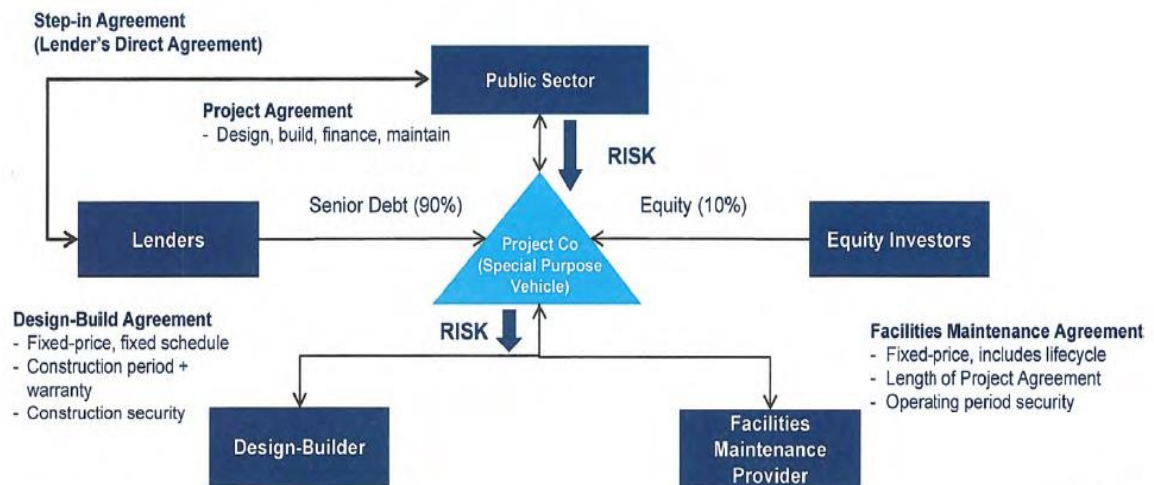
Refer to **Appendix 2** for further details on P3 Models.

2.2. Typical P3 Contract Structure

P3 Projects are financed through a mix of private sector equity and private sector debt. Private financing is an essential component to risk transfer. Illustrated below is a typical

transaction structure used by a private bidder for a DBFM Project. Key contracts and contributions among the parties are highlighted.

Example of Contract Structure:



Source: PPP Canada

3. P3 Project Process and P3 Business Case

3.1. Identification of P3 Opportunities

The process of identifying and assessing P3s for infrastructure and service delivery begins with a clear articulation of the goals of the Project, as defined by the Sponsoring Business Unit (SBU). The goals should focus on the desired outcomes of the Project (i.e. the infrastructure and service provided). Based on those goals, an assessment of how a P3 can assist in achieving those goals can be performed.

P3 delivery models should be considered as an alternative to traditional procurement, with suitability determined on a Project by Project basis. As a comparator, the base case should always be the most efficient form of traditional delivery The City would otherwise use.

The criteria outlined in the P3 Administration Policy (FA-052) must be considered when assessing potential P3 delivery.

The P3 evaluation process involves three levels of assessment which are based on best practices. These steps are generally completed sequentially and are described as follows:

Assessment Level	Description	Possible Outcomes
1 - Initial Project Screen	High-level comparison of Project characteristics against criteria to assist in determining potential suitability of a Project for	<ol style="list-style-type: none"> 1. Flag as potential P3 Project 2. Flag for traditional procurement

	P3 delivery.	
2 - Strategic Assessment	A more detailed qualitative examination of the risks, costs, market of service providers, and objectives and constraints to identify, at the strategic level, if a Project should be procured as a P3, which P3 delivery model(s) is most suitable, and whether or not further assessment is justified.	<ol style="list-style-type: none"> 1. Recommendation for traditional procurement 2. Recommendation to procure Project as a P3, including recommended P3 delivery model* 3. Recommendation to undertake VFM Assessment prior to deciding on delivery model.
3 – VFM Assessment	An extension of the strategic assessment, including quantification of Project risks and a preliminary comparison of the relative cost of traditional procurement and P3 procurement through cash flow modelling.	<ol style="list-style-type: none"> 1. Recommendation for traditional procurement 2. Recommendation to procure Project as a P3, including recommended P3 delivery model.

* Best practice is to complete a VFM Assessment when moving forward as a P3 Project. Moving forward to procurement based on a Strategic Assessment should only be considered on an exception basis and requires steering committee approval.

3.2. Initial Project Screen

Initial Project Screen is the comparison of capital Projects against relevant high-level criteria to determine if a Project is a candidate for a P3 delivery model. Projects should be screened against the initial Project screening criteria soon after they are identified and added to the queue of potential Projects in each business unit's capital plan, prior to seeking budget approval. This will enable the delivery model business cases to be conducted in a timely manner with integration into the capital planning process.

The criteria against which each Project should be screened include high level descriptions of factors such the stability of demand for the infrastructure, the service life, the market for bidders and legal considerations. It is recommended the SBU use the detailed initial Project screen presented in **Appendix 4**.

The screening criteria may require an understanding of ranges of P3 delivery models, knowledge of the P3 service providers market, and judgment based on P3 experience. The Initial Project Screen is generally completed internally; however, in some cases external advisors may be engaged to assist in the process. The SBU representatives will lead the Initial Project Screen with assistance from the Finance P3 Workgroup. The SBU and the Finance P3 Workgroup should arrive at a consensus on the outcome of the assessment.

If the screening indicates that a Project may be suitable for P3, then it may be examined in greater detail in the strategic assessment.

Refer to **Appendix 4** for the Initial Project Screen.

3.3. Strategic Assessment

The strategic assessment may be thought of as a preliminary delivery model business case. It requires the Project to be relatively well-defined, and a planning-level cost estimate (order of magnitude) should be available.

During this assessment, a communications and engagement strategy should also be developed and implemented. The level of engagement will depend on the nature of the Project.

Depending on the characteristics of the Project, and the findings of the strategic assessment, it may be very clear which delivery model (i.e. traditional, or a specific P3 Model) is most suitable for the Project, and to therefore proceed to procurement without completing a VFM Assessment. However, best practice is to complete a VFM Assessment when moving forward as a P3 Project. Moving forward to procurement based on a Strategic Assessment should only be considered on an exception basis and requires steering committee approval.

It may be determined that more definitive information is required to finalize the decision between traditional delivery and the preferred P3 delivery model resulting in a VFM assessment. This may be the case for very large, highly strategic, or publicly-sensitive Projects, where selection of a delivery model needs the most support possible. It is also more relevant for P3 Models that include a component of private financing (i.e. DBF, DBFM and DBFMO).

Refer to **Appendix 4** for the main components included in the Strategic Assessment.

3.4. Value-for-Money (VFM) Assessment

The VFM Assessment builds on the strategic assessment. The term “Value-for-Money” is used to describe the difference in risk-adjusted cost to The City between traditional procurement and P3 procurement. The premise of the VFM Assessment is that by including the cost of all risks to The City under each model, they can be compared on a financial basis to determine the optimal approach. However, the VFM results should be considered alongside the strategic findings. While the VFM approach is a highly illustrative tool, it should not be considered in isolation.

The VFM assessment will be one of the main indicators used to determine if the Project should proceed as a P3. As such, it is extremely important that it be done carefully and as objectively and transparently as possible.

The VFM Assessment should be based on the best available cost estimates, and may warrant some additional engineering, architectural, and costing work depending on the state of the Project’s estimates. The need to improve upon existing estimates must be examined on a case-by-case basis, but ideally the Project would have been life cycle costed at the preliminary design stage or earlier. There is a need to establish a balance between being specific enough for a good quality cost estimate, while not creating

barriers to private sector innovation. Caution should be exercised in over-advancing Project designs, because design costs can be made partially or fully redundant if a Project proceeds as a P3.

Value may not necessarily mean a savings in cost over traditional procurement. Cost savings are just one of the factors to be considered when determining an appropriate delivery model. Non-cost factors such as increased quality or reliability may be equally important in the assessment of value. In addition, differences in the social and environmental impacts of the Project as a P3, relative to traditional delivery, need to be considered. In this way, a Triple Bottom Line approach to the VFM comparison can be taken.

Refer to **Appendix 4** for more details on the VFM Assessment.

4. Risk Assessment and Quantification

Developing the list of risks specific to the Project (referred to as the “Risk Register”), as well as determining the appropriate risk transfer and estimating the risk valuation parameters (likelihood of risk occurrence and potential effect) is typically conducted during a risk workshop.

The ability to share and allocate risk between the public and private sectors in infrastructure and service delivery is a key characteristic of P3s. A brief discussion of the risk assessment process contained within the strategic and VFM Assessments is warranted because of the importance of appropriate risk identification and transfer.

The initial identification and assessment of Project specific risks under both a traditional and P3 delivery model (undertaken in the strategic assessment phase), followed by a quantification of all measurable and material risks to the Project under both delivery models will facilitate the VFM analysis.

While many of the Project specific risks will be known to the Project sponsors (as managers of The City’s assets), detailed knowledge of P3 agreements and of similar Projects is useful to ensure the Risk Register is comprehensive and that the likely risk allocation for the P3 Model is well understood. This step requires careful attention in order to develop and then validate data collection on the likelihood and impact of risks. For this reason, risk workshop participants may include the following:

- SBU representatives; and
- Internal and/or external advisors including legal, finance, supply management (procurement), risk (insurance), technical and cost consultants.

Refer to **Appendix 7** for detailed risk register categories

5. Procurement, Implementation and Contract Management, and Handback

Once the assessment process is complete and a decision to move forward with a P3 has been made, the P3 essentially becomes another contract to be awarded using The City's procurement processes. The contract between The City and the P3 partner is referred to as the "Project Agreement (PA)".

Procurement is governed according to The City's Administration *Procurement Policy*.

Refer to **Appendix 6** for further details on specific P3 procurement components.

Roles, Responsibilities and Resources

Due to the long-term nature of some P3 Models, continuing resources must be available during the contract management phase. The SBU is responsible for monitoring compliance with the PA provisions and any best practices mentioned herein. The SBU will be supported by Law, Finance, Supply Management, and potentially external consultants, as required.

Refer to **Appendix 5** for a detailed list of potential external consultants and advisors.

It is essential to define roles, responsibilities and accountabilities between the P3 partner and The City to ensure there is ongoing consistent understanding as job changes occur and to manage any joint issues that may arise. A kickoff partnering session to discuss this is recommended. P3s are often long-term contracts, and there will be many people involved in the contract during the term; therefore, documenting roles and responsibilities will prevent issues developing related to turnover. These documents also define the interdependencies of both organizations and accountabilities through the term of the PA.

Consideration should be given to developing a comprehensive document to effectively track and monitor compliance to the PA concurrent with the drafting of the PA. The comprehensive document should outline key details of the PA and highlight:

- Important obligations and ongoing rights of all parties;
- Which party is responsible for fulfilling each obligation or enforcing each right;
- Dates each obligation must be fulfilled or when each right may be enforced; and
- A process for dealing with situations that are not specific to the PA, and which could have a financial impact on The City.

The purpose of this document is to aid in the administration of the contract over the life of the agreement; therefore, the document should be kept up to date.

Reporting

Parties must establish the necessary reporting for monitoring the quality of services required by the PA(s), such as financial reporting, building condition reports, property maintenance and lifecycle repairs, and other reports required to satisfy stakeholders. Regular reporting highlights performance issues that may trigger financial remedies for non-performance of service, or issues that need to be escalated to the appropriate staff for resolution.

Compliance Audits

In a P3 PA, The City must retain the right to audit the partner's reports at any time, at its sole discretion. Reports may include financial reports and performance reporting (based on key performance indicators). This is over and above the requirements for regular reporting and the responsibility for the cost associated with a compliance audit will be defined within the PA

Transitioning the Asset or Service Back to The City at Termination

For long term P3s, the PA will ensure that the partner develops and provides The City with a transition plan prior to hand-back, which should, at a minimum, include:

- The proposed transition organization structure, including names, profiles and duties of proposed resources;
- A schedule of activities and sub-activities to be undertaken during the transition, including at a minimum proposed start and end dates and duration (i.e. level of effort); assigned resources, priority and dependencies, and the proposed date of transfer of the facility and/or services to The City;
- Human resources strategy, including but not limited to, retention plan relating to employees providing the services; vacancies relating to employees providing the services; impacts of applicable legislation, etc.;
- Transition of history and detailed data (electronic and paper); and
- Mapping table to underlying Project information including any necessary definitions.

6. Unsolicited Proposals

The City will not consider unsolicited P3 proposals.

7. Governance Structure

A P3 governance structure needs to articulate the roles and responsibilities for the different resources required, in particular the responsibility for decision-making. Without a clear delineation of roles and responsibilities, experience from other jurisdictions has shown there is a greater likelihood of P3s not reaching financial close, due to the intensity and resource demands of P3 Project lifecycles (planning, transaction and operations). A

failed P3 (and conventional delivery methods) can have a very detrimental effect on subsequent Projects and The City's approach to subsequent Projects.

1. **Council:** has a vital role in the decision to deliver infrastructure through P3s. Council must approve all Projects to be included in the capital investment plan and shall approve P3 delivery for Projects and the initiation of the P3 procurement process.
2. **Steering Committee:** It is recommended that a steering committee composed of senior administration staff from relevant business units be formed at the beginning of the strategic assessment phase, unless another governance structure is approved by ALT. The steering committee:
 - a) Performs oversight throughout the assessment and decision-making process, particularly in terms of the strategic and policy implications of the Project, consistent with best practices.
 - b) At its discretion, may wish to appoint an independent external advisory panel, composed of leading experts from industry, academia and other areas to provide advice on the P3 Business Case and assist in the decision-making process.

8. Conclusion

P3s provide the opportunity to deliver needed infrastructure Projects; however, they are not a solution for solving all The City's financial resourcing issues. To realize the potential benefits of P3s while appropriately mitigating the risks to The City, a comprehensive evaluation of the Project is necessary.

The P3 evaluation process is a time and resource intensive exercise. Failure to commit to evaluations diligently and follow a rigorous public procurement process exposes The City to a significant risk of being encumbered with costly long-term contracts that have high public profiles. The evaluation process presented in this document follows best practices to mitigate this risk. It is necessary to be selective in the Projects that are evaluated due to the high cost of the overall evaluation process.

9. Appendices

Appendix 1 – Public Private Partnerships Overview

Governments have a long history of working with the private sector under the traditional model for government service delivery. The City’s traditional “delivery model” for capital Projects is to treat the design, tender, construction, and operation and maintenance stages of a Project as separate components. In each component, The City may or may not involve the services of the private sector (e.g. consulting engineers, architects, construction contractors, etc.).

In contrast, P3 delivery entails combining two or more of the Project stages into a single bundle, utilizing a single private sector bidder to deliver the bundle. In addition, the private sector may finance some or all of the capital required, rather than a City issuing debt or using other financing sources. However, it is important to note that the P3 partners long term debt and equity contributions to the P3 Project are viewed as debt to The City.

P3s tend to be long term arrangements and may include incorporating not just the initial construction of a facility, but its ongoing maintenance, operations or service to the public, depending on the nature of the Project. While the focus is often on using P3s for the capital infrastructure, an important component of certain P3s can also be the delivery of programs and services.

Benefits of P3s

The Conference Board of Canada has identified numerous benefits to the P3 approach, including on time, on-budget delivery of outputs-based infrastructure, leveraging of private sector innovation, risk transfer, and whole life-cycle considerations.

Potential Benefit	Description
Time Savings	Accelerated construction of P3 projects compared with traditional public procurement counterparts regarding earlier availability of service to the public. Rigour and discipline involved in the public-sector planning process can result in a streamlined and fully thought-through project.
Optimization of Spending—Life-Cycle Focus	Optimization of spending over the course of the project and better designed projects that will appropriately meet the long-term needs of the services.
Long-Term Guarantees on Service and Maintenance	The inclusion of an operations and maintenance (O&M) phase in many P3 project contracts can result in greater certainty with respect to timely maintenance and continued service levels.
Innovative Solutions	P3 projects are often cited as creating room for innovative solutions (beyond those that are simply geared to reducing costs) more often due to their results-oriented (output-based) set-up.
Cost Savings According to VFM Assessment	Transferring the risk to the party best equipped to deal with that risk was cited as a source of savings by multiple respondents.
Checks and Balances in Contracting	The contracting of P3s includes detailed checks and balances that result in drivers (often financial penalties) for contract adherence.

Source: Conference Board of Canada

Drawbacks or Additional Costs of P3s

In addition to the benefits associated with P3s, the Conference Board of Canada has identified several drawbacks or additional costs that underline the need to proceed cautiously with P3s. These concerns can include the following (depending on the nature of the Project, and the form of the P3 Model):

Potential Concern	Description
Private Financing Rates	Financing costs for the private sector participant tend to be higher than the financing available to The City when viewed in isolation of the risks retained and/or transferred by The City.
Risk Premium	Higher cost is also associated with transferring a portion of the risk to the private sector. The risk is therefore “insured,” with a risk premium charged by the private sector partner. It is important that the risk to be assigned to a party is the party best able to manage it.
Higher Transaction Costs	These are large and complex projects that bring together many parties that have competing and sometimes conflicting interests. The transaction costs reflect the essential time and energy needed to make sure that the set-up side of the P3 project is appropriate and sufficient
Lengthy Lead Times	It is essential to get the appropriate planning and set-up for P3 projects to appropriately optimize the benefits of such projects. This upfront planning, though, can take some time to complete.
Non-Effective Risk Transfer	Risk that is supposed to be transferred to the project team but is ultimately retained by the public sector. Should risks be ineffectively transferred, there is a chance that the public-sector partner will have to absorb some of the costs.

Source: Conference Board of Canada

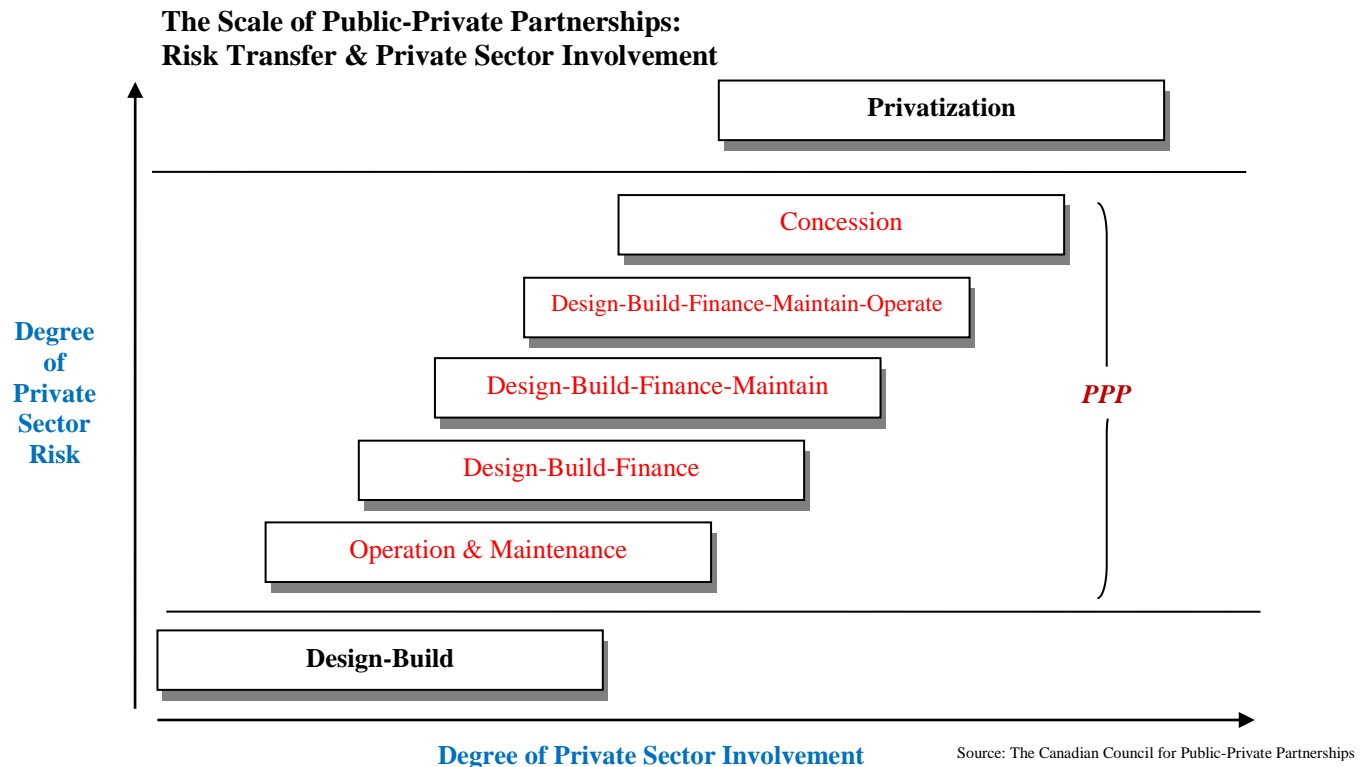
Success Factors for P3s

P3s can be a successful tool in achieving value for The City; however, certain key structures should be in place before embarking on this direction. Below are key success factors based on research of experiences from other jurisdictions:

Success Factors	Description
Regulatory Environment	There is certainty around the policy and legislative framework that guides the overall P3 development process, as well as in the sector-specific regulation for a proposed project
Performance-Based approach	The project is focused on the performance needs rather than exact specifications of what is to be built to allow the maximum amount of technical innovation on the part of the P3 partner
Transparent Process	There is a clear, open, and fair process in place, the availability of accurate information, and a clear rationale as to why the project is being considered under non-traditional procurement
Risk capital financing	the ability of the private partner to secure non-government sources of financing once all the risks are understood and allocated will demonstrate the strength and marketability of the project business case
Lifecycle perspective	Understanding of the impact of the project on existing infrastructure systems, the regulatory environment, costs to operate and maintain over time and other potential peripheral costs and benefits.

Appendix 2 – P3 Delivery Models

The graph below illustrates the spectrum of possible models that could be considered P3s, although there is not universal agreement on all models. The different arrangements result in varying degrees of risk and responsibility that the private sector assumes.



Design-Build (DB) is a model in which the private sector designs and builds infrastructure to meet public sector performance specifications, often (though not necessarily) for a fixed price. DBs **do not** fall under The City’s definition. A DBF, however, where the P3 partner provides construction period financing **does** fall under The City’s definition of a P3.

The difference between maintain and operate is that maintain restricts the role of the P3 partner to physical maintenance of a capital asset (e.g. a fire hall), but does not have the P3 partner delivering programs, products, or services (e.g. firefighting) to the public or The City.

P3 Models with more components (i.e. DBFMO) are referred to as “deeper” P3 Models. Many consider deeper P3 Models as having greater opportunity to generate VFM due to their larger scope, as well as providing better protection due to the longer-term nature of the arrangement, and the P3 partners financial exposure (usually in the form of both debt and equity). Lenders to the P3 partner provide oversight as their repayment is tied to compliance with the PA, with no direct recourse to the City owned assets.

Appendix 3 – The City’s Experience with P3s

The City has had some experience with using P3s for infrastructure and service delivery. Several P3 opportunities have been assessed with two Projects having been procured and in operation:

1) The Organics Composting Facility Project

- a. DBFO: design, build, finance the Project throughout construction, and operating the facility for 10 years post-construction.

2) The Stoney Compressed Natural Gas Bus Storage and Transit Facility

- a. DBFM: Design, build, long term finance and facility maintenance, including building operations, for 30 years post construction.
- b. Substantial completion occurred on January 31, 2019 at which time the 30-year facility maintenance period began. Bus operations commenced at the facility in March 2019.

Results and feedback from Project stakeholders and managers to date indicate both are viewed as being successful Projects; however, both Projects are in the early stages of longer term contracts, the overall success of which will ultimately need to be assessed post-handback to The City.

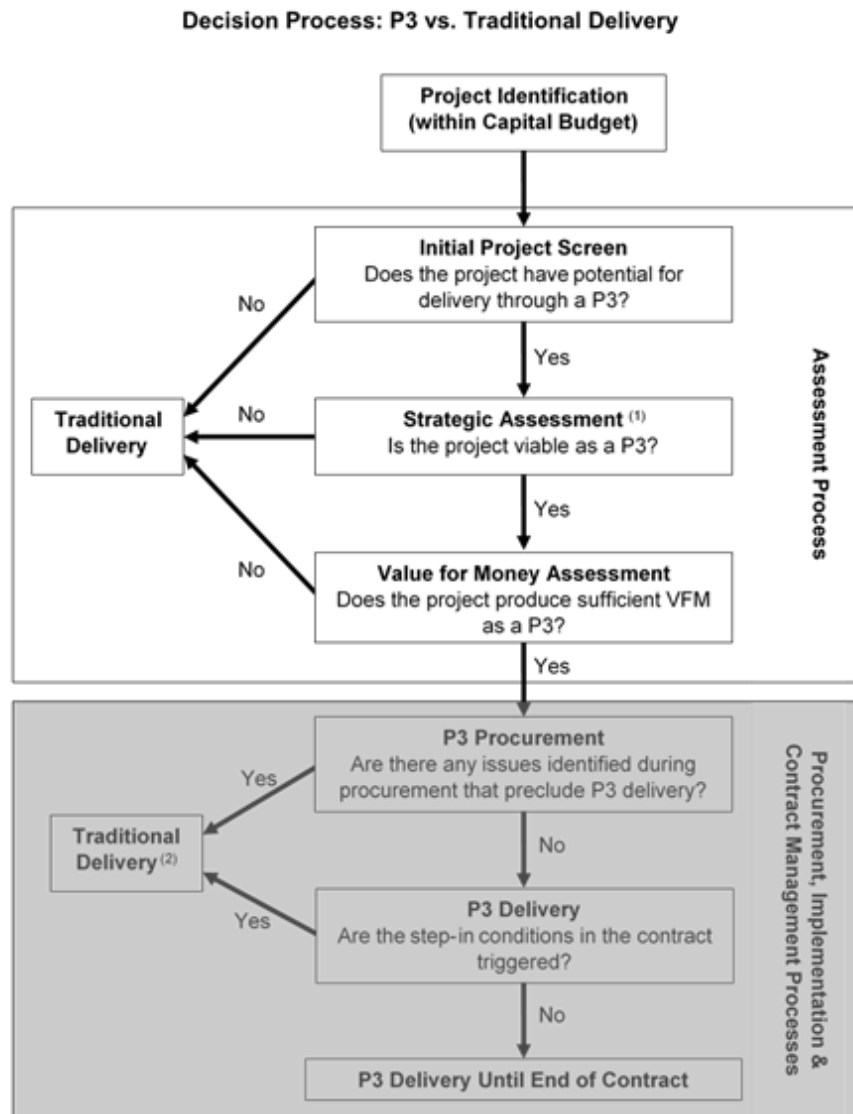
In 2018, Council approved P3 delivery of the largest infrastructure Project in The City’s history, the Green Line LRT, a Design-Build-Finance (DBF).

Appendix 4 – P3 Project Assessment Process and P3 Business Case

The Project assessment process will have three components, which together form the P3 Project Case:

1. Initial Project Screen;
2. Strategic Assessment; and
3. VFM Assessment

Below is an illustration of the decision process when moving through the P3 Project Assessment Process and P3 Business Case.



(1) On an exception basis the findings of the strategic assessment may be clear on which delivery model is most suitable for the project, and completion of the VFM Assessment may not be necessary.

(2) Form of traditional delivery model depends on when step-in rights are triggered.

Initial Project Screen

Refer below to the criteria that each Project must be screened against:

Criteria Category	Criteria
Demand	<ul style="list-style-type: none"> Are the long-term operation or service needs relatively stable and/or predictable?
Duration	<ul style="list-style-type: none"> Is the service life of the capital asset at least 20 years? Is there a long-term maintenance, operation, or service need associated with the capital project?
Innovation	<ul style="list-style-type: none"> Is there scope for innovation in the design of the solution and/or the provision of operation, maintenance, and services?
Legal Barriers	<ul style="list-style-type: none"> Are there any legislative or regulatory prohibitions to a P3 approach for the project (that cannot be changed in the short term)? What are the opportunities and challenges from a legal perspective?
Market	<ul style="list-style-type: none"> Are there likely to be at least 3 bidders for the project if it is procured as a P3? Are there precedent projects (examples of similar projects) in other jurisdictions? Has The City received unsolicited non-competitive proposals for P3-style delivery of the project, or similar projects? Does the private sector have the expertise to deliver on the performance specification?
Payment	<ul style="list-style-type: none"> Can payment be tied to measured performance? Is there a potential revenue opportunity for the private sector participant?
Project Risk	<ul style="list-style-type: none"> Are there risks associated with traditional procurement that might be better managed by a private partner?
Project Size	<ul style="list-style-type: none"> Is the estimated project cost significant enough to attract the market? <ul style="list-style-type: none"> \$100M or more, market has definite interest Between \$20M and \$100M, market interest may vary based on the asset class (e.g. water projects, buildings may be suitable) Can the project be bundled with one or more other similar projects to achieve a larger project size more suitable for P3?
Specifications	<ul style="list-style-type: none"> Can the capital asset and related services be defined in a performance or output specification?
Land	<ul style="list-style-type: none"> Is the land for the project being provided by The City?
Current State	<ul style="list-style-type: none"> Is the project new build or greenfield? Renovations are, in general, less suitable for P3; however, every case is different.
Integration	<ul style="list-style-type: none"> Is the project relatively independent of other City projects, infrastructure, or control systems?
Human Resources	<ul style="list-style-type: none"> Does the project, if delivered by a private partner, obviate any current City staff positions?
Asset Complexity	<ul style="list-style-type: none"> How complex is the asset with respect to construction, operations, and maintenance? Is there potential to combine delivery of different asset classes into one contract?
Life-Cycle Costs	<ul style="list-style-type: none"> Can most of the full lifecycle costs of the asset, including construction and fit up (i.e. project costs), long term operations and maintenance, be quantified upfront with reasonable assumptions and/or availability of historic data?
Revenue Generation	<ul style="list-style-type: none"> Does the planned investment have inherent scope to generate any revenue?
Potential for Contract Integration	<ul style="list-style-type: none"> Which elements of the potential P3 (i.e., design, build, finance, maintain, operate) can be integrated into one contract?
Is the Project a Council Priority	<ul style="list-style-type: none"> To what extent does the project respond to departmental and Council priorities and budgets?
Sufficient City Resources	<ul style="list-style-type: none"> Does The City have the resources and expertise to undertake a P3 approach?
Other	<ul style="list-style-type: none"> Other questions or comments by the SBU or Finance P3 Workgroup that are relevant to the Project and the Project as a P3.

If the balance of the answers to these criteria is positive toward P3 delivery, then the Project may be suitable for a P3 delivery model and worthy of more in-depth analysis in the strategic assessment. It may be possible at this stage to identify the most likely suitable P3 model as well.

The Finance P3 Workgroup may supplement the Initial Project Screen with additional questions and approaches based on the nature of the Project being considered, as well as the continuing evolution of P3 assessments in the market.

Strategic Assessment

The main components of the strategic assessment are as follows:

- Project description through the full life cycle (design, construction, operations and maintenance, and decommissioning if applicable);
- Description of cost components, and estimates if available, for each phase of the Project life cycle;
- A preliminary list of P3 Models to be considered for the Project;
- A review of any Project-specific objectives or constraints The City may have with respect to the Project;
- A *qualitative* risk assessment, which:
 - identifies which risks are of importance in selecting a delivery model for the Project
 - assesses the risk (i.e. likelihood and severity) the *Project* is exposed to under both traditional delivery, *and* the P3 Models under consideration
 - applies each P3 Model's risk allocation to assess the risk to The City under each model
- A review of the market of service providers and assessment of the likely interest of the market in bidding competitively for the Project (and optionally, a market sounding as described under VFM Assessment);
- A review of any relevant precedent Projects or similar Projects;
- A preliminary comment on the potential for cost savings, based on precedent/similar Projects, other relevant experience of The City and its advisors, and the findings of the qualitative risk assessment;
- A review of any requirements associated with funding agreements with other levels of government that will provide funding for the Project;
- A determination of the preferred P3 delivery model; and

- A distillation of the above into a determination of preferred delivery model for the Project (i.e. either traditional, or the preferred P3 Model). Best efforts should be made to reduce the number of delivery models to one traditional and one P3 Model at this stage; however, it is possible that more than one P3 delivery model be carried forward for further consideration.

VFM Assessment

The general methodology for a VFM assessment is as follows:

- Determine the full schedule of the Project and, through cash flow modelling, the life cycle cost of traditional delivery of the Project (including design, construction, operations, maintenance, recapitalization/renewal, service provision, and financing) to provide the “raw cost estimate.” This may be a high-level order of magnitude estimate or more a detailed estimate, depending on the Project profile;
- Quantify the risks (i.e. determine expected cost) to The City of traditional delivery, which when added to the life cycle cost provide the “risk-adjusted cost estimate”, also known as the “Public-Sector Comparator”;
- Using the raw cost estimate as the baseline, estimate the costs to The City if delivered under the P3 Model(s). This is done through cash flow modelling of the private partner’s financial approach and may consider expected private sector efficiencies in capital, life-cycle, and operating costs, as well as the cost of private financing. The results are known as a “Shadow Bid”; and
- Compare the Public-Sector Comparator to the Shadow Bid to determine the VFM, if any, offered by the Shadow Bid.

The VFM assessment should reflect, and attempt to price, the Project based on The City’s expected service standards.

The main components of the VFM assessment, in addition to those that are part of the strategic assessment, are as follows:

- The preferred potential P3 Model, as determined by the strategic assessment (i.e. the VFM assessment should focus on one specific P3 Model if possible, however, more than one P3 Model may be carried into the VFM assessment if the outcome of the strategic assessment does not result in the clear identification of only one P3 Model);
- A quantitative risk assessment, which builds on the qualitative risk assessment done in the strategic assessment, and:
 1. Quantifies as best possible the likelihood and impact of all risks that The City faces under traditional procurement; and

2. Quantifies as best possible the likelihood and impact of all risks that The City faces under P3 delivery (the likelihood and impact will change due to risk transfer to the P3 partner).
- A market sounding of relevant service providers (i.e. discussion of the Project characteristics, costs, schedule, etc.) to obtain direct market input on issues of risk allocation, financing, procurement concerns, and competitive interest that affect the VFM assessment or the overall conclusions, or both. This may sometimes be done as part of the strategic assessment;
 - Development of a cash flow model for the raw cost estimate;
 - Development of the risk-adjusted cost estimate, or Public-Sector Comparator;
 - Development of a cash flow model for the Shadow Bid;
 - The Public-Sector Comparator and Shadow Bid are in NPV terms to enable comparison. The discount rate for the NPV calculations should generally be The City's long-term cost of borrowing. When deviating from this, the rationale for using a different discount rate shall be documented.
 - An analysis of the difference between the Public-Sector Comparator and the Shadow Bid, resulting in an assessment of VFM. This analysis generally includes sensitivity analysis on significant VFM inputs. Sensitivity analysis is particularly important in instances where the VFM proposition is relatively small (i.e. < 3%); and
 - A distillation of strategic factors and VFM to select the recommended delivery model, which may be traditional or a P3 Model.

The final step discussed above is key in cases where important considerations identified in the strategic assessment either balance or complement the primarily financial results of the VFM analysis.

Appendix 5 – External Consultants and Advisors Engagement

Additional expertise will be required that may not be readily available through internal resources. The engagement of external consultants will require following the current *Procurement Policy*. The following external consultants may be retained through a procurement, depending on the Project needs:

- **Technical Advisors:** May be involved at the business case stage and will provide expertise and technical resources to The City regarding all phases of the procurement work, which will include:
 - Functional program finalization;
 - Technical specification writing;
 - Project Agreement review and preparation of specific technical sections;
 - Responding to or assisting in the responses to inquiries;
 - Aid during the assessment processes;
 - Participate in the design and construction period with The City as the compliance team;
 - The Technical Advisors may include architects, engineers, information technology experts, equipment planners, facilities maintenance consultants, insurance advisors, and any other technical expertise required; and
 - If possible, all consultants should be under one Technical Advisor lead for ease of coordinating related Project requirements and expertise. The exceptions to this are the facilities maintenance consultant and insurance advisor, who may report separately to The City as their roles do not have a direct relationship with the other technical consultants' roles.
- **Quantity Surveyor:** May be engaged at the business case stage and will provide expertise in the cost estimates of the Project.
- **Financial Professional:** Will be engaged at the business case stage generally at the time of proceeding to the strategic assessment phase and may include the following:
 - During the VFM phase risk quantification, the Financial Advisor will conduct Monte Carlo analysis of potential risk outcomes, using risk modeling software;
 - Provide expertise regarding financial matters during the Procurement Phase, which may include:
 - a. Assist in the market sounding;
 - b. Preparation of the financial details for the Project;
 - c. Assist in the preparation of the procurement documents, and Project Agreement;
 - d. Assist in the assessment processes;
 - e. Responding to or assisting in the responses to select inquiries;

- f. Update the VFM analysis from the business case stage, Procurement Phase, Preferred Proponent selection, to Financial and Commercial Close;
 - g. Prepare the final VFM Assessment Report for public release within 90 days from signing of the PA; and
 - h. Provide expert financial advice throughout the procurement.
- **Legal Advisor:** Will provide expertise regarding legal matters during the Procurement Phase, including:
 - Assisting in the drafting of the procurement documents, PA and related schedules;
 - Responding to or assist in the responses to select inquiries; and
 - Lead the legal aspects of the procurement and closing process.
- **Fairness Professional:** Will be engaged prior to release of procurement documents and be involved throughout the remainder of the Procurement Phase to ensure that it is conducted in accordance with the processes as agreed to and described in the procurement documents.
 - Will generally issue two written reports:
 - i. The first at the selection of the shortlisted Proponents under the procurement process; and
 - j. The second at the completion of the selection of the Preferred Proponent.
- **Capital Markets / Interest Rate Advisor:** May be retained leading up to Financial Close to provide rate setting advice to The City during rate setting processes. This may also extend to advice on credit spread protection, if the procurement documents contain such a mechanism.
- **Procurement Advisor (if required):** May be engaged at the business case stage and may provide expertise and resources regarding procurement matters during the Procurement Phase, including:
 - Assisting in the preparation of the Project plan and schedule;
 - Assisting in the drafting of the procurement documents, and PA;
 - Responding to or assist in the responses to inquiries;
 - Assisting in the assessment processes; and
 - Providing expert procurement advice throughout the procurement process.
- **Clerk of the Works Clerks of the Works (also known as Quality Site Inspectors):** may be hired as an owner representative to ensure proper oversight of materials or services incorporated into the Project and for quality control in P3 models which include design-build.

Appendix 6 – P3 Procurement Process

To assist in reducing the likelihood of bids coming in over budget, the procurement documents may include an “Affordability Ceiling” coupled with a “Scope Ladder”. The Affordability Ceiling quantifies the maximum price The City will pay and can be based on the overall NPV of the bid, including all elements of the P3 (i.e. DBFMO), or select P3 elements only. The Scope Ladder identifies successive levels of scope that can be eliminated in order for the bid to come in under the Affordability Ceiling.

The City will hire an independent Fairness Professional to ensure that the selection process adheres to the high standards of openness, fairness, and transparency.

The successful winning proposal will be based on an evaluation of technical and financial criteria (including price) which may include qualitative criteria or other value-added criteria (or both) as set out in the procurement documents.

The terms of the finalized contract will be based on the specifications identified during the assessment process and the procurement process; however, any changes made during the procurement process need to be assessed in terms of the impact on the VFM assessment. During the procurement process, issues may arise that cause The City to abandon the P3 and move back towards a traditional delivery model. An important consideration in this decision is the impact on future P3s.

Commercial Close

Once the approval process and negotiations are complete, the contract is awarded to the successful Proponent. A suitable date and location is identified for contract execution, where the City’s representative signs the contracts after all other parties have signed. The PA should address potential gaps in operating practices between The City and the P3 partner in areas such as training, bilingualism, public safety and community access.

Financial Close

Bids normally assume that the cost of debt financing reflects an agreed margin above a reference rate, rather than a prescribed interest rate. This is due to the timing of the drawdown of funds being difficult to determine while interest rates move daily.

The risk allocation reflected in the procurement documents normally indicates that the risk of movements in interest rates between the submission of bids and financial close are to be borne by The City. This is commonly referred to as base rate protection. This means that the periodic payments (often referred to as the “Annual Service Payment” (ASP)) to the P3 partner included in the PA are finalized and settled at, or following, financial close. Recalculation of the ASP is performed within the financial model that was provided with the bid. The means of applying the model for this purpose needs to be agreed with the P3 partner prior to financial close. At financial close, the ASP can be

recalculated using the actual interest rates and these are then inserted into the relevant schedules to the PA.

Given that the risk of interest rate movements generally remains with The City until financial close, the length of time from the submission of proposals to financial close can have a material impact on the ultimate price of the proposal. This is further incentive to ensure that the process from submission of proposals is as timely and efficient as possible.

As the P3 Model evolves, new features may be added. Recently, P3 transactions have provided the P3 partner with credit spread protection in addition to base rate protection. A credit spread is the risk premium add-on to the base interest rate used when pricing corporate debt issues. Credit spread protection protects the P3 partner from widening credit spreads between the time of financial bid submission and financial close. It is recommended that The City engage an external capital markets advisor to assist with both base rate and credit spread protection as these are complex features, requiring up to date subject matter expertise.

At contract execution there may be a small number of matters that financiers need to resolve before unreservedly committing their finances to the Project. It is important that the number of such matters left outstanding at contract execution is kept to a minimum to prevent delay between contract execution and financial close. When these matters have been resolved, financial close can occur.

At financial close, the ASP under the contract can also be finalized. Usually, changes to the ASP depends on changes in interest rates in the period between bid submission and financial close.

VFM Refresh

Should the Project proceed as a P3, the VFM report is updated based on the actual successful proposal at financial close. The result is referred to as the final VFM assessment which will be documented and available to the public no later than 90 days after financial close.

Lessons Learned Process

A debriefing discussion among the Project team on the lessons learned from the Project should be undertaken at this point.

Appendix 7 – Risk Register Categories

Below is a table of risk register categories (including sample risks within each category), as they relate to a capital Project from the planning through to the procurement, construction and operations/maintenance phases.

Each Project will require its own risk register, as every Project is different, and depending on the delivery models being assessed, certain risks may be managed / mitigated differently.

Risk Register Category	Sample Risks	Cost Base	Resources Required to Identify Risk and Determine Value
Policy & Strategy	<ul style="list-style-type: none"> Risk of delay in procurement process Risk of procurement process failing 	Total contract value (excluding financing)	SBU, representatives from finance, integrated risk management ("IRM"), legal
Design	<ul style="list-style-type: none"> Risk that technology proves inadequate to meet project requirements Risk that design is insufficient to deliver services at required levels 	Design + construction	SBU, representatives from IRM, technical/design advisor
Site Information	<ul style="list-style-type: none"> Risk that geotechnical and/or environmental information provided to bidders is incomplete Risk of unforeseen geotechnical and/or environmental conditions 	Design + construction	SBU, representatives from IRM, technical advisor
Procurement	<ul style="list-style-type: none"> Risk that lack of interested bidders results in smaller number of bids Risk that procurement documentation is incomplete Risk of resource capacity within City to undertake/oversee procurement Risk that City projects compete for bidders 	Design + construction	SBU, representatives from finance & supply, IRM, legal, financial and technical advisors
Construction	<ul style="list-style-type: none"> Risk of construction delays Risk of cost overruns Risk of latent defects Risk of City-initiated change orders 	Design + construction	SBU, representatives from IRM, legal, financial and technical advisors
Permits & Approvals	<ul style="list-style-type: none"> Risk of not receiving building permits, environmental approvals 	Design + construction	SBU, representatives from IRM, legal, technical advisor
Commissioning	<ul style="list-style-type: none"> Risk of late delivery 	Design + construction	SBU, representatives from IRM, financial and technical advisors
Life-cycle and Residual (Maintenance)	<ul style="list-style-type: none"> Risk of asset being run down Risk of higher-than-expected maintenance costs 	Maintenance	SBU, representatives from IRM, finance, supply management, financial and technical advisors
Operations	<ul style="list-style-type: none"> Risk of not meeting performance specifications Risk of higher-than-expected operating costs Labour supply risk Risk of professional/legal liability 	Operating	SBU, representatives from IRM, finance, supply management, legal, financial and technical advisors
Political	<ul style="list-style-type: none"> Risk of public resistance to private sector involvement in infrastructure/service delivery 	Total contract value	SBU, representatives from IRM, finance & supply, legal, financial and technical advisors
Reputation	<ul style="list-style-type: none"> Risk of P3 failing 	Total contract value	SBU, representatives from IRM, finance & supply, legal, financial and technical advisors
Other	<ul style="list-style-type: none"> Other risks identified important to the Project, on a case by case basis 	Case by case basis	Any representatives identified as involved in the P3 Project including the ones identified in this table

Appendix 8 – Definitions

- **Administrative Leadership Team (ALT):** Refers to the most senior group of administrative officials in The City.
- **Commercial Close:** once the approval process and negotiations are complete, the Project Agreement is executed by the successful Proponent and The City.
- **Finance P3 Workgroup:** The Corporate and Innovative Finance team in the Finance business unit.
- **Financial Close:** the time when the Project Agreement and all financing and other agreements related to the Project have been executed and delivered and all conditions to the effectiveness of the Project Agreement and Project financing agreements have been satisfied.
- **Minimum Value Threshold:** \$100 million on a Net Present Value basis which may be subject to change in conjunction with future policy updates.
- **Net Present Value (NPV):** The value of a Project found by adding the present value of expected future cash flows and the cost of the initial investment.
- **P3 Model:** The integration of multiple Project elements into one performance-based contract. These elements may include Design, Build, Finance, Operate, Maintain, or a combination thereof.
- **Procurement Phase:** The phase of a P3 Project that begins with Council approval of a P3 Model and ends when the Project Agreement has been fully executed.
- **Project:** as applied in this document, a capital investment that falls under one of these categories:
 - Capital project that is a planned, delivered and evaluated on its own merit and has a well-defined scope, cost and schedule resulting in new or substantially improved assets; or
 - Capital program that is a grouping of capital projects that are related and benefit from being planned and managed together; or
 - Annual investment program that is a recurring capital program focused on maintaining or upgrading current, in-service assets or for ongoing purchases of similar assets.
- **Project Agreement (PA):** The contractual arrangement between The City and the P3 partner.
- **Proponent:** a competing consortium, typically consisting of a sponsor, design-builder, finance provider, maintainer or operator, or a combination thereof.

- **Public-Private Partnership (P3):** A contractual agreement between a public authority and a private entity for the provision of infrastructure or services, or both, in which:
 - The private sector participant assumes the responsibility for financing part or all of the Project; or
 - The City seeks to transfer risks that it would normally assume, based on the private sector participant's ability to better manage those risks; or
 - The arrangement extends beyond the initial capital construction of the Project; or
 - All or any combination of the above.
- **Public-Sector Comparator:** The risk-adjusted cost estimate of a Project assuming the most efficient form of traditional government delivery. It includes the best estimate of full lifecycle costs, benefits and risks over the contract term.
- **Shadow Bid:** The risk adjusted cost estimate to The City of the Project if delivered under a P3 model(s). This is done through cash flow modeling of the private entity's financial approach and may consider expected private sector efficiencies in capital, lifecycle, and operating costs, as well as the cost of private financing. It includes the best estimate of full lifecycle costs, benefits and risks over the contract term.
- **Sponsoring Business Unit (SBU):** The City business unit or most senior Project representative which is responsible for the Project.
- **Value-for-Money (VFM):** The difference between the Public-Sector Comparator and the Shadow Bid is referred to as the VFM. There is said to be positive Value-for-Money by procuring a Project using a P3 when the cost to deliver the P3 is less than the Public-Sector Comparator.

MATERIAL REVISIONS

Based on feedback from stakeholder engagement and the research performed, the material revisions identified in the table below have been reflected in the Council and Administration policies.

Topic	Policy	Proposed Update	Current Policy
Funding Approvals	CFO011 and FA052	Expanded Council approval/disclosure to include the following activities: <ul style="list-style-type: none"> • Estimated impacts to The City's debt and financial capacity limits • Capital, operating, lifecycle and financing costs during the term of the Project Agreement • Estimated dollar value of lifecycle and operating costs of the project, where the P3 Model does not include these elements • Borrowing bylaw(s) for all debt related to the P3 Project in accordance with the MGA 	<ul style="list-style-type: none"> • Administration will seek the approval of Council whenever the Project Business Case leads to a recommendation that a project be developed as a P3 • Administration will also provide advice and seek Council approval for any financial impacts on the Capital or Operating Budgets
Roles and Responsibilities	CFO011 and FA052	Expanded and updated roles, responsibilities and approvals among Administration and Council, specifically: <ul style="list-style-type: none"> • Sponsoring Business Unit (SBU) • Supply Management • Law • Finance P3 Workgroup • Steering Committee • Evaluation Committee 	Defined roles, responsibilities and approvals among Administration and Council, specifically: <ul style="list-style-type: none"> • P3 Unit • External Advisory Committee • Administration • Council
Evaluation Criteria	CFO011 and FA052	Expanded evaluation of bids to allow flexibility by stating an evaluation of technical and financial criteria (including price) which may include qualitative	Winning bid selected based on technical compliance with lowest net present value (NPV)

		criteria or other value-added criteria (or both) as set out in the procurement documents	
P3 Finance Workgroup	FA052	<ul style="list-style-type: none"> • Clear description and criteria for identifying potential P3 projects • Aligned responsibilities based on current practices 	P3 Unit was defined, and responsibilities were broad with the intention to have a dedicated P3 Unit for The City
P3 Screen	FA052	Screening Assessment may be waived at discretion of the Director of the SBU	Not included
P3 Project Management	CFO011 and FA052	<ul style="list-style-type: none"> • Expanded to include standards for full P3 Project Management such as reporting requirements, monitoring a P3 partner, and asset handback procedures • Management of Project Agreement responsibility changed to sponsoring business unit 	<ul style="list-style-type: none"> • Brief paragraph on preparation of an implementation and monitoring plan • Supply was responsible for management of the Project Agreement
Procurement	CFO011 and FA052	Referenced The City's Procurement Policy and removed any procurement activities that are not P3 specific	Described procurement activities including Request for Qualifications, and Request for Proposals
Unsolicited Proposals	CFO011 and FA052	The City will not consider unsolicited proposals for P3s	Unsolicited proposals may be considered for P3s and will be directed to and documented by the P3 Unit

Chief Financial Officer's Report to
Priorities and Finance Committee
2020 May 05

ISC: UNRESTRICTED
PFC2020-0318

Assessment and Tax Circumstances Report

EXECUTIVE SUMMARY

Council approval is required to cancel taxes accrued on individual tax accounts. This report includes the applicable 2018-2019 taxes accrued on property accounts that meet Administration's criteria for prior year tax cancellation. This report also includes the applicable 2016-2019 municipal property taxes for non-profit organizations that applied and qualified for tax cancellations under the *Non-Profit Tax Mitigation Policy*. In some cases, these tax cancellations address properties that were taxed in error due to issues that arose such as the timing of when information was received, incorrect data, technical and human error and timing of appeals. This report is presented to Council twice annually and this is the first report this year.

ADMINISTRATION RECOMMENDATION:

That the Priorities and Finance Committee recommend that Council under the authority of section 347 of the *Municipal Government Act*:

1. Cancel property taxes for the amounts listed in the Attachment 1.
2. Cancel municipal property taxes for the qualifying non-profit organizations for the amounts listed in Attachment 2.

RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, 2020 MAY 05:

That Council adopt the Administration Recommendations contained in Report PFC2020-0318.

PREVIOUS COUNCIL DIRECTION / POLICY

This report is presented to Council twice annually and the most recent report was presented at the 2019 October 21 Combined Meeting of Council.

BACKGROUND

Section 305 of the *Municipal Government Act* (MGA) does not allow assessors to change the property assessment value after the end of the tax year to which the assessment applies. In certain circumstances, Administration will recommend that Council considers exercising its discretionary taxation power under section 347 of the MGA to cancel taxes that correspond to property assessment rolls of prior tax years.

At the 2014 December 15 Regular Meeting of Council, through C2014-0919, Council adopted the *Non-Profit Tax Mitigation Policy* to cancel the property taxes of non-profit organizations that paid tax during the construction period of their facility and whose subsequent use of the property met the criteria for property tax exemption. The *Policy* is administered using the Assessment and Tax Circumstances Report for administrative efficiency.

Chief Financial Officer's Report to
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2020 May 05

ISC: UNRESTRICTED
PFC2020-0318

Assessment and Tax Circumstances Report

Tax Cancellations Related to Prior Years' Assessment Rolls

Section 305 of the MGA allows corrections or amendments to the property assessment roll during the current tax year. A current year amendment to an individual assessment triggers a corresponding adjustment to the current year taxes for that account.

Property owners have a responsibility to inform the municipality of assessment errors or changes to their property in a timely manner in order for Administration to make the relevant changes to the property assessment accounts within the current taxation year. Administration does not have the ability to alter property assessment rolls of prior years.

Inaccuracies in assessment rolls may result from a number of factors, including but not limited to: operational considerations associated with year-end assessment roll production, timing of communication between business units, and incorrect data or mailing address information.

Generally, valid cancellation requests are for tax amounts that were levied as a result of the following circumstances:

- an incorrect issuance of a property assessment
- a property assessment correction error
- a tax exemption processing error

Typically, the inaccuracy must be reported within two years after the inaccuracy occurred for the tax cancellation request to be considered for inclusion in this report. Manager approval is required for requests outside of this timeframe.

Exempt Organizations and the *Non-Profit Tax Mitigation Policy*

The *Non-Profit Tax Mitigation Policy* adopted by Council through C2014-0919 provides criteria for circumstances in which Administration may recommend Council to cancel municipal taxes that correspond to a period when an eligible non-profit property was under construction or under renovation.

Property tax exemptions are governed by the MGA and the *Community Organization Property Tax Exemption Regulation* (COPTER). Provisions in the legislation differ based on the use of the property and the nature of the organization which holds it. One of the differences is the tax treatment of non-profit-held property that is not in use because of construction or renovation. Property held by specific entities such as public institutions (e.g. hospitals, public colleges and universities) is exempt from property tax when it is under construction/renovation. Property that is held by non-profit organizations and societies and is to be used for an approved activity (e.g. places of worship, chambers of commerce, food banks, and under certain conditions, arts and cultural activities) is not property tax exempt until it is actually in use for these purposes.

To be considered for municipal property tax cancellation under the *Non-Profit Tax Mitigation Policy*, organizations must attain property tax exemption for the property under the provincial legislation. Until the property is completed and occupied, and being used for the exempt purpose, applicants pay municipal and provincial property taxes. Once the *Policy* criteria are

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Assessment and Tax Circumstances Report

met, up to four years of the municipal taxes paid over the construction period are subject to retroactive cancellation.

For administrative efficiency/timeliness, the *Policy* has been implemented using the Assessment and Tax Circumstances Report as the mechanism to bring these to Council for approval.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Tax Cancellations Related to Prior Years' Assessment Rolls

Property owners are encouraged each year to review and ask questions about their property assessments before the end of the 67-day Customer Review Period that follows each assessment notice mailing. This self-reporting allows Administration to use its authority under MGA section 305 to amend the assessment roll for the current year.

Assessment sometimes receives requests for the cancellation of taxes from prior tax years; these may come from Assessment, directly from taxpayers, or from other City business units. The investigation of each request includes researching internal communications and records, speaking directly to the affected taxpayer and working with other relevant City staff.

Administration uses the following criteria to determine if the circumstances and corresponding property or business tax amounts should be brought forward to Council in this biannual report:

- typically, the inaccuracy was reported within two years of the occurrence; and
- Assessment was advised of the inaccuracy within the year the inaccuracy occurred, but the correction was either not processed or incorrectly processed; or,
- the taxpayer was not aware and/or was not notified of the change in assessment and was unable to bring the inaccuracy to the assessor's attention within the Customer Review Period; or,
- the property or business assessment account was set up in error, and the assessment notice was sent to the wrong party; or,
- another City department(s) was notified by the taxpayer of a change to the business and Assessment was not notified during the applicable taxation year.

The recommended adjustments to the property tax accounts due to assessment roll corrections would cancel or reduce both the municipal and provincial property taxes. Upon cancellation, the provincial portion of the property tax is a cost to The City as the provincial government does not refund its portion. It would be recovered through the provincial property taxes the following year.

Any tax cancellations in this report supported by Council will be funded through the 2019 tax cancellation budget. If Council chooses not to support the recommendation, the tax liabilities and amounts owed will remain as originally billed.

Individual requests for prior years' tax cancellation that met these criteria are listed in Attachment 1.

Tax Cancellations Related to the *Non-Profit Tax Mitigation Policy*

**Chief Financial Officer's Report to
Priorities and Finance Committee
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**ISC: UNRESTRICTED
PFC2020-0318**

Assessment and Tax Circumstances Report

To assist non-profit organizations in applying for prior year tax-relief under the *Non-Profit Tax Mitigation Policy*, Administration provides information about the *Policy*, how to qualify and the application process on Calgary.ca, via email and by phone year-round.

Requests for the cancellation of prior year municipal taxes related to exemptible property held during periods of construction or renovation come from non-profit organizations on an ongoing basis.

The *Policy* ensures that tax cancellations for properties and/or facilities that are under construction are conducted in an equitable and consistent manner through an open and transparent process. The following criteria are used to determine if the circumstances and corresponding municipal property tax amounts should be brought forward to Council:

- a building permit for the site was issued after 2013 January 01, the date established in the *Policy*; and
- the organization has filed the necessary application form to request tax cancellation under the *Policy* to Assessment; and
- the property and/or facility construction has been completed; and
- the property and/or facility is occupied by the organization and is being used for an exemptible purpose; and
- upon completion and occupancy, the organization has filed an application for property tax exemption under the MGA or COPTER to Assessment and the application has been approved.

The non-profit organization must meet all the above criteria to qualify for a tax cancellation under the *Policy*.

The value of the cancellation amount is based on the municipal tax levied during the eligible period the property was under construction and is retroactive to the organization attaining property tax exemption under provincial legislation. The eligible period begins the year that the required application is submitted to Assessment. If the application is submitted the same year the building permit is issued, the period begins as of the date the permit is issued. If the application is submitted at any point thereafter, the eligible period begins January 01 of the year in which the application is received by Assessment. The period ends either four years from the date that the eligible period begins or when the property becomes exempt from taxation, whichever is earlier.

At the time this report was prepared, three (3) properties held by non-profit organizations met the criteria for prior year tax cancellation under the *Policy*. Applicants that meet all requirements in the future will be brought forward to Council for tax cancellation consideration on future reports.

The recommended adjustments due to the *Non-Profit Tax Mitigation Policy* would cancel or reduce only the municipal property taxes in each organization's account. If Council chooses not to support the recommendation, the tax liabilities and amounts paid will remain as originally billed.

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PFC2020-0318

Assessment and Tax Circumstances Report

The individual tax amounts to be cancelled for each of the qualifying *Non-Profit Tax Mitigation* applicants are listed in Attachment 2.

Stakeholder Engagement, Research and Communication

This report is a collaborative effort between Assessment and Finance. Throughout the circumstance report process, the business units are in communication, ensuring appropriate investigation and analyses are conducted for an accurate reflection of the tax cancellations proposed.

Taxpayers and non-profits are contacted by City staff subsequent to their initial inquiry if additional information is needed to establish whether individual circumstances meet the tax cancellation criteria.

For tax cancellation requests related to prior years' assessment rolls, Assessment advises property owners listed in Attachment 1 that their requests are included in the report. A second letter advises them of Council's decision.

For tax cancellations related to the *Non-Profit Tax Mitigation Policy*, non-profits are advised of eligibility during the application or circumstance report process and those listed in Attachment 2 will be advised of Council's decision.

The accounts of approved tax cancellations are then adjusted by Finance and a refund is issued when necessary.

Strategic Alignment

The recommendations are in alignment with One Calgary 2019-2022 Service Plans and Budgets and with the *Non-Profit Property Tax Mitigation Policy*.

Social, Environmental, Economic (External)

The taxpayers who own or hold the properties listed in Attachment 1 and 2 will receive tax cancellations or refunds if Council approves the recommendations in this report.

Financial Capacity

Current and Future Operating Budget:

The total taxes recommended for cancellation are \$616,624.25. Finance has confirmed that there are sufficient funds to accommodate the tax cancellations for the accounts proposed in Attachment 1 and 2. The total budget for the prior years' property tax cancellations is \$1,000,000. The total budget for municipal tax cancellations proposed in Attachment 2 under the *Non-Profit Tax Mitigation Policy* is an additional \$1,000,000. At this time, no adjustments to future budget allocations are required to meet the tax cancellation requests set out in this report.

Approval(s): Carla Male concurs with this report. Author: Assessment

City Clerks: L. Gibb

Chief Financial Officer's Report to
Priorities and Finance Committee
2020 May 05

ISC: UNRESTRICTED
PFC2020-0318

Assessment and Tax Circumstances Report

<i>Type of Tax</i>	<i>2020 Tax Cancellations (This Report)</i>
Property Tax - Non-NPTM Related	\$48,959.77
Property Tax - NPTM Related	\$567,664.48
Total	\$616,624.25

Current and Future Capital Budget:

There are no implications to the capital budget, as a result of this report.

Risk Assessment

No implications were identified.

REASON(S) FOR RECOMMENDATION(S):

Administration is prevented by legislative constraints from (1) making corrections to tax accounts relating to prior years' assessment and tax rolls, and (2) providing tax exemptions to otherwise eligible non-profit organizations whose properties are under construction. The accounts brought forward to Council were identified using the criteria within this report. The tax liabilities and amounts owed will remain as originally billed without Council approval.

ATTACHMENT(S)

1. Attachment 1 – List of Tax Cancellations Related to Prior Years' Assessment Rolls
2. Attachment 2 – List of Tax Cancellations Related to the *Non-Profit Tax Mitigation Policy*

List of Tax Cancellations Related to Prior Years' Assessment Rolls

Issue #	Roll Number	Account Address	Tax Cancellation (\$)	Reasons
<u>PROPERTY TAX CANCELLATIONS</u>				
2018				
1	068247311	15 4 ST NE	\$23,649.16	Category IV: Another City department(s) was notified by the taxpayer of a change to the business and the Assessment business unit was not notified accordingly during the applicable taxation year to correct the assessment.
2	200420560	2825 24 AVE NE	\$1,904.67	Category III: The property or business assessment account was set up in error, and the assessment notice was sent to the wrong party.
2019				
3	055041404	1810 10 Avenue NE	\$3,345.99	Category I: The property owner was not aware and/or was not notified of the change in assessment and so was unable to bring the error to the assessor's attention within the Customer Review Period.
4	068116508	305 10 Avenue SE	\$2,676.99	Category II: The Assessment Business Unit was advised within the Customer Review Period in the year the assessment error occurred but failed to process the correction.
5	070031216	1001 BARLOW Trail SE	\$358.83	Category I: The property owner was not aware and/or was not notified of the change in assessment and so was unable to bring the error to the assessor's attention within the Customer Review Period.

List of Tax Cancellations Related to Prior Years' Assessment Rolls

Issue #	Roll Number	Account Address	Tax Cancellation (\$)	Reasons
6	073989949	374 6220 17 AVE SE	\$106.87	Category I: The property owner was not aware and/or was not notified of the change in assessment and so was unable to bring the error to the assessor's attention within the Customer Review Period.
7	200151322	3625 SHAGANAPPI Trail NW	\$6,330.18	Category II: The Assessment Business Unit was advised within the Customer Review Period in the year the assessment error occurred but failed to process the correction.
8	200411767	2417 53 Avenue SW	\$2,659.37	Category I: The property owner was not aware and/or was not notified of the change in assessment and so was unable to bring the error to the assessor's attention within the Customer Review Period.
9	200411775	2419 53 Avenue SW	\$2,637.86	Category I: The property owner was not aware and/or was not notified of the change in assessment and so was unable to bring the error to the assessor's attention within the Customer Review Period.
10	201610276	340 13 AVE SW	\$4,296.22	Category III: The property or business assessment account was set up in error, and the assessment notice was sent to the wrong party.
11	202351185	9818 15 ST SE	\$550.54	Category III: The property or business assessment account was set up in error, and the assessment notice was sent to the wrong party.
12	202462370	4303 17 Avenue SE	\$443.09	Category I: The property owner was not aware and/or was not notified of the change in assessment and so was unable to bring the error to the assessor's attention within the Customer Review Period.
			\$48,959.77	Total Property Tax Cancellation

List of Tax Cancellations Related to the Non-Profit Tax Mitigation Policy

Issue	Roll Number	Account Address	Tax Cancellation (\$)	Reason
2017				
1	202262887	2775 116 AV NE	\$45,745.61	<p>The municipal property tax cancellation is for Canadian Blood Services/Societe Canadienne du Sang, which meets the criteria for property tax exemption under section 362(1)(n)(iii)(B) charitable and benevolent and owned by a non-profit.</p> <p>The cancellation is from the date of the Building Permit Application on June 21, 2017 to August 31, 2019.</p>
2018				
2	202262887	2775 116 AV NE	\$239,504.74	<p>The municipal property tax cancellation is for Canadian Blood Services/Societe Canadienne du Sang, which meets the criteria for property tax exemption under section 362(1)(n)(iii)(B) charitable and benevolent and owned by a non-profit.</p> <p>This is the same cancellation as above and is from the date of the Building Permit Application on June 21, 2017 to August 31, 2019.</p>
2019				
3	202262887	2775 116 AV NE	\$268,153.16	<p>The municipal property tax cancellation is for Canadian Blood Services/Societe Canadienne du Sang, which meets the criteria for property tax exemption under section 362(1)(n)(iii)(B) charitable and benevolent and owned by a non-profit.</p> <p>This is the same cancellation as above and is from the date of the Building Permit Application on June 21, 2017 to August 31, 2019.</p>

List of Tax Cancellations Related to the Non-Profit Tax Mitigation Policy

Issue	Roll Number	Account Address	Tax Cancellation (\$)	Reason
4	202538385	3910 Seton DR SE	\$13,253.82	<p>The municipal property tax cancellation is for Wellspring Calgary, which meets the criteria for property tax exemption under section 362(1)(n)(iii)(B) charitable and benevolent and owned by a non-profit.</p> <p>The cancellation is from January 1, 2019 to August 31, 2019.</p>
5	040174104	7732 Bowness RD NW	\$1,007.15	<p>The municipal property tax cancellation is for HomeSpace Society, which meets the criteria for property tax exemption under section 362(1)(n)(iii)(B) charitable and benevolent and owned by a non-profit.</p> <p>The cancellation is from the date of the Building Permit Application on March 25, 2019 to August 14, 2019.</p>
			\$567,664.48	Total NPTM Municipal Tax Cancellation

Transportation Report to
Priorities and Finance Committee
2020 May 05

ISC: UNRESTRICTED
PFC2020-0510

Douglasdale McKenzie Lake Slope Stability Update

EXECUTIVE SUMMARY

This report provides an update on TT2015-0816 Douglasdale/ McKenzie Lake Slope Stability and pathway project, as requested by Council in an Administrative Inquiry from the 2019 November 18 Council Meeting.

The value of the work that has been done to date is \$21.6M and the estimated cost at completion is \$28M.

Slope stability and pathway work in the high priority zones is underway and is nearly complete. The two high priority zones are located along a section of regional pathway adjacent to Mt Alberta View (zone 7) and along a section of regional pathway north of 130 Avenue SE (zone 2). Extra work that was not anticipated was undertaken in both high priority zones due to slope movement and conditions.

As the work in the high priority zone is nearing completion (summer 2020), Administration recommends that confidential portions of the TT2015-0816 be released to the public.

ADMINISTRATION RECOMMENDATION:

That the Priorities and Finance Committee direct:

1. That Attachment 2 and Attachment 3, containing materials pertaining to TT2015-0816, Douglasdale McKenzie Slope Report, considered at the 2015 December 14 meeting of Council; remain confidential pursuant to Section 24 (1)(a) and (g) of the *Freedom of Information and Protection of Privacy Act*; and
2. That Council release Attachment 2 and Attachment 3 as a public document once Report PFC2020-0510 is adopted.

RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, 2020 MAY 05:

That Council adopt the Administration Recommendations contained in Report PFC2020-0510.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2019 November 18, Council approved a \$3M increase in funding and made the following Administrative Inquiry:

ADMINISTRATIVE INQUIRY RE: Douglasdale – McKenzie Slopes Project Update

In attachment 5a of our 2020 budget adjustment documents there is a line item representing a \$3M transfer to the Douglasdale/McKenzie Slopes project.

1. What is the value of the work that has been done to date and estimated cost at completion of the work?
2. Can Administration return to Council no later than Q1, 2020 to provide an in-camera update of the project authorized by Council in the Douglasdale McKenzie Slope Report

**Transportation Report to
Priorities and Finance Committee
2020 May 05**

**ISC: UNRESTRICTED
PFC2020-0510**

Douglasdale McKenzie Lake Slope Stability Update

(TT2015-0816) with consideration and recommendations as to what of the 2015 report or attachments can be made public immediately following the project update?

On 2015 December 14, Council adopted recommendations and approved funding for the purpose of slope stabilization and repair of The City's regional pathway system infrastructure. An excerpt from the minutes of the regular meeting of Council is included in Attachment 1.

BACKGROUND

Since the flood of 2005, slope movements on the escarpment east of the Bow River adjacent to the communities of Douglasdale and McKenzie Lake have damaged The City's primary pathway along a 3.5 km section.

The City has worked with Golder Associates (Golder) and Tetra Tech EBA (Tetra Tech) to monitor, investigate and develop remediation options in accordance with the Slope Stability Management Framework. In 2015 August, Golder completed a report entitled *Feasibility Study Bow River Regional Pathway Douglasdale/ McKenzie Lake, Calgary AB*, (Feasibility Study). The Feasibility Study presents recommendations and cost estimates for the long-term stabilization of sections of the slope and remediation of the pathway. The Feasibility Study presents conceptual designs and cost estimates and was attached to report TT2015-0816 which was presented in a Closed Meeting to Council on 2015 December 14. Council adopted recommendations and approved funding for the purpose of slope stabilization and repair of The City's regional pathway system infrastructure.

Project Update

The Feasibility Study divided the pathway into nine (9) zones and categorized them into low, medium, and high priority. A map showing the zones is included in Attachment 4. The most damaged section of pathway was adjacent to Mt. Alberta View SE (zone 7) and was identified as a high priority zone in the feasibility study. Following heavy rains in July 2016, slope failure regressed further and encroached up on and beyond the pathway. The pathway was extensively damaged, and the pathway was closed for safety. Photographs of the site are included in Attachment 5.

Emergency response for slope monitoring and temporary remedial stabilization was initiated. Over 90 shoring piles and 340 micropiles were installed which mitigated regression of the slope failure, provided temporary ground stabilization and facilitated mobilization of construction equipment for the long-term scope of work.

Considering the nature of slope movements in this area (zone 7), the planning, engineering analyses, and construction for long-term stabilization for the entire subject site was undertaken at the earliest opportunity. In 2017 September, final executed agreements were obtained from the homeowners and in 2017 October all easements were registered. Construction for the long-term stabilization commenced in 2017 December. The slope stabilization and associated work consists of over 230 anchored piles, 200 micropiles, retaining wall, habitat restoration and pathway. The work is substantially complete, and the pathway was opened on 2019 September 17. Photographs of the site during and post construction are included in Attachment 6.

**Transportation Report to
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**ISC: UNRESTRICTED
PFC2020-0510**

Douglasdale McKenzie Lake Slope Stability Update

The next high priority zone is the zone located north of 130 Avenue (zone 2). Designs for the slope stabilization were completed and the necessary Water Act Approval was received on 2019 February. Construction commenced in 2019 June.

During the course of construction at north of 130 Avenue SE (zone 2), areas with signs of soil movement/cracks and groundwater seepage were observed at the site. Considering the slope movements and groundwater seepage impacts, the design of the slope stabilization was upgraded. Construction is on-going, and the construction completion and reopening of the pathway is anticipated for summer 2020. Photographs of the site are included in Attachment 7.

As part of the ongoing slope monitoring program, all other zones of the pathway will continue to be monitored for slope movement as part of the ongoing slope monitoring program. Future work may be required to address other sections of the pathway if there is further regression of the slope and damage to the pathway.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

N/A

Stakeholder Engagement, Research and Communication

Transportation Infrastructure has been in communication with property owners adjacent to high priority zones during detailed design and construction. Transportation Infrastructure held information sessions and delivered information notices to the residents of Mt Alberta View, Mt Douglas Close and Douglasdale Point. Information is also updated on the project website.

Strategic Alignment

N/A

Social, Environmental, Economic (External)

Financial Capacity

Current and Future Operating Budget:

N/A

Current and Future Capital Budget:

On 2019 November 18, Council approved a \$3M increase in funding to the project to complete the high priority work on the slope. The work in the high priority zones were impacted due to the changes in the slope conditions at both Mt. Alberta View (zone 7) and north of 130 Avenue SE (zone 2).

The estimated cost at completion for the stabilization and pathway work is \$28 million. The costs to date for the work completed is \$21.6 million.

Future budget may be required to address other sections of the pathway if there is further regression of the slope and damaged pathway. At this time, it is anticipated this would be funded through a hill slides program budget that is set aside to do this work. Small slope

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Douglasdale McKenzie Lake Slope Stability Update

stabilization projects are undertaken with available funding and large projects are presented in front of Council for approval.

Risk Assessment

N/A

REASONS FOR RECOMMENDATIONS:

1. Administration is providing an update on the slope stabilization and associated work for the high priority zones along a 3.5 km stretch of the regional pathway system east of the Bow River adjacent to the communities of Douglasdale and McKenzie Lake. Construction in the high priority zones is anticipated to be substantially complete in 2020.
2. As substantial completion for the high priority zones is nearing completion, Administration recommends releasing Confidential Attachments to execute release of confidential materials pertaining to TT2015-0816, Douglasdale McKenzie Slope Report, considered at the 2015 December 14 meeting of Council and detailed as follows:
 - a. Attachment 2 - TT2015-0816 Attachment 1 – Feasibility Study Bow River Regional Pathway Douglasdale McKenzie Lake, Calgary AB
 - b. Attachment 3 - TT2015-0816 Attachment 3 – Feasibility Study Boundary, Timeline of Closures and Slope Failures

ATTACHMENT(S)

Attachment 1 – Excerpt from the Minutes of Regular Meeting of Council Held 2015 December 14

Attachment 2 – TT2015-0816 Attachment 1 – Feasibility Study Bow River Regional Pathway Douglasdale McKenzie Lake, Calgary AB (Confidential)

Attachment 3 – TT2015-0816 Attachment 3 – Feasibility Study Boundary, Timeline of Closures and Slope Failures (Confidential)

Attachment 4 – Map of Regional Pathway Showing Zones and Priority

Attachment 5 – Photographs of Site – Mt Alberta View (Zone 7) 2016 Emergency Response

Attachment 6 – Photographs of Site – Mt Alberta View (Zone 7) Slope Stabilization Construction

Attachment 7 – Photographs of Site – North of 130 Avenue (Zone 2) Slope Stabilization Construction

ATTACHMENT 1:**EXCERPT FROM THE MINUTES OF REGULAR MEETING OF COUNCIL HELD 2015
DECEMBER 14****9.7 DOUGLASDALE MCKENZIE SLOPE REPORT, TT2015-0816**

ADOPT, Moved by Councillor Demong, Seconded by Councillor Keating, that with respect to Report TT2015-0816, the following be adopted:

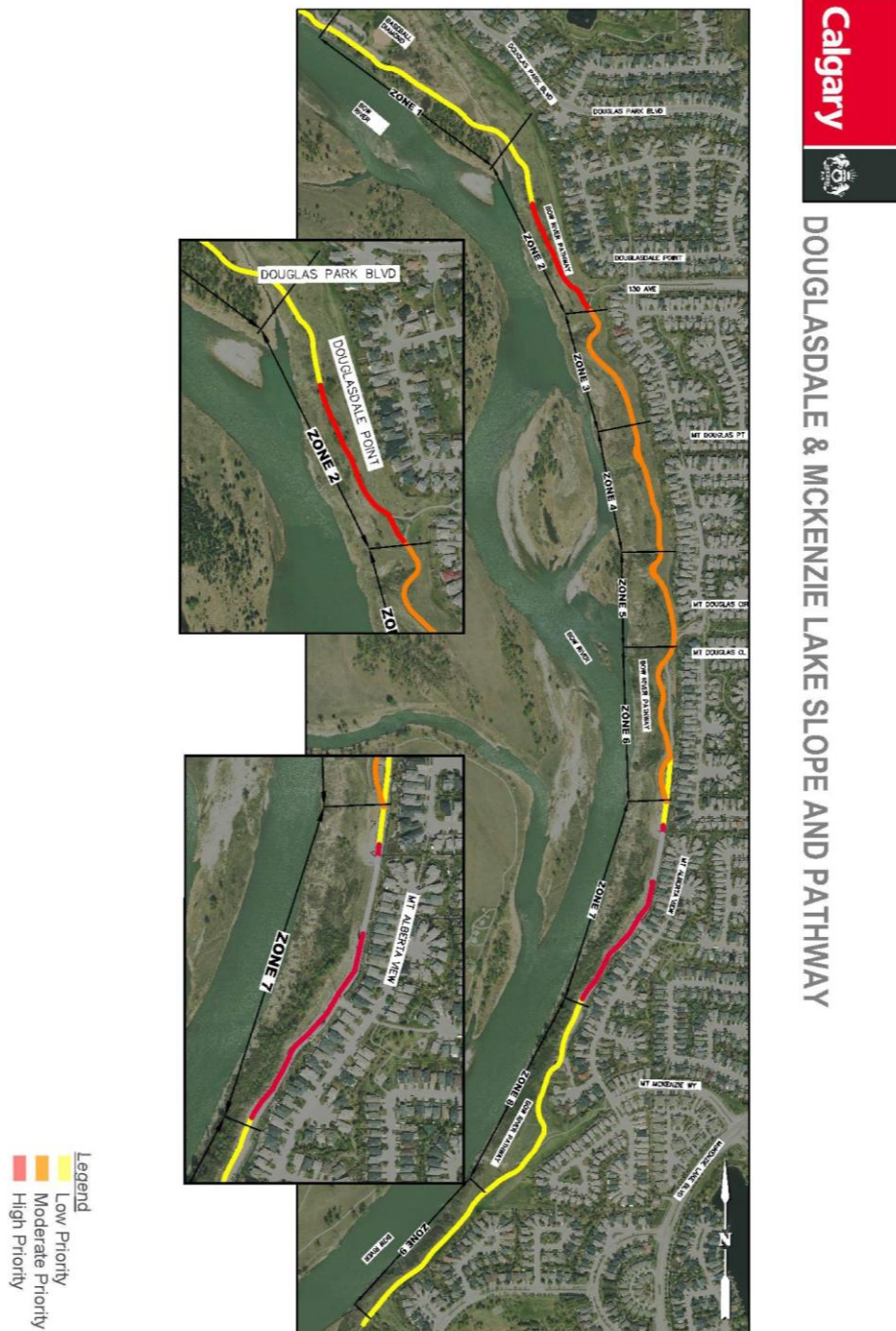
That Council:

1. File the Recommendations contained in Report TT2015-0816;
2. Approve funding from the Reserve for Future Capital Fund to the maximum amount specified in Option 1 outlined in Attachment 2 for the purpose of slope stabilization and repair of The City's regional pathway system infrastructure;
3. Subject to the Director of Roads releasing Attachment 1 to any consultant, contractor or other person he determines requires the same for the purpose of carrying out Option 1 in Attachment 2, direct that Attachment 1 remain confidential pursuant to Sections 24(1)(a) and (g) of the *Freedom of Information and Protection of Privacy Act*, until the project is completed;
4. Direct that Attachment 2 remain confidential pursuant to Section 27(1)(a) of the *Freedom of Information and Protection of Privacy Act*;
5. Direct that Attachment 3 remain confidential pursuant to Section 24(1)(a) of the *Freedom of Information and Protection of Privacy Act*, until the project is completed;
6. Direct that Attachment 4 remain confidential pursuant to Section 17(1) of the *Freedom of Information and Protection of Privacy Act*; and
7. Direct that Administration pursue funding for this project from all other relevant sources and orders of government and further direct that any funding received be reimbursed to the Reserve for Future Capital Fund.

CARRIED

ATTACHMENT 4:

MAP OF REGIONAL PATHWAY SHOWING ZONES AND PRIORITY



ATTACHMENT 5:

PHOTOGRAPHS OF SITE – MT ALBERTA VIEW (ZONE 7) 2016 EMERGENCY RESPONSE





ATTACHMENT 6:

**PHOTOGRAPHS OF SITE – MT ALBERTA VIEW (ZONE 7) SLOPE STABILIZATION
CONSTRUCTION**









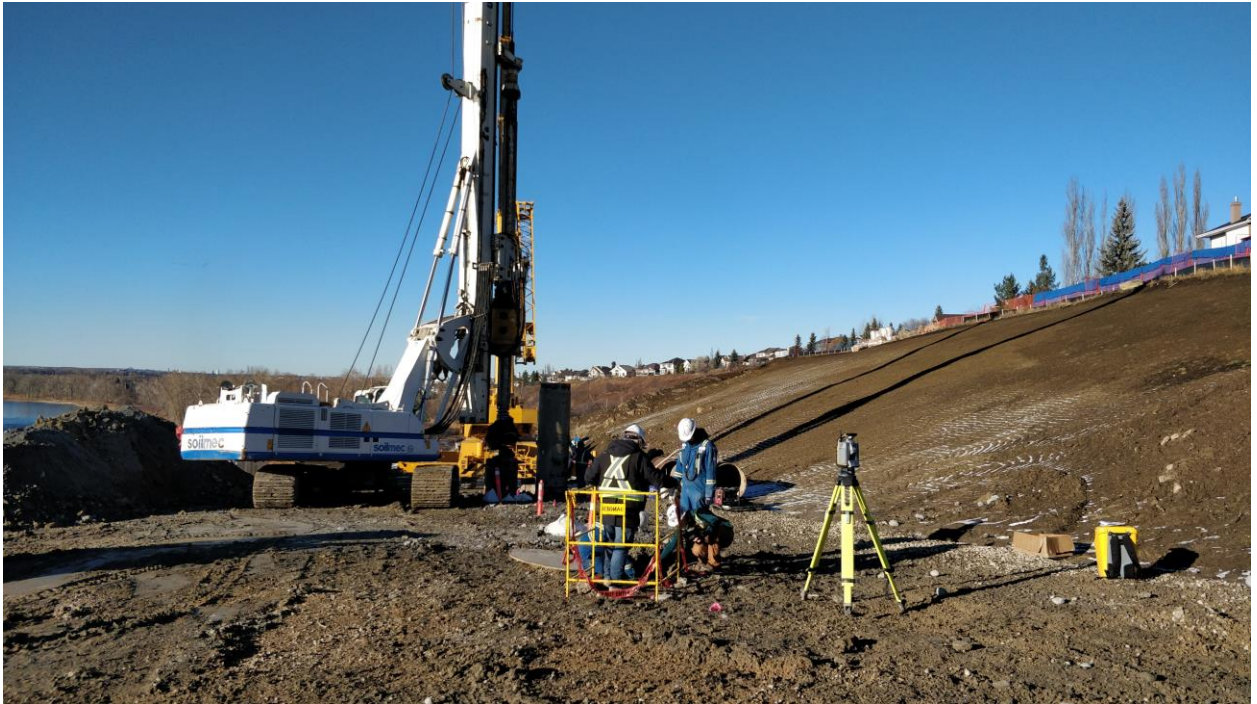
ATTACHMENT 7:

**PHOTOGRAPHS OF SITE- NORTH OF 130 AVENUE SE (ZONE 2) SLOPE STABILIZATION
CONSTRUCTION**









**Planning & Development Report to
SPC on Planning and Urban Development
2020 May 06**

**ISC: UNRESTRICTED
PUD2020-0241**

Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Report

EXECUTIVE SUMMARY

The purpose of this report is to provide an annual update on the Joint Use Coordinating Committee (JUCC) work plan and the status of the Joint Use Reserve Fund (Reserve Fund).

The report provides a summary of the demand on the Reserve Fund during 2019 along with identifying future demands on the Reserve Fund (Attachment 1). These demands are divided into three timeframes: future demands for the current year, projections within the next five years, and projections beyond the next five years.

In 2019, Reserve Fund expenditures totalled \$1.4 million including land acquisition for Meadowlark Park. The 2019 December 31 Reserve Fund balance is \$74.5 million while the total anticipated future demands for 2020 and beyond are \$241 million.

This report was prepared collaboratively by all three parties of the Joint Use Agreement (JUA): Calgary Board of Education, Calgary Catholic School District and The City of Calgary.

ADMINISTRATION RECOMMENDATION:

That Standing Policy Committee on Planning and Urban Development recommends that Council receive this report and its attachments for the Corporate Record.

RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING AND URBAN DEVELOPMENT, 2020 MAY 06:

That Council receive Report PUD2020-0241 and the Attachment for the Corporate Record.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2016 June 20, Council adopted Councillor Pincott's motion that the Committee Recommendations contained in the Joint Use Agreement and Joint Use Coordinating Committee Update, PUD2016-0364, be approved, directing a change in the formal reporting period to Council of the Joint Use Reserve Fund to every year by the following May.

On 2012 March 12, Council adopted Alderman Pincott's motion that the Intergovernmental Affairs Committee Recommendations contained in Report IGA2012-10 be adopted, as follows:

"That Council:

1. Receive this report for information; and
2. Approve a change in the formal reporting to Council, to treat the Joint Use Reserve Fund as though it were a City Reserve, with a formal review and report every three years."

The Joint Use Agreement between the Calgary Board of Education, the Calgary Catholic School District and The City was executed on 1985 March 04. Section 9.2.1.7 of the agreement states: The Joint Use Coordinating Committee shall "Report annually on the status of the Reserve Fund to all three parties".

On 1985 February 18, Council approved L85-07, Joint Use Agreement, and authorized the officers of The City of Calgary (The City) to execute the proposed agreement.

Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Report

BACKGROUND

Purpose and Scope of the Joint Use Agreement

This agreement, signed in 1985, is between the Calgary Board of Education (CBE), the Calgary Catholic School District (CCSD), and The City of Calgary (The City), regarding the joint allocation, use, planning and development, and maintenance of municipal reserve, open space, and school sites.

Scope and Authority of the JUA stems from the Municipal Government Act, sections 666(1) to (4) and 670, which require the owner of a parcel of land that is the subject of a proposed subdivision to provide up to 10 percent of their developable land for municipal reserve, open space, or education purposes, and the allocation of those lands to be made pursuant to an agreement.

A separate agreement is currently in place between The City and the Conseil scolaire Franco-Sud (FrancoSud).

Purpose and Scope of the Joint Use Coordinating Committee

The JUCC consists of one representative from the CBE, one representative from the CCSD, and two representatives from The City (Community Planning and Calgary Parks). This committee operates on a consensus model.

The JUCC is the body charged with monitoring and implementing the responsibilities under the JUA.

The Joint Use Reserve Fund

Under the JUA, the Reserve Fund is administered by the JUCC, and managed by The City of Calgary Treasury as a Trust Account. All land purchases for school sites, parks and open space require authorization by Council. Under the JUA, the Reserve Fund is held in trust by the three parties. The assets of the Reserve Fund consist of:

- money in place of reserve land;
- proceeds from the disposal of reserve land; and
- interest earned by, and accruing to, the Reserve Fund.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The Joint Use Coordinating Committee: Year in Review

In 2019, the JUCC implemented the JUA by making recommendations to Council on the acquisition of land for Meadowlark Park totalling \$1.4 million.

The JUCC continues to provide greater awareness and transparency to its activities through the following two initiatives:

- Held the third annual Open House meeting on 2019 November 05, where Councillors, School Board Trustees from the CBE, the CCSD, and FrancoSud, BILD Calgary Region, the Federation of Calgary Communities and other stakeholders, attended an overview of the JUA and the role of the JUCC. This was followed by a question and answer period where the attendees shared their thoughts and inputs with the JUCC.

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Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Report

- An annual joint meeting between the Site Planning Team; a subcommittee of the JUCC tasked with reviewing application proposals for joint use sites, and the JUCC to discuss issues that the JUCC should be aware of, and continue to identify, opportunities moving forward between the two groups.

Changes to Provincial Legislation

On 2017 October 26, The Province announced that the updates to the *Municipal Government Act* had been proclaimed. The requirement for all municipalities to have Joint Use Planning Agreements with local school boards was introduced and came into force in 2018 April.

Modernizing the Joint Use Agreement

In 2016, The City, through the Mayor's Office, brought the Chairs of the CBE and the CCSD to negotiate an agreement to present to The Province with respect to the future of reserve land within the city and anticipated changes to the JUA. The result of these discussions was a Memorandum of Understanding (MOU) that was signed in 2016 September. The principles and parameters outlined in the MOU for changes to the JUA are;

- allowing determination of what constitutes compatible uses on a particular site;
- fostering complete communities through reserve land;
- negotiations will be achieved using a consensus-based and collaborative model;
- investigating funding mechanisms for acquiring land required for high school sites; and
- promoting development on surplus, unused, closed and underutilized school sites.

The MOU informed the development of The City of Calgary Charter, 2018 Regulation (the City Charter). In early 2019, the City Charter was approved. The City Charter allows for the identification of uses that provide a public benefit and are compatible with school board purposes, allowing for new uses on School Reserves, Municipal and School Reserves or Municipal Reserves that are or have been in use for school board purposes.

The City is intent on modernizing the JUA with CBE, CCSD and FrancoSud to address outdated issues and new authorities granted through the City Charter.

A draft project timeline anticipates that negotiations with the school boards will commence in 2020 with the drafting of a modernized JUA occurring in 2021 and an anticipated Council approval in 2022.

The Joint Use Reserve Fund for 2019

During 2019, the Reserve Fund received cash receipts from development and disposition of reserves totalling \$3.3 million and earned interest of \$2.1 million. During this same period, expenditures totalled \$1.4 million resulting in a fund balance on 2019 December 31 of \$74.5 million.

Below is a summary of the Joint Use Reserve Fund account in 2019:

- | | |
|-----------------------------------|------------------|
| • Fund Balance on January 1, 2019 | \$ 70.4 million |
| • Fund Receipts | \$ 3.3 million |
| • Fund Investment Income | \$ 2.1 million |
| • Fund Disbursements | (\$ 1.4 million) |

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Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Report

- Fund Balance December 31, 2019 \$ 74.5 million*
*\$0.1M discrepancy due to rounding to the nearest hundred thousand dollars

Refer to Attachment 2 of this report for a detailed summary of the 2019 Reserve Fund Receipts and Disbursements.

The Joint Use Reserve Fund for 2020 and Beyond

Anticipated future demands on the Reserve Fund are divided into future demands for the current year of 2020, followed by projections within the next five years, and projections beyond the next five years. These demands are estimated at \$241 million (\$25 million in 2020, \$50.5 million from 2021 to 2025 and \$165.5 million 2026 and beyond), based on a high-level market value estimate for net fully serviced lands as of the date of this report. For a more detailed breakdown and itemization of these demands, see Attachment 1.

Stakeholder Engagement, Research and Communication

The JUCC is built on the consensus model, as such this report was written with the input and support of the Committee members.

Strategic Alignment

The JUCC and the JUA align with the policies contained in Section 2.3.5 Municipal, School and Environmental reserves of the *Municipal Development Plan*.

Social, Environmental, Economic (External)

The Reserve Fund enables the three JUCC parties to ensure reserve land is provided in optimal locations, and ensure complete communities, by enabling The City to:

- coordinate the provision of land for recreational and educational facilities through the planning process;
- take money in place of reserves in locations where open space or school land is not required;
- dispose of surplus reserve land and secure the proceeds for future purchases; and
- purchase land in open space deficient communities for parks, recreation facilities, and schools.

Financial Capacity

Current and Future Operating Budget:

There is no impact to The City's operating budget as the Reserve Fund is solely used for land acquisition as per the terms of the JUA. Any facilities constructed on purchased land are the responsibility of the applicable organization, including operating costs.

Current and Future Capital Budget:

The JUA provides a mechanism to both collect and allocate money in place of reserve land in a coordinated fashion that ensures maximum benefit to the community by jointly locating educational and recreational facilities on joint use sites. This results in significant capital budget savings for both The City and school boards.

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Joint Use Coordinating Committee and Joint Use Reserve Fund Annual Report

Risk Assessment

With the Reserve Fund balance on 2019 December 31 being \$74.5 million, and the future demands projected at \$241 million, the Reserve Fund is currently deficient. The Reserve Fund's revenue stream is predominantly dependent on cash in lieu being paid by industrial and commercial development in place of reserve land. As future industrial and commercial development takes place, there will be an increase in the Reserve Fund revenue. However, since this is market dependent, contributions beyond the next five years are difficult to predict. To ensure the revenue stream is not at risk with future fluctuations in industrial and commercial land development, different funding models will also be investigated when negotiating a new JUA.

REASON(S) FOR RECOMMENDATION(S):

As per Council direction, the report provides an annual overview and update of the Joint Use Coordinating Committee work plan and an update on the status of the Joint Use Reserve Fund to Council.

ATTACHMENT(S)

1. 2020 JUCC Goals and Joint Use Reserve Fund Demand: 2020 and Beyond
2. 2019 Reserve Fund Receipts and Disbursements

2020 Joint Use Coordinating Committee Goals and Joint Use Reserve Fund Demand: 2020 and beyond

Background

As per the Joint Use Agreement (Agreement), the Joint Use Coordinating Committee (JUCC) provides an annual update to Council on the status of the Joint Use Reserve Fund (Reserve Fund) and the anticipated future demands. Future demands are divided into anticipated demands on the Reserve Fund for the current year, followed by projections within the next five years, and projections beyond the next five years.

This report was prepared collaboratively by all three parties of the Agreement – Calgary Board of Education, Calgary Catholic School District and The City of Calgary.

Fund Demands for current year (2020)

The following indicates a list of anticipated expenditures within the current year, with an estimated total sum of \$25 Million.

Regional Park, Recreation Facilities and Open Space

- Remaining Contributions to the Land Servicing Costs in Seton with an estimated total cost of \$3.5 Million.

Cornerstone CBE High School

- 18 Acres required for acquisition with an estimated total cost of \$21.5 Million.

Projections within the next five years (2021-2025)

The following is a list of expected obligations that require funding in the next five years. The total land area required for acquisition is approximately 17 hectares (42 acres) with an estimated total cost of \$50.5 Million.

Land Acquisition for Regional Park, Recreation Facilities and Open Space

- Remaining Contributions to the Land Servicing Costs in Seton.

Land Acquisition for High School Sites

- Rangeview CCSD High School; and
- West Macleod CBE High School.

Land Acquisition for Regional Park and Recreation Facilities

- Skyview Regional Recreation Facility and Library.

Projections beyond the next five years (2026 and beyond)

The following is a list of expected obligations that will require funding beyond the next five years. The total land area required for acquisition is approximately 56 hectares (138 acres) with an estimated total cost of \$165.5 Million.

High School Sites

- Glacier Ridge CCSD High School;
- Glacier Ridge CBE High School;
- Belvedere CBE High School;
- Keystone CBE High School; and

- Providence CBE High School.

Regional Park and Recreation Facilities

- Glacier Ridge Regional Recreation Facility and Library;
- Providence Athletic Park;
- Belvedere Regional Recreation Facility and Library;
- Nose Creek Regional Recreation Facility and Library; and
- West View Regional Recreation Facility.

Conclusion

In summary the projection for expected obligations that will require funding from one year to beyond five years (excluding demands for the current year of 2020) are estimated to be \$216 Million. This estimated total is based on a high-level market value estimate for net fully serviced lands as of the date of this report. An internal valuation or an external appraisal will be prepared at the time of each purchase to determine the fair market value of each property. The estimated total does not include other acquisition costs including survey, appraisal, legal and/or acquisition fees.

2019 Joint Use Reserve Fund Receipts and Disbursements

Joint Use Reserve Fund Receipts in 2019

The following indicates a list of Reserve Fund Receipts within the previous year, with a total sum of \$3.3 Million.

Cash or Cash-in-lieu Received:

- Stonegate Landing Subdivision Application \$2.0 Million
- Ward 13 Alberta Highway Services Subdivision Application \$0.2 Million
- Kingsland Subdivision Application \$0.8 Million
- Bridlewood Land Sale \$0.1 Million
- Shaganappi Subdivision Application \$0.1 Million
- Seton Library Land Acquisition Adjustment \$0.3 Million

Joint Use Reserve Fund Disbursements in 2019

The following indicates a list of Reserve Fund Disbursements within the previous year, with a total sum of \$1.4 Million.

Cash disbursed by cheques or internal transfers:

- Meadowlark Park Land Acquisition (\$1.4 Million)

**Planning & Development Report to
SPC on Planning and Urban Development
2020 May 06**

**ISC: UNRESTRICTED
PUD2020-0434**

Establishment of the Sunalta Community Investment Fund

EXECUTIVE SUMMARY

On 2009 July 13, Council approved a major policy amendment to the Sunalta Area Redevelopment Plan (ARP) that, among other amendments, introduced provisions for density bonusing within certain areas of the community (Bylaw 15P2009). One of the items included in the density bonusing provision allowed for contributions to a community investment fund, hereon referred to as the Sunalta Community Investment Fund. The purpose of the fund was to reinvest monies into public realm improvements to offset the increased intensity in the community from high-density development projects.

While the policy direction for the density bonusing option of monetary contributions to a Sunalta Community Investment Fund exists through the ARP, the actual fund itself and governance structure have yet to be established. The purpose of this report is to formally establish: (i) the Sunalta Community Investment Fund (SCIF); (ii) an Administrative Committee as the governance structure; and (iii) the fund Terms of Reference (Attachment 1), which will guide the receipt, administration and expenditure of density bonus contributions.

ADMINISTRATION RECOMMENDATION:

That the Standing Policy Committee on Planning and Urban Development recommend that Council approve the Sunalta Community Investment Fund Terms of Reference in Attachment 1.

RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING AND URBAN DEVELOPMENT, 2020 MAY 06:

That Council adopt the Administration Recommendation contained in Report PUD2020-0434.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2019 May 27, Council adopted the Calgary Planning Commission recommendations contained in Report CPC2019-0398, LOC2018-0087, Bylaw 119D2019, for a Direct Control District and an amendment to the Sunalta Area Redevelopment Plan to allow density bonusing on a large site at the northeast corner of 14 Street SW and 17 Avenue SW.

On 2018 October 19, Council directed through a Motion Arising associated with CPC2018-0990 that Administration:

Establish a Sunalta community investment fund and governance structure, direct any density bonus contributions to this fund, and identify the Sunalta Community Hub Project as a top priority for this fund.

On 2009 July 13, Council approved an amendment to the Sunalta Area Redevelopment Plan (CPC2009-0094, Bylaw 15P2009) to allow for the earning of bonus density through cash contributions to a community investment fund, the Sunalta Community Investment Fund.

BACKGROUND

On 2009 July 13, Council approved a major policy amendment to the Sunalta ARP that, among other amendments, introduced the provisions for a density bonus system along the north side of

Establishment of the Sunalta Community Investment Fund

the 10 Avenue SW corridor, near the Sunalta LRT station site (Bylaw 15P2009). Two items were included in the density bonusing system at that time: (i) provision of indoor community amenity space within the development, and (ii) contribution to a community investment fund established by Council.

Further amendments to the Sunalta ARP were made in 2018 and 2019 to, respectively, amend the density bonusing system to include additional bonus option items, and to extend the density bonusing provision to include the 14 Street SW and 17 Avenue SW Gateway Areas.

While the policy for the Sunalta Community Investment Fund (SCIF) has been in place since 2009, the actual fund itself has not yet been established. Until recently, development in the community has been relatively small-scale and there has not been an interest for accessing density bonusing options. However, recent development proposals, specifically Housing One and the Sentinel, contemplate much higher densities than previously seen in Sunalta. In response to these large-scale development proposals, Administration sees the need to formalize the density bonusing option to contribute to a community investment fund through the formal establishment of the SCIF and Terms of Reference.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The SCIF Terms of Reference (Attachment 1) are modelled after the Council-approved community investment funds in the communities of Beltline and Brentwood.

The SCIF Terms of Reference establish the governance structure for the fund, including the approval and authorization process for selecting public projects and any conditions and restrictions on the use of funds. To ensure the SCIF becomes a sustainable interest-bearing capital fund, the Terms of Reference define the roles and responsibilities of the Administrative Committee. It contains clear and specific information on how the Administrative Committee is organized, the purpose of the fund, the members of the Administrative Committee, and logistics around meetings.

The Administrative Committee is composed of eight members, including:

1. two from Community Planning, including the Manager of Centre-West, and one from City Wide Urban Design;
2. one from Urban Initiatives, Calgary Growth Strategies;
3. one from Transportation;
4. one from Parks;
5. the Ward 8 Councillor;
6. one representative from the Sunalta Community Association; and
7. one representative from local contributing developers.

Representatives from the Finance and the Growth Funding and Investment Business Units will be available to the Committee for consultative purposes when required. The composition of the Administrative Committee was chosen to ensure a cross-section of City, community and industry knowledge of proposed projects and activities that may have a bearing on the public realm.

The Administrative Committee is responsible for recommending which projects should receive funding from the SCIF and will report to Council on the allocation of funds and the status of the SCIF.

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**ISC: UNRESTRICTED
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Establishment of the Sunalta Community Investment Fund

The funding objective is to allocate funds to projects within the area related to public realm improvements, in a timely manner, keeping pace with redevelopment activity. Projects may include both long-term, multi-phase projects (such as improvements to a community association building or public open space), and short-term, small-scale projects (such as planning studies to support public realm improvement projects).

Stakeholder Engagement, Research and Communication

In addition to input from relevant City business units, the SCIF Terms of Reference were prepared in consultation with various community stakeholders including the Sunalta Community Association and representatives of local contributing developers. The draft Terms of Reference was circulated among these stakeholders for their comments, and where possible their proposals were incorporated into the proposed Terms of Reference.

Strategic Alignment

The formal establishment of the SCIF and the Terms of Reference aligns with the existing policy of the Sunalta ARP, *Density Bonusing Section 3.4.4.2(c)(iii), (d) and (e)*, which details the purpose and use of the SCIF.

Social, Environmental, Economic (External)

Social

Establishment of the SCIF will allow public realm improvements to be provided in the community creating attractive and safe public realm environments that offer residents, visitors and employees places to gather and interact, and supports a vibrant urban community.

Environmental

Public projects that receive funds from the SCIF will support the potential development and enhancement of pedestrianized landscapes and improved environments for active modes, as well as providing for improved public gathering spaces.

Economic

Enhanced public realms will be based on more sustainable and cost-effective modes of transportation. They will also contribute to the economic vitality of the City by making the community more attractive to businesses.

Financial Capacity

Current and Future Operating Budget:

The SCIF will have no impact on the operating budget.

Current and Future Capital Budget:

Fund contributions received as a bonusing incentive as outlined in the Sunalta ARP ensure that funds are in place for improvements to public infrastructure within the entire community of Sunalta. To facilitate operation of the SCIF, the Administrative Committee shall have the authority to decide upon projects and allocate funds to a total amount of \$200,000.00 per individual expenditure without approval by Council. This supports the timely allocation of funds

Approval(s): S. Dalgleish concurs with this report. Author: D. Civitarese

City Clerks: J. Palaschuk

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**ISC: UNRESTRICTED
PUD2020-0434**

Establishment of the Sunalta Community Investment Fund

and the implementation of the allocation principles. All projects and allocations to receiving projects that exceed \$200,000.00 must be approved by Council and must be identified in the relevant City Business Unit's Capital Budget, if Capital Funds are to be allocated to a project. It is only in this instance that there are any implications to the City's Capital Budget. Further, any improvement funding that exceeds the SCIF funds collected could be supplemented by other revenue sources.

Risk Assessment

If the SCIF and associated Terms of Reference are not approved, there would not be a mechanism to collect contributions under approved statutory bonusing policy. Further, with increased possibility of more intense development occurring in the community, not having this bonusing option available presents a risk for not obtaining appropriate improvements to public amenity as a counter to the increased density.

REASON(S) FOR RECOMMENDATION(S):

In line with Council direction, and in order to allow density bonusing contributions to be made in the Mixed Land Use area and 17 Avenue SW and 14 Street SW Gateway Areas, a Terms of Reference for the Sunalta Community Investment Fund needs to be established to provide guidance for these and future funds to be used for local public infrastructure improvement purposes.

ATTACHMENT(S)

1. Sunalta Community Investment Fund Terms of Reference

Sunalta Community Investment Fund Terms of Reference

1. INTRODUCTION

1.1 BACKGROUND

The Sunalta Area Redevelopment Plan (ARP) allows for the earning of bonus density through cash contributions to a community enhancement fund, the Sunalta Community Investment Fund (SCIF).

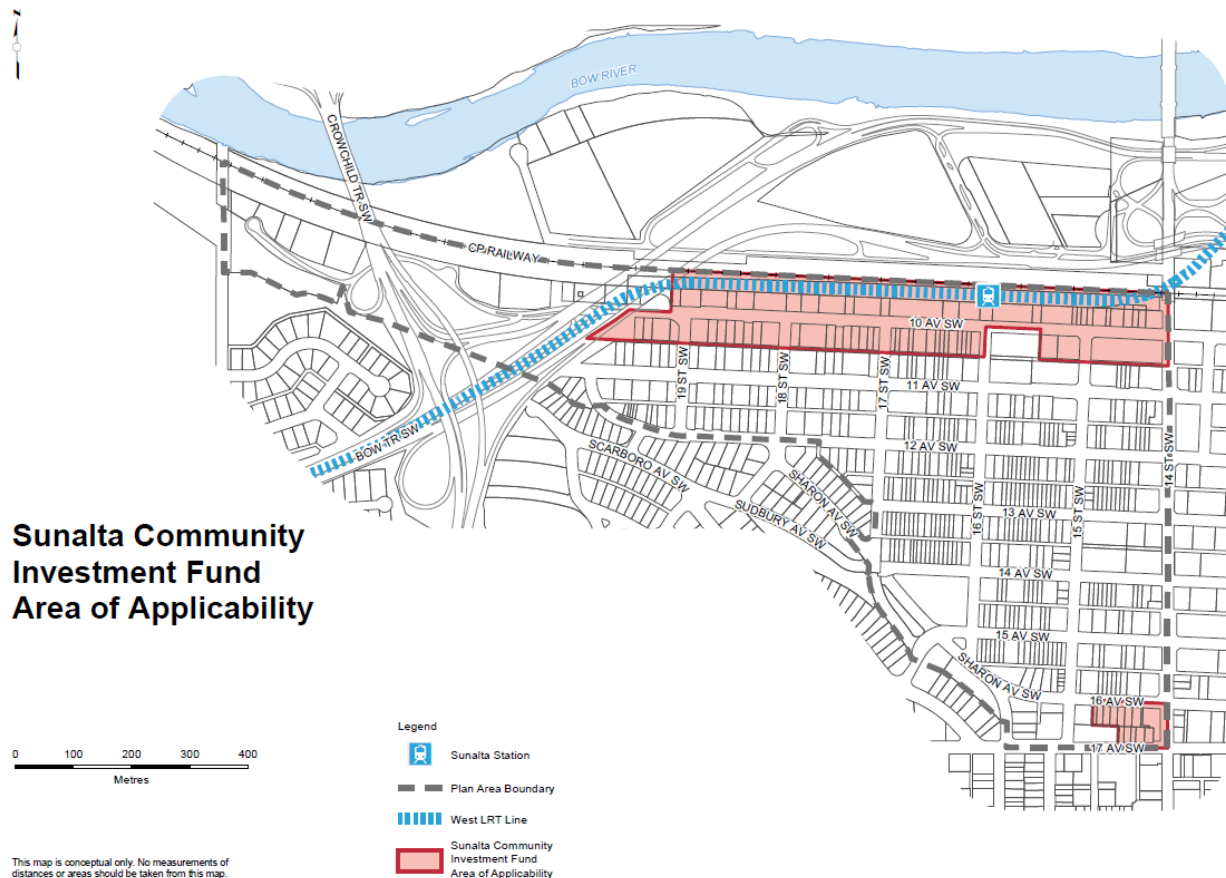
1.2 PURPOSE

The purpose of this document is to define the Terms of Reference of the Sunalta Community Investment Fund.

2. TERMS OF REFERENCE

2.1 AREA OF APPLICABILITY

Contributions to the SCIF may be made in the Mixed Land Use Area, as defined in the Sunalta ARP (see figure 1), as well as the 17 Avenue SW and 14 Street SW Gateway Mixed Use Development area.



X:\271_Sunalta_ARP\Business_Tech_Serv\GIS\document_maps\land_use_policies.mxd

Approved: 13P82
Amended: 4P84, 8P86, 12P88, 4P2004, 15P2006, 34P2006, 20P2010

2.2 AREA OF IMPLEMENTATION

SCIF funds may be expended to implement projects within the entire community of Sunalta as defined by the Sunalta ARP.

2.3 SUNALTA COMMUNITY INVESTMENT FUND

The purpose of the SCIF is to implement improvement projects and provide public amenities that benefit the community within the ARP boundary. As development intensity within Sunalta increases, increased pressures are placed on the public realm. Elements such as public parks, open spaces, and sidewalks are impacted by the additional residents and users of the area. In order to support both existing and future residents with a quality public environment funding will be needed for these elements. Upgrading the public environment will ensure continued vibrancy and enhance Sunalta as a more attractive residential and business location now and into the future.

The City of Calgary has an incentive density system in Sunalta that applies to two areas: the Mixed Land Use Area, and the 17 Avenue SW and 14 Street SW Gateway area. This system provides for the approval of additional development density in exchange for community amenities or public benefits. The intent of the policy is to achieve denser residential or commercial development in locations where additional residential or commercial floor space is desirable, while generating public benefits and amenities that achieve the objectives set out in the Municipal Development Plan (MDP) and local policy.

The SCIF will be used for projects within Sunalta related to public improvements, including but not limited to: community facilities; public open space design, redevelopment, enhancement or acquisition; streetscape design and upgrading; improvements within City rights-of-way; and implementation of urban design strategies and public art on public land. Projects to be funded in whole or in part by the SCIF should, where required, be included within the appropriate business unit's Capital Budget. Where possible, projects will be funded through multiple sources, including mill rate support, or other public or private funding sources.

2.4 TYPE OF FUND

The SCIF is an interest-bearing capital deposit fund administered by the Community Planning (CP) Business Unit of the City of Calgary. The regulations of The City of Calgary's capital financing program apply to the fund.

2.5 ACCEPTANCE OF THESE TERMS

By applying for, and accepting, a development permit using the density bonus instrument through a contribution to the SCIF, the applicant accepts these Terms of Reference.

2.6 ADMINISTRATION

2.6.1 Administrative Committee

The SCIF's Administrative Committee (the Administrative Committee) must at all times be fully aware of the development priorities and policies as developed by The City's business units and as directed by Council. Knowledge of the planning context of the Sunalta community from the perspective of the development industry and community association is equally important.

The SCIF shall be managed by the Administrative Committee that will be chaired by the Manager of Community Planning – Centre West (or such Managers designate, or successor in title). The Administrative Committee shall be composed of a representative from each of the following city business units and key stakeholder groups:

Stakeholders	Members
Chair: Manager of Community Planning – Centre West	1
Urban Initiatives, Calgary Growth Strategies	1
City Wide Urban Design, City of Calgary	1
Transportation, City of Calgary	1
Parks, City of Calgary	1
Sunalta Community Association	1
Representative of the local contributing developers	1
Ward Councillor	1
Total Members:	8

The composition of the Administrative Committee is intended to ensure that the Administrative Committee is fully aware of any proposed projects in City business planning units that have the most direct bearing on the public realm, while also incorporating knowledge of the priorities of the community and industry.

Representatives from Finance and Growth Funding and Investment should be available to the Committee for consultative purposes when required.

2.6.2 Appointment to the Administrative Committee

The five City representatives (Community Planning, Urban Design, Urban Initiatives, Transportation and Parks) shall be appointed by the Director(s) of their respective business units. The community association representative shall be appointed by the Sunalta Community Association at its discretion.

Local contributing developers are those landowners and/or developers who have contributed monies to the SCIF as part of a Development Permit approval. It is at the contributing developers' discretion to determine the appropriate method for selecting their representatives.

2.6.3 Term of Administrative Committee Members

The term of Chair of the Administrative Committee shall be for so long as the person holds the position of the Manager, CP – Centre West. The terms of the Administrative

Committee members representing City business units shall be determined by the respective business units. The term of the Administrative Committee members representing the public stakeholders shall be determined by their respective organizations. The local contributing developers' term shall be determined at their discretion.

2.6.4 Administrative Committee Responsibilities

The Administrative Committee is responsible for:

- Consultation with business units and community stakeholders;
- Reviewing applications for funding;
- Recommending projects in excess of \$200,000.00 for funding through the SCIF for Council's approval;
- Funding decisions up to an amount of \$200,000.00 total per project;
- Financial oversight of the SCIF;
- Monitoring of projects where funds from the SCIF are used; and
- Reporting to Council on projects in excess of \$200,000.00.

2.6.5 Administrative Committee Meetings

The Administrative Committee must meet at least once per year, or as deemed necessary by the chair, to discuss ongoing and planned developments, relevant issues and possible public realm improvement projects and to examine potential project opportunities. In the event that a member cannot attend a meeting in person, he/she may appoint a delegate to attend in his/her stead. The chair shall ensure that written minutes of the meetings are kept.

The Chair should strive to set the meeting dates and venues such that all members can attend. Meetings should be announced at least 14 business days in advance. To the extent not covered in this Terms of Reference, the Administrative Committee shall determine its meeting protocols and method of decision making.

2.6.6 Project Decisions and Recommendations to City Council

The Administrative Committee must decide by majority vote which projects it shall approve for funding or recommend to Council for funding approval. In the event of a tie, the proposal must be considered defeated. Decisions may only be made if a simple majority of members is present.

2.6.7 Dialogue with Business Units

The Administrative Committee must be well aware of various business units' planning activities, such as those of Transportation, Roads, Transit, etc. in order to ensure public realm development activities occur in an integrated, comprehensive and mutually supportive manner. Dialogue with the other business units will be managed by the City administrative staff as required. Dialogue may occur by inviting representatives of business units or other stakeholders to the Administrative Committee meetings.

City administrative staff should consult with other business units as required on ongoing and planned projects and potential unit priorities and constraints. The business units'

recommendations should be taken into consideration by the Administrative Committee when it determines fund allocations. In so doing, the Committee must ensure that the SCIF is not used to substitute City budgets where these can and should be used to finance a project.

2.6.8 Administrative Staff

The daily operation of the SCIF and support to the Administrative Committee will be undertaken by staff of the Community Planning business unit. The Administrative staff are responsible for:

- Supporting the Administrative Committee;
- Liaising with business units and key stakeholder groups;
- Allocation of funds to receiving projects;
- Financial tracking of SCIF monies;
- Monitoring of projects and development;
- Reporting to the Administrative Committee; and
- Organizational matters of committee meetings, e.g. minutes.

2.7 ELIGIBLE PROJECTS

2.7.1 Public Realm Improvement Projects

The SCIF is to be used for public realm improvement projects on public lands or within public rights-of-way within the Sunalta community as identified by the Sunalta ARP, including but not limited to:

- Those items identified in Section 3.4.4.2.d of the Sunalta ARP;
- Community support facilities, including Community Association facilities;
- Public open space design, redevelopment or enhancement;
- Streetscape design and improvements within City rights-of-way;
- Transit customer comfort enhancements;
- Community planning studies and enhancement projects
- Implementation of urban design strategies and public art on public land.

Projects to be funded in whole or in part with SCIF monies should, where required, be included within the approved City of Calgary Capital Budget. Where possible, projects will be funded through multiple sources, including mill rate support.

2.7.2 Other Projects

The SCIF is primarily intended for capital projects. It is also vital that the fund be used to not only create the public realm improvements, but to also plan and facilitate their development. Therefore, eligible projects may also include the following:

- Design studies, consultancy services and financial contributions to other City budgets or departments to support sustainable development and enhancement measures in the community; and
- Leveraging larger contributions from third parties (i.e. grant or seed monies).

Operation and maintenance costs shall not be funded through the SCIF.

2.8 APPLICATION PROCESS

2.8.1 Application Requirements

To be considered for funding through the SCIF a letter describing the proposed project must be submitted to the Administrative Committee for review. This applies both to projects that are initiated by City business units as well as projects proposed by external, community stakeholders. It is at the discretion of the Administrative Committee to determine the information required for the application; however, as a guideline, letters should include the following:

- A description of the project;
- An explanation of the project's benefit to the public realm and alignment with relevant City policies and plans;
- A description of the necessary works required, i.e. text, maps, sketches, drawings, schedules; and
- A work schedule/project overview and cost estimate/quote verifying that the proposed project budget is feasible.

The Administrative Committee may also invite applicants to attend an Administrative Committee meeting to discuss the proposal or provide a presentation of its contents, and request additional information required to make a decision.

2.8.2 Application Timelines

Applications should be submitted to the administrative staff at least three weeks (21 days) in advance of a scheduled Committee meeting. The Committee will strive to complete its assessment and make its decision known to the applicant in a timely manner.

2.9 FUND ALLOCATION

2.9.1 Allocation Principles

As the purpose of the SCIF is to advance public realm improvements as development densities increase, the objective should be to support implementation in such a manner that the positive effects of the funded projects are achieved prior to, or upon completion of, the higher densities.

To help establish a focal point for the community, priority allocation should be considered for the Sunalta Community Hub Project, as described in the Sunalta ARP Section 3.4.4.2.d.iv.

Where possible, the Administrative Committee should strive to allocate funds in proximity to those developments that have contributed to the fund. However, contributors may not include restrictions or requirements on their contributions.

2.9.2 Allocation Approval Authority

To facilitate operation of the fund, the Administrative Committee shall have the authority to decide upon projects and allocate funds to a total amount of \$200,000.00 per individual expenditure without approval by Council. This supports the timely allocation of funds and the implementation of the allocation principles, as illustrated above. All projects and allocations to receiving projects that exceed \$200,000.00 must be approved by Council and must be identified in the relevant City business unit's Capital Budget, if Capital Funds are to be allocated to a project.

2.10 CONTRIBUTION CALCULATION

Contributions to the SCIF are calculated during the development permit approval process. The method of calculation is established in the Sunalta ARP Section 3.4.4.2.d.

The contribution rate per square metre of floor area above the base density shall be that rate approved by Council and in effect at the time of development approval.

2.11 PAYMENT AGREEMENT

The development permit grants specific development rights in the form of additional floor area ratio above the base density when density bonusing is applied. The calculated financial contribution shall be paid in full prior to release of the development permit. Once a development permit is released, contributions will not be refunded.

2.12 HANDLING OF MONIES

2.12.1 Deposit Fund

Contributions to the SCIF must be deposited into a liability account of the Community Planning Business Unit of the City of Calgary. Unless stated otherwise in the following, the City's regulations and guidelines pertaining to interest-bearing funds apply to the SCIF.

2.12.2 Interest

Accrued interest will be allocated to the SCIF.

2.12.3 Accounting

Accounting of the funds occurs internally through the Administrative staff, who tracks the liabilities against the balance in the deposit fund. Staff will keep a schedule for the commitments, received funds and non-allocated monies. When the decision has been made to allocate funds to a specific project, the administrative staff and the manager of the receiving project will establish a payment schedule. The administrative staff will place liabilities against the required funds as per the payment schedule. This ensures that the monies are properly reserved for the project. It may also be required in order for the receiving project to meet potential grant eligibility requirements.

2.12.4 Payment of Funds to Receiving Projects

Upon authorization from the Administrative Committee Chair, allocated monies from the deposit fund will be transferred through journal to the receiving project. This can entail either the entire funding amount or incremental amounts until the full allocation has been achieved. Payments should be made upon completion of the agreed upon works or project stages.

2.12.5 Minimum Balance

The SCIF is to be used to improve the public realm in conjunction with increased densities. As such, funds should be allocated to projects as deemed appropriate by Council and the Administrative Committee. Therefore there is no minimum balance requirement for the SCIF fund.

2.12.6 Refund of Contributions

The contribution to the SCIF is a condition of the development permit and is nonrefundable.

It is at the contributor's discretion to use the SCIF rather than utilizing other bonusing options, or to remain within the base density allowed in the Land Use Bylaw. Therefore the contribution to the SCIF is a voluntary decision on the part of the developer for the purpose of receiving floor area above the base density.

Developers who wish to avail themselves of a density bonus through a contribution to the SCIF pursuant to Sunalta ARP Section 3.4.4 or Direct Control District 119D2019 are asked to sign the following acknowledgement:

That the Developer acknowledges that the contribution to the Sunalta Community Investment Fund is being made on an entirely voluntary basis and is non-refundable and is not to be credited against the payment of development charges or other fees and charges that The City may impose in respect of the development site. The City shall not be liable to account to the Developer for any payments made by the Developer to the SCIF. Upon payment being made by the Developer, the City shall retain the whole of the sum of \$_____ as the consideration for the density bonus approved within DP _____.

2.12.7 Cancellation and Delay of Funded Projects

In the event that a SCIF-funded project is cancelled, the Administrative Committee, with the Chair's approval, will remove the liability placed against the Fund and make the funds available for other projects.

If a SCIF-funded project is substantially delayed, i.e. by more than two years, or put on hold indefinitely, the Administrative Staff must consult with the project manager to determine how long the liability against the allocated funds will be maintained.

Over time, The City's strategic priorities may change. Therefore at its discretion Council may rescind its approval for previously approved projects if a payment schedule has not been established with the receiving project.

2.13 PROJECT ACCOUNTABILITY

Any member of the Administrative Committee may request, through the Administrative Committee chair, that a project account for its expenditures. On receipt of such a request, the Administrative Committee chair must schedule a meeting of the Committee, within 45 days, at which the project accounting would be provided. If the expenditure does not comply with the project contents and terms agreed upon, the Administrative Committee may refuse payment of the allocated funds.

2.14 LIFESPAN OF THE SCIF

The SCIF and these Terms of Reference remain in effect until such time as Council decides their termination.

2.15 REVIEW AND AMENDMENTS

The success of the processes defined in these terms should be monitored for the first three years of their implementation. After three years, the terms should be reviewed, confirmed or amended as required, and the outcome of the review included in a report to Council. Amendments to the Terms of Reference must be reviewed by the Administrative Committee and must be approved by Council to become effective.

2.16 EFFECTIVE DATE

These Terms of Reference are effective on the date that they are approved by Council.

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EXECUTIVE SUMMARY

This report to the Standing Policy Committee on Community & Protective Services is for information only and to provide Council with an update from the Calgary Police Commission (CPC) on the Calgary Police Service (CPS).

ADMINISTRATION RECOMMENDATION(S)

That the Standing Policy Committee on Community and Protective Services recommends that Council receive this report for the Corporate Record.

RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON COMMUNITY AND PROTECTIVE SERVICES, 2020 MAY 13:

That Council receive Report CPS2020-0406 for the Corporate Record.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2003 November 26 Special Meeting of Council to review budgets, Council approved a motion requesting that the Calgary Police Commission, with the CPS, provide at the least an annual update to the Standing Policy Committee on Community & Protective Services.

BACKGROUND

This report is for information purposes only and provides an overview of CPS' activities for the 2019 calendar year.

STAKEHOLDER ENGAGEMENT, RESEARCH AND COMMUNICATION

The CPS and the CPC regularly engage citizens on issues of community safety in both formal and informal ways to ensure our services are reflective of community needs and priorities. This includes leveraging School Resource Officers, Community Resource Officers, the Diversity Unit, community traffic meetings, community presentations, as well as traditional and social media.

Communicating with our Community

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Working with many areas of the Service, it is the responsibility of the CPS Strategic Communications Section to provide timely, relevant, transparent communication with the community and CPS employees. In 2019, they continued to work with media and community partners, and leveraged social media, to connect with a wide and diverse external audience.

Through the creation of informative and engaging content, they expanded their social reach by approximately 44,000 followers across Facebook, Twitter and Instagram. By the end of the year CPS had a total of 368,567 followers across the three main platforms on their branded accounts. In addition, CPS expanded the number of individual accounts to reach different audiences with relevant content. These include Diversity Resource Officers, Canine Unit, Community Resource Officers, District Commanders and Frontline Patrol.

The CPS continued to work with traditional media partners to support investigations, increase public safety, reduce victimization, manage issues and enhance the reputation of the Service. Over 330 news releases were issued and they responded to nearly 3,500 media calls. The Chief Constable also conducted monthly live media interviews with various larger media outlets. He and other CPS members reached out to diverse communities with several interviews, including with Red FM, and attended the Centre for Newcomers annual suit drive.

Numerous communications strategies were implemented to address crime and safety in the community. These campaigns included Porch Pirate to address package thefts, Operation Cold Start to reduce vehicle thefts, and Don't Sweat Christmas to raise awareness of seasonal crime. To support those impacted by domestic violence, the Connect Line app was launched to give people easy access to CPS and community support services. To improve road safety, the CPS ran various education campaigns as part of Canada Road Safety Week and Motorcycle Awareness Month. The CPS also co-ordinated the national launch of the Missing Children Society 'Rescu App' to safeguard missing children who are at risk, but do not meet the threshold for an Amber alert. An advertising and communication campaign was launched to promote the Re-Direct program, which assists those at risk for being radicalized to violence. The campaign aimed to reach people in need of support who were previously not aware of the program. Following the campaign, the number of referrals to the program doubled.

The CPS continued to engage and raise awareness in the community through numerous public events and other opportunities. The CPS continued Coffee with a Cop, held Fraud Prevention month events, and worked with the CPC to coordinate the first public swearing-in of the new Chief Constable. The CPS also created and implemented a communication strategy to support recruitment efforts. Specific focus was given to reach and attract diverse audiences. As part of the overall communication strategy to

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tackle an increase in violent crime, numerous presentations and events were held, some in conjunction with YouthLink and other partners, to reach target audiences and diverse communities. YouthLink, with support from CPS members, delivered its gang prevention program in person and online, and CPS members volunteered their time to continue offering this program upon request, delivering it to a diverse group of over 2,000 community members. CPS members, including Patrol and Community Resource Officers, regularly engage citizens and community leaders to address their concerns.

Calgary Police Commission Public Consultations

The Commission conducted several public consultations over the past year as part of its annual activities:

Citizen Consultation 2019: The CPC contracted an independent research firm to conduct a consultation project to support the recruitment efforts at the CPS. The CPS is expected to hire dozens of new police constables in the coming years and needed community input to make sure recruitment and hiring activities are reaching the right people and to understand any barriers job seekers may face when considering policing as a career. The feedback from this research is being used by the CPS to develop a recruitment plan.

The project set out to hear from anyone interested in participating, including those who tend to find policing to be an appealing career, as well as young adults, parents, and career counsellors. Extra effort was made to gather feedback from groups underrepresented in CPS including women, gender and sexually diverse individuals, visible minorities, and Indigenous peoples.

The desire to serve the community stood out as a key motivator for many individuals who may consider a career in policing. The perception of policing as an unsafe career is the greatest barrier preventing individuals from applying to become a police officer. This includes physical safety, exposure to violent situations or life-threatening events, as well as concerns about threats to mental health and overall wellbeing. Most participants believe it is important for the police service to reflect the diverse composition of the city. Individuals from underrepresented groups noted it was important to see diverse officers on the job so they can imagine themselves working for the CPS.

The CPS is using the results to target the strongest candidates the city has to offer by:

1. Increasing exposure to police work through in-person and online experiences,
2. Increasing CPS visibility in the community, through advertising and recruiter participation at community events, and

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3. Expanding use of communication tools, such as social media and radio announcements.

Community Engagement 2019: The roundtable discussion at the Commission's June 2019 community dinner invited more than 400 guests to provide their thoughts about trust between the CPS and the community. Guests represented community associations, diversity groups, community agencies, elected officials, and CPS members.

Most guests expressed high levels of trust with the CPS for reasons including: good response times, helpful and engaged Community Resource and Diversity Unit officers, being accessible and responsive to concerns, being solution-oriented and focusing on prevention, education, and community partnerships. Many noted that CPS is doing the best it can with limited time and money available. Tools like social media and body worn cameras, and events like CopShop and Coffee with a Cop were highlighted as successful ways CPS is building trust.

Others noted that although the CPS has improved significantly in recent years in its approach and interactions, trust takes time to build and ongoing work is still required, especially with Indigenous, LGBTQ2S+, sex workers, newcomers, ethnic groups, and other marginalized groups.

Discussion participants offered many suggestions for ways the CPS could be more responsive to communities and to strengthen trust. Two topics emerged as priorities. The first was the need to remain committed to a community policing model that focuses on prevention, especially youth programs. Face-to-face, positive interactions such as attending community events (youth sports, round dance, community association meetings) and being involved/visible in positive ways (not just when called) are key to building trust. The community values School Resource Officers (SROs) and many feel that more SROs are needed.

The other priority was the need to improve cultural training for officers, and diversity within the CPS. Guests emphasized that better representation will prepare the CPS to more effectively understand, communicate, and serve increasingly diverse citizens. Creating a sense of trust requires a commitment to greater diversity, and more education on diverse communities.

The Commission uses this feedback in strategic planning and priority setting alongside results from citizen and employee research.

Employee Survey 2019: The CPC partners with an independent research firm to conduct a survey of CPS employees each year. The goal is to give all employees an

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opportunity to provide candid, anonymous feedback about working at the CPS. The Commission uses the results to understand trends over time, to evaluate the health of the organization and the Chief's action plan for maintaining and improving employee engagement.

The 2019 survey reached the highest response rate, with 60 per cent of employees sharing their views. In 2019, many of the results have improved – some quite significantly. For example, the proportion who strongly agree that 'morale at CPS is good' was more than four times higher than it was in 2018. Many employees noted that they like working at the CPS because of the engaging workplace, the camaraderie among colleagues, and the ability to help the community. Employees feel that the CPS health and wellness programs and hiring a new Chief Constable have had the greatest positive impact on workplace satisfaction over the past year. Suggestions for improvement include better support from management and better accountability.

In 2019, the use of Leger's 'happiness index' allowed us to see how CPS employees compare to workers throughout Canada. We learned that the happiness of CPS employees is similar to the happiness of Canadian workers overall.

The City of Calgary Citizen Satisfaction Survey

The City of Calgary conducts an annual Quality of Life and Citizen Satisfaction Survey, which provides insights on Calgarians' perception on safety and the CPS. In 2019, Calgarians ranked "crime, safety and policing" as one of the top three issues of importance facing the community (15 per cent of Calgarians). Eight-in-ten (82 per cent) Calgarians say they do or would feel safe walking alone in their neighbourhood after dark (consistent over the past five years).

Citizens ranked the CPS as one of the top four most important City programs and services (99 per cent of Calgarians). Overall satisfaction with the CPS remains high at 92 per cent, unchanged from the previous year. The CPS is also one of the top-ranking services for increased investment, with 54 per cent of those surveyed supporting more investment. Roughly 42 per cent of those surveyed wanted investments to remain the same.

STRATEGIC ALIGNMENT

The CPS' Service Action Plan strategies and objectives align with the 2019-2022 Citizen Priorities, which are set to realize the 100-year vision of "Calgary: A great place to make a living, a great place to make a life." The CPS provides a wide variety of

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services to the community, all of which contribute to the following Citizen Priorities and Council Directives:

A City of Safe and Inspiring Neighbourhoods: Calgarians want neighbourhoods and public spaces that are safe.

A City That Moves: All modes of transportation must be safe.

A Well-Run City: Engage with residents to fully understand and respond to their service needs. Develop a positive, strong and enduring relationship with Treaty 7 First Nations, Métis Nation of Alberta Region 3, and all urban Indigenous Calgarians.

RISK ASSESSMENT

Policing across the globe is becoming increasingly complex due to a variety of external factors impacting service delivery. In 2019, organized crime and drug activities were significant contributors to crime and disorder in Calgary. As a result, the community saw a significant increase in firearm-related calls for services and gang-related violence, which require strong community partnerships to address needs that go beyond the first response provided by frontline police personnel.

Changes to legislation and significant court decisions are an important component of the environment in which policing operates. These changes, such as Bill C-75, *An Act to amend the Criminal Code, the Youth Criminal Justice Act and other Acts and to make consequential amendments to other Acts*, require that police agencies respond quickly with new policy, business processes and operational tactics.

The CPS recognizes the risk of funding instability due the lower than expected municipal tax revenue and change in status of provincial funds available for policing.

The CPS continues to improve workplace satisfaction and engagement. Based on the 2019 CPC survey, many indicators trended in a positive direction.

SOCIAL, ENVIRONMENTAL, ECONOMIC

The CPS strives to align with The City of Calgary's Triple Bottom Line, an approach that considers the economic, social, and environmental factors in decision-making, policies, and practices. The following highlights CPS programs, initiatives and partnership efforts relative to these factors.

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SOCIAL

Call for Service

Responding to public calls for service (CFS) is a central component of the service delivery provided by the CPS. In 2019, the total number of CFS generated by the public was 560,604 representing a 4.1 per cent decrease from 2018. The most common CFS attended by CPS officers were traffic stops, suspicious persons, check on welfare, theft, unwanted guests, and domestic violence incidents.

Seven minutes is the set target for responding to emergency (priority 1) calls. In 2019, officers met this target 46 per cent of the time. The average response time in 2019 was 8.5 minutes. The top events related to priority 1 calls were serious injury collision, home invasion in progress, house break and enter in progress, and 9-11 hang-up.

Crime and Safety

The CPS continually monitors the city's crime and disorder environment, as well as other provincial, national and international crime trends that may impact the city. Crime reduction strategies are implemented to address priority concerns, where the CPS employs a combination of proactive patrols, tactical enforcement, investigative techniques, and longer-term strategic approaches.

Violent Crime was 29 per cent higher in 2019 than the five-year average but was similar in volume to 2018. The trend was driven by assaults and sexual offences. Assaults accounted for 7 in 10 violent incidents, which was 31 per cent higher than the five-year average. These included domestic assaults, which made up half of all assaults. Higher-severity assaults outpaced common assaults, with increases in incidents with firearms and edged weapons. CPS has reported an increase in domestic violence since the downturn in the economy. The Domestic Conflict Unit works extensively with our community partners to address the immediate violence and support programming to support those in domestic conflict situations.

The number of sexual offences reported to CPS started to rise in 2015 in part due to increased reporting brought about by growing media coverage on high profile cases, support for victims of sexual crimes and reviews undertaken by many law enforcement agencies on unfounded sexual assaults. CPS implemented the Sexual Violence Review Advocacy Committee that involves community partners to assist in case review and ensure cases are investigated thoroughly.

Violent crimes also include robberies, which were 20 per cent higher than the five-year average and driven in particular by incidents on commercial premises. Liquor stores

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were increasingly targeted, where many of these incidents began as a theft but escalated to a robbery (which includes violence or the threat of violence). Crime in liquor stores has been seen throughout Western Canada and many stores have implemented target hardening practices, such as security guards and controlling entry into the store.

Property Crime continued to rise in 2019, with Calgary having one of the highest rates of vehicle theft and break and enters of any major city in Canada. Theft, including thefts of and from vehicles, accounted for 64 per cent of all property crimes, followed by break and enters (17 per cent), and fraud (10 per cent). Property crime was 22 per cent higher than the five-year average. In particular, many incidents in this category involved shoplifting in liquor stores, stealing vehicle keys from attached garages or homes, and breaking into storage lockers in underground parkades. CPS's Break and Enter Detail and district personnel have identified some prolific offenders involved in these crimes and offender management practices have been implemented to address these crimes of opportunity. In addition, media awareness campaigns to prevent these crimes were initiated, as well as engagement with property owners to better target harden their premises.

Drugs, specifically methamphetamine, continue to be a driver of crime and disorder. Numerous operations targeting drug supply and trafficking have resulted in seizures of weapons and drugs. Crimes of opportunity gave rise to a high volume of vehicle thefts, robberies and break and enters.

Social and Physical Disorder has a negative impact on citizens' perceptions of safety, particularly in public places. Calls about suspicious persons, suspicious vehicles, unwanted guests and disturbances made up the largest portion of complaints received about disorderly behaviours. The number of disorders jumped by seven per cent between 2014 and 2015 and coincides with the year of the economic downturn in Alberta. In 2019, CPS received 97,919 disorder-related calls for service, representing a 1.5 per cent increase over the previous year. In other words, the public calls on average 268 times a day to raise a concern about their community and/or their safety.

Traffic collision rates remained stable over the last decade until 2017 and 2018, where the number of reportable collisions increased. In 2019, the total number of reportable collisions was 37,655, decreasing by about 10 per cent from the previous year. The number of fatal collisions was 19 compared to 16 in 2018. The Residential Traffic Safety Unit works with community associations and residents to address specific traffic concerns in residential areas, engages with parents, children and school staff in school zones, manages the Traffic Service Request program, attends special community events (Samaritans purse, Mom and Tots motorcycle show, Red Ribbon Campaign), and participates on numerous committees including LRT Crossing Review Committee,

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Calgary Board of Education Traffic Safety Committee, Calgary Truck Route Committee, Residential Speed Limit Core Team Committee.

Community Partnerships and Crime Prevention

Persons in Positions of Vulnerability

Persons in positions of vulnerability need special care and often require wrap-around services that fall outside of policing. In 2019, the CPS continued to work extensively with City partners and community groups to enhance our ability to respond to people in crisis.

- The CPS Domestic Conflict Response Team is an active member of the Calgary Domestic Violence Collective. The Collective provides support to individuals and families impacted by domestic violence. The CPS launched the Connect Line app for domestic abuse support. The app helps victims access resources to support their safety and build healthier relationships.
- In partnership with MedicAlert, the CPS launched the MedicAlert Connect Protect database to give Emergency Communications Officers at Calgary 9-1-1 direct 24/7 access to MedicAlert's subscriber database. The database provides the person's identity, information on their condition, and caregiver contact information. This new database replaced the Vulnerable Persons Self-Registry.
- The Victims Assistance Unit developed and implemented a canine program. In partnership with the Calgary Sexual Assault Response Team (CSART) and Alberta Health Services, two CPS facility dogs - Hawk and Calibri - provide support to victims of sexual assault. The facility dogs can also partake in mass casualty response procedures to support victims of crime.
- The Victims of Sexual Exploitation Team educated over 1,000 CPS officers about human trafficking and sexual exploitation. The Team was recognized with a Community Policing Award by the Calgary Police Commission.
- Vulnerable pregnant women in police custody were referred to the Prenatal Outreach Support Team (POST) to receive support and reduce risks to their pregnancies.
- The Safe Communities Opportunity and Resource Centre (SORCe) continued to play a critical role in providing vulnerable persons with support and programming to help them with their addictions. In 2019, it introduced an addictions and mental health group therapy session and strengthened the formal process for 'warm-handoffs' with the Indigenous Hub. A warm-handoff occurs when a service provider transfers the care of a client to another service provider in person, building trust and emphasising the client's importance to the service provider.

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Youth Programs

The CPS works with key community partners in providing services to youth focused on crime prevention, education and early interventions. Many of the existing programs were sustained through 2019. Key highlights include:

- Securing continued funding from the Calgary Police Foundation to support the delivery of the Multi-Agency School Support Team (MASST), Youth at Risk Development program (YARD), Power Play, Calgary Police Cadet Corps and the Integrated School Support Project (ISSP).
- The Multi-Agency School Support Team (MASST) offered a summer camp focusing on bike safety. Bikes were donated to the program so every child could learn to ride safely, and they were given the bike at the end of the camp.
- ReDirect is a prevention and early intervention initiative that aims to build resilience against the radicalization of youth and young adults (aged 12 to 28) towards violent extremism. ReDirect has evolved to include those with violent ideologies, socially isolated youth or new Canadians struggling to fit in. An advertising campaign in 2019 doubled the number of referrals.
- The CPS partnered with the Centre for Newcomers on their Real Me Program, a wrap-around service supporting immigrant and refugee youth age 12-24 and their families who are at risk of or involved in gangs. The CPS Diversity Resource Team also worked with the Centre to engage newcomer families in developing a positive relationship with CPS.
- School Resource Officers continue to train about 7,000 elementary students on the Alberta Motor Association's Patroller Program. Annually, the CPS, the Alberta Motor Association, and Heritage Park hold an Annual School Patroller Picnic to reward school patrollers for contributing to traffic safety in and around schools in Calgary.
- Over 7,000 students were registered for Youthlink's school crime prevention programs.

The CPS Auxiliary Program was decommissioned in April 2019 following the ratification of the CUPE Local 38 agreement, which did not include a renewal of the Letter of Understanding governing the program. The Auxiliary Program began in July 2013 to provide participants with a unique work and mentorship opportunity with the CPS.

Indigenous Initiatives

In the spirit of reconciliation, the CPS embraces opportunities to work with Indigenous partners to recognize, promote, and integrate indigenous culture:

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- The CPS hosted the Urban Society for Aboriginal Youth (USAY) and the Chief was gifted a miniature tipi. Elders were commissioned to teach the USAY representatives and Youth At-Risk Development (YARD) clients to learn about and paint a tipi canvas.
- Elders and Knowledge Keepers from the Blackfoot confederacy and CPS Executives met to create understanding about historical actions related to policing and Indigenous communities.
- Indigenous cultural acknowledgement, smudging ceremony, and traditional drumming were incorporated into the CPS recruit graduation ceremony.
- In December, the CPS hosted the 9th annual Honouring Our Children Community Round Dance, which was an opportunity to connect with the Indigenous people of southern Alberta and our partner agencies. At the event, the Siksika Nation gifted a song to the CPS.
- The Diversity Resource Team established an officer exchange program with the Blood Tribe Police Service (BTPS). This program allows selected CPS officers to work on the Kainai First Nation during certain celebrations. In exchange, nominated BTPS members join the CPS to patrol the grounds at the Calgary Stampede.

ENVIRONMENTAL

The CPS is committed to be a good steward of the environment by implementing programs and strategies to conserve resources and to continuously improve environmental performance. Our Infrastructure Services Division is continually exploring initiatives to reduce the CPS's footprint in support of the environmental strategy and in accordance to The City's environmental policy. Under the ISO 14001 Environmental Management Program, an annual internal audit was performed by The City of Calgary Environmental & Safety Management and Calgary Fire and found that the CPS has a robust environmental sustainability program. Key accomplishments in 2019 include:

- Ongoing monitoring and modeling to reduce energy consumption from our facilities, including studying Building Condition Assessments (BCA) that involve lifecycle planning of building components such as building envelope, mechanical and electrical systems. Activities also included LED lighting retro fit in several buildings and upgrading, rather than replacing, generator controller units to gain 10-15 years on their lifecycle.
- Continued to explore ways to reduce waste sent to the landfills. In 2019, we developed a program to donate surplus office supplies to schools and an annual stationary surplus giveaway and exchange program, which provided the additional benefit of reducing expenses.

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- Incorporated and applied leading environmental industry practices in all facilities, including construction standards according to LEED Canada silver rating. The largest construction projects included the Evidence and Property Warehouse (5,530 square metres) and the Spyhill Services Centre (4,560 square metres).
- Focused on reducing emissions from our fleet by maintaining a life-cycle approach to vehicle purchase, operating 14 hybrid vehicles as part of our day use pool and sustaining an anti-idling awareness program.

ECONOMIC

The CPS is committed to good financial stewardship and is consistently finding ways to operate as a more efficient organization while providing the same high level of service that Calgarians expect. As a people-driven organization, staff are the main resource toward achieving this level of service, with 85 per cent of the budget dedicated to the salary and wages of employees.

Our People

The CPS's authorized strength was maintained at the same level as 2018 with 2,873 employees, of which 2,113 were police officers and 760 were civilian employees. Maintaining current staffing levels allowed the CPS to respond to Calgarians when required. Five recruit classes began in 2019, resulting in 104 new police recruits hired. One class was cancelled due to the budget reduction to the Calgary Police Service.

The CPS continues to implement the Human Resource reforms identified in the Calgary Police Commission's 7-Point Plan and recruiting initiatives that will have an operational and organizational impact. The CPS fosters a strong workplace community and maintains the highest standard in professionalism and service to the public. The Service engaged in a number of initiatives and provided members with a variety of resources to support their safety, well-being and career development. The impact of these efforts is continuously monitored through the CPS Employee Survey, which showed notable improvements in employee engagement and workplace satisfaction measures in 2019.

An independent review on CPS use of force was delivered by retired Chief Justice Neil Wittmann in 2017. The report made 65 recommendations in categories including: provincial oversight, officer recruitment, officer education and training, use of force, mental health, substance abuse and police interactions, police culture and strategic management. In response, the CPS accepted, or accepted in principle, all 65 of the recommendations. Eighty-five per cent of the recommendations are either in progress or have been fully implemented, and the remaining 15 per cent are considered closed, meaning the Service accepts the recommendations in principle. Among other changes

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made in response to the recommendations, key improvements have been identified within five programs to address use of force including: training for frontline officers, an improved model for mental health training, an early intervention program, a new method for patrol rewards and recognition, and a senior officer patrol initiative.

Organizational Performance

To align with the City of Calgary's Zero-Based Review process, a Service Optimization Review is underway focusing on frontline deployment and infrastructure capital planning. The review examines how resources are used to serve the needs of citizens, while safeguarding officer safety and wellness. The review will be completed and deliver tangible recommendations to improve the efficiency and effectiveness of service delivery by 2020.

With support from the City of Calgary, the CPS completed a Strategic Foresight study with its community partners, which allowed the Service to systematically look at the future of policing in preparation for the development of its long-term strategic plan.

For the fourth year in a row, the CPS joined The City of Calgary in reporting key performance indicators as part of the annual Municipal Benchmarking Network (MBN) Canada. This report allows the service to compare policing performance with 16 other police agencies across the country and identifies areas for improvement. Some key findings include:

- The number of Calgary police staff (officers and civilians) stands below the median of other MBN Canada municipalities,
- For the third year in a row, Calgary saw overall increases in crime indicators,
- With one of the highest rates of crime per officer, combined with the high volume in crime, CPS clearance rates remain low when compared with other municipalities.

The CPS embraces innovation and efficiency, while maintaining fiscal responsibility. Many technological solutions were leveraged in 2019 to improve police operations, including:

- Adoption of Power-BI as its new business intelligence software, which will improve access to data and reports for the Service.
- Completion of the Sentry Project to replace the old Police Information Management System. Officer Direct Data Entry was introduced and will continue into 2020 with a focus on deployment and adoption.
- The Body Worn Camera project was fully operationalized and is now being managed by the Court Disclosure Unit.

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- Geographic information systems and analytical software were incorporated to the Real Time Operations Centre (RTOC) to advance the crime reduction strategy and identify emerging crime trends. RTOC staff received cybercrime training to enhance their skill set in providing guidance and assistance to front line patrol. A temporary cyber specialist is in place to provide investigative guidance.
- At the conclusion of a drug file, the CPS Cyber Crime Support Team worked with the Civil Forfeiture Office and seized Bitcoin which was ultimately forfeited through the Courts. A process to convert the Bitcoin to a significant amount of Canadian currency has been provided to the Government of Alberta.
- The Forensic Crime Scenes Unit acquired an electronic 3D scanner to provide a precise and technically detailed analysis of crime scenes. This machine will increase efficiency and create professional presentations for court purposes.
- The Facial Recognition Software was updated, and staff completed required Federal Bureau of Investigation training to increase suspect identifications and solve criminal cases.

Among infrastructure projects, CPS notes the following:

- The Spyhill Services Centre, which will host the Arrest Processing Section, is a multi-year construction project and will be operational in mid-2020.
- The CPS Forensic Firearms and Toolmarks Lab officially opened. This fully functional forensic firearms lab co-locates firearms forensic services into one building, giving the Service the capability to conduct forensic examinations on firearms, casings and bullets and prioritize local firearms evidence collected at crime scenes to obtain forensic results quickly and efficiently.

Funding

In July 2019, City Council reduced the operating budget of the CPS by \$7 million, as part of the overall \$60 million reduction. The CPS absorbed the reduction through least harm categories, while protecting occupied positions. In turn, the CPS has focused on managing cashflow by creating efficiencies and slowing general spending, while still focusing resources on the dedicated reforms and reviews having organizational impact. In addition, we had to prepare for the potential reduction scenarios in the November budget adjustment and prepare to address any funding shortfalls in 2020.

At the end of the 2019 fiscal year, CPS revenues were slightly below target budget. The spend rate at the end of the year was 70 per cent of the projected 90 per cent target. This could be attributed to savings in wages from vacancies and wage freezes, cancellation of one recruit class, savings in fuel expenses, recoveries from a radio cost-sharing program, and the Municipal Cannabis Transition Program. These savings were offset with unfavorable variances for overtime, professional services and building maintenance. Overtime is higher than expected as compared to the previous years due

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to workload and ongoing operations, and is being monitored and managed to reduce and offset any unfavorable variances.

Capital investments into infrastructure, technology and equipment spend rate at the end of the year was 70 per cent, which is below the 90 per cent target due to delayed procurement of new equipment.

REASON(S) FOR RECOMMENDATION(S):

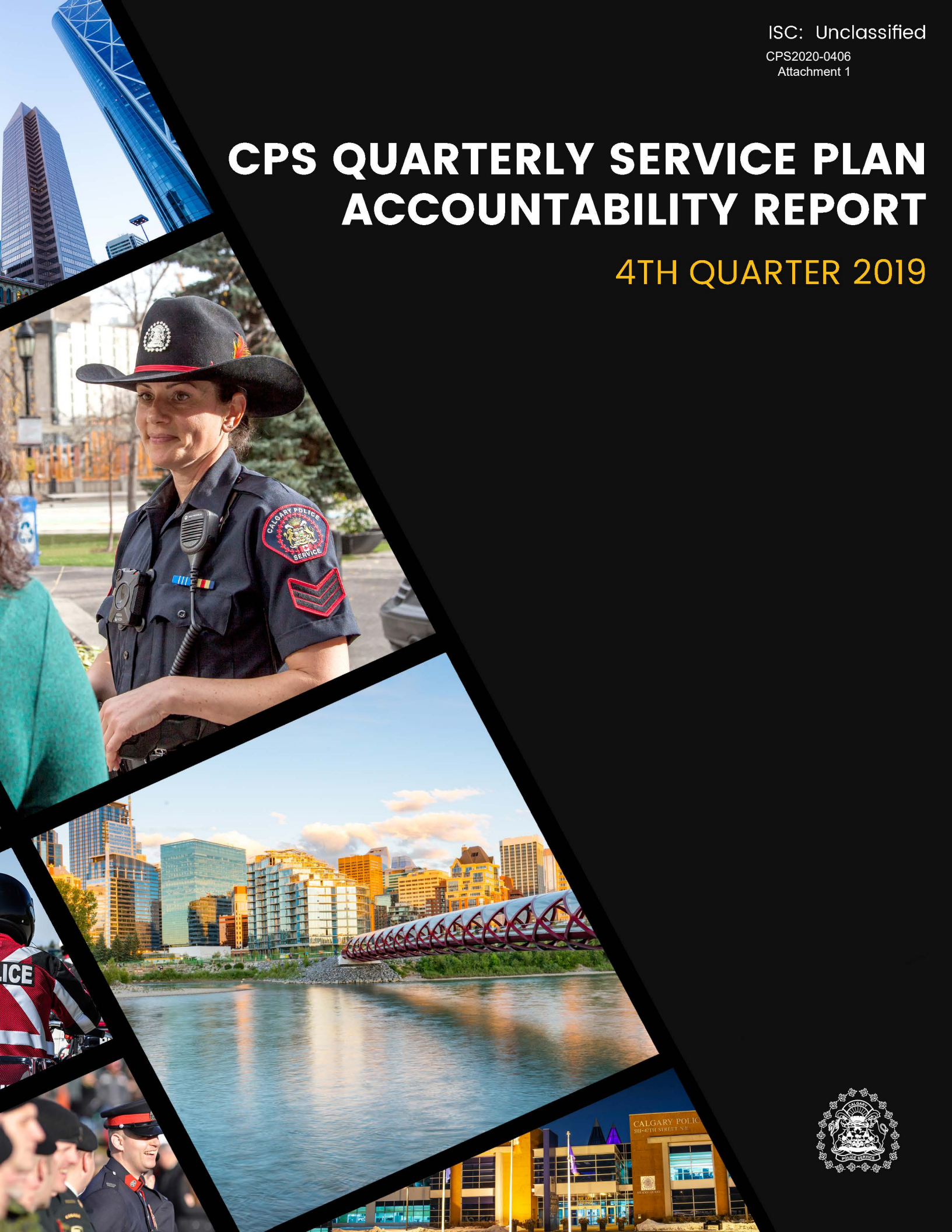
This is a report for information only.

ATTACHMENT(S)

1. Attachment 1 – 2019 CPS 4th Quarter Business Plan Report
2. Attachment 2 – 2019 CPS 4th Quarter Statistical Report
3. Attachment 3 – 2019 Calgary Police Commission Annual Report to the Community

CPS QUARTERLY SERVICE PLAN ACCOUNTABILITY REPORT

4TH QUARTER 2019



A1. Deliver police services to keep our communities safe

- Operation Cold Start was launched to raise awareness of auto thefts during cold weather and Don't Sweat Christmas was launched to raise awareness about seasonal crime. (A1.1)
- Patrol Less Lethal ARWEN systems were implemented. Trained patrol officers attending high-risk incidents in Calgary have used the ARWEN, resulting in safe resolution of incidents without the use of lethal force or loss of life. (A1.1)
- Patrol officers, together with specialized units, have supported suppression operations to address increased gun violence on city streets. (A1.1)
- A provincial grant was secured to cover the cost of an analyst for the Priority Prolific Offender Program, which will enhance efforts to address repeat offenders. (A1.3)
- The Victim Assistance Support Team (VAST) expanded its mandate to provide immediate support to households in communities impacted by a shooting or violent offense. (A1.4)

A2. Keep our roads safe through education and enforcement

- All frontline patrol officers completed training on the Mandatory Alcohol Screening devices. This new enforcement tool was introduced to prevent impaired driving, which remains the leading criminal cause of death in Canada. (A2.1)
- The CPS participated in Operation Impact along with other Canadian Association of Chief of Police policing partners to raise awareness about impaired driving, the use of seat belt, aggressive driving and distracted driving. (A2.2)

A3. Strengthen partnerships to prevent crime, disorder and victimization

- The Coordinated Safety Response Team, a collaboration between the CPS and community partners, targeted properties of concern such as derelict buildings, abandoned houses, and addresses with high number of calls for service and social disorder to restore a sense of safety in affected neighbourhoods. In the first year of operation about half a dozen homes were identified and assessed. (A3.1)
- In December, the CPS hosted the 9th annual Honouring Our Children Community Round Dance, which was an opportunity to connect with the Indigenous people of southern Alberta and our partner agencies. At the event, the Siksika Nation gifted a song to the CPS. (A3.3)


A4. Apply innovative approaches to maintain investigative excellence

- The Economic Crimes Unit has formed a team to address the growing issue of Mass Marketing Fraud. By utilizing an intelligence-led approach and working in collaboration with the National Cyber Crime Center the Team aims to disrupt and dismantle fraud schemes through crime prevention. (A4.1)
- The Cyber/Digital Forensics Unit hosted four-day Cyber Skills Investigative Course. Trainers from the Federal Bureau of Investigations (FBI) were brought in to train 18 CPS and six Edmonton Police Service (EPS) investigators. (A4.2)


Patrol Officer Time Allocation
Year To Date 2019 (Jan - Dec) *Unavailable

- Proactive Time = x% (Target: 25%)
- Responding to Calls for Service = x%
- Administrative Time = x%
- Lunch/Meal = x%


Response Times to Priority 1 Calls

	Target	4 th Quarter		Year To Date		% Change YTD 2019 vs. 2018
		2018	2019	2018	2019	
# of Attended Priority 1 Calls	Measure	unavailable	unavailable	unavailable	unavailable	unavailable
% of Priority 1 Calls responded to within 7 min	50%	unavailable	unavailable	unavailable	unavailable	unavailable
Average Response Time to Priority 1 Calls	7 min	unavailable	unavailable	unavailable	unavailable	unavailable

Attended Calls for Service

	Target	4 th Quarter		Year To Date		% Change YTD 2019 vs. 2018
		2018	2019	2018	2019	
Public generated (dispatched calls)	Maintain	unavailable	unavailable	unavailable	unavailable	unavailable
Police generated (on-view calls)	Maintain	unavailable	unavailable	unavailable	unavailable	unavailable
Total Attended Calls	Maintain	unavailable	unavailable	unavailable	unavailable	unavailable

Crime and Clearance Rates¹

	Target	4 th Quarter		Year To Date		% Change YTD 2019 vs. 2018
		2018	2019	2018	2019	
Violent Crime Victims	Reduce	3,512	3,526	13,687	14,023	2.5%
Violent Crime Clearance Rate	70%	44.9%	48.5%	43.7%	47.3%	8.3%
Property Crime Incidents	Reduce	13,870	14,214	57,348	60,931	6.2%
Property Crime Clearance Rate	20%	13.2%	11.8%	12.8%	12.1%	-5.9%
Impaired Driving Charges (alcohol or drug)	Increase	unavailable	unavailable	unavailable	unavailable	unavailable
Pedestrian Collisions	Reduce	unavailable	unavailable	unavailable	unavailable	unavailable

¹ Clearance Rate represents the number of cases cleared by charge or cleared otherwise during the specified period, as a proportion of the total crime incidents for the same period. Of note, cases are often cleared months and sometimes years later. Consequently, clearance rates for previous years may appear to be much higher than those of the present year.

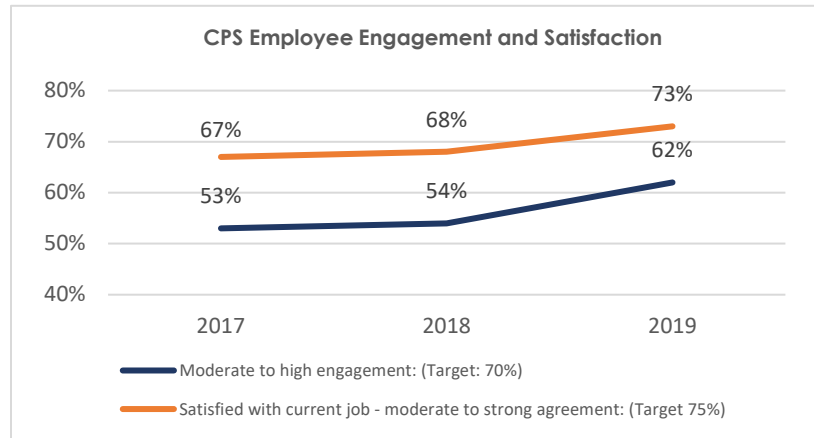
Source: CPS Centralized Analytical Unit, January 2020 *Note: Due to system changes, some statistics are currently unavailable.

B1. Provide training and professional development


- The CPS has trained 24 officers in the phased interview model (PIM). Based on the RCMP model of interviewing, the goal is to create the best possible environment for a suspect interview and obtain statements that will be court admissible. Two courses are planned in 2020, and the model will be integrated into the curriculum for the Service's Investigative Skills Education Program. (B1.1)

B2. Provide a safe, supportive and professional work environment

- The CPS now has access to The City of Calgary's MYHRCONNECT platform, which allows CPS employees to manage their HR information directly and creates operational efficiencies for the Service. (B2.1)
- Health & Safety Committees have been established in all CPS locations, and training for committee members is underway. These committees will improve the Service's ability to identify issues, concerns and risks related to workplace health and safety. (B2.2)
- The CPS Executive approved the restructuring of the Professional Standards Section (PSS) by adding a Quality Assurance Team and civilianizing some positions. This will improve investigative timelines and address the backlog in cases, while improving quality of investigations. (B2.4)
- The Professional Standards Section Business Revitalization Project and Arkinstall Review were completed, with recommendations for PSS to operate more efficiently and improve investigative timelines. (B2.5)
- The CPS Pursuit Policy was updated to reinforce with frontline members the risks associated to engaging in vehicle pursuits and the strict protocols that need to be followed during these high-risk events. Updates to how pursuits are managed by Incident Command are expected to result in more consistency and safer practices when responding to incidents involving vehicles. (B 2.5)
- The Arrest/Release/Detention Policy was updated to align with legislative changes under Bill C-75, which requires officers to consider whether the subject identifies as Indigenous or is from a vulnerable population when deciding whether to release them or take them into custody. Service-wide training and communications about the changes and the new procedures that officers are to follow to comply with Bill C-75 were provided. (B2.5)
- The CPS updated the Personal Appearance Policy. The policy has been modernized to make it apply uniformly to all genders. (B2.5)



Source: Calgary Police Commission Annual Employee Engagement Survey Reports: 2017, 2018 & 2019

Police Officers Hired						
	Target ²	4 th Quarter		Year To Date		% Change YTD 2019 vs. 2018
		2018	2019	2018	2019	
Police Officers Hired	120/yr	10	21	69	112	62.3%

Source: CPS Recruiting Unit, January 2020

Authorized Strength					
Year	Authorized Strength			Citizens Served per CPS Employee ³	Calgary Population ⁴
	Sworn	Civilian	TOTAL		
2019	2,113	760	2,873	447.5	1,285,711
2018	2,113	760	2,873	441.1	1,267,344
2017	2,078	740	2,818	442.3	1,246,337

Source: CPS Finance Division, January 2020

² In Q3 2019, the target for "Police Officers Hired" was adjusted from 144 to 120 officers due to budget reductions.

³ CPS Employee includes sworn (police officer) and civilian positions.

⁴ Sources: Calgary and Region Economic Outlook 2019 – 2024; The City of Calgary Civic Census

C1. Demonstrate accountable and transparent use of public funds

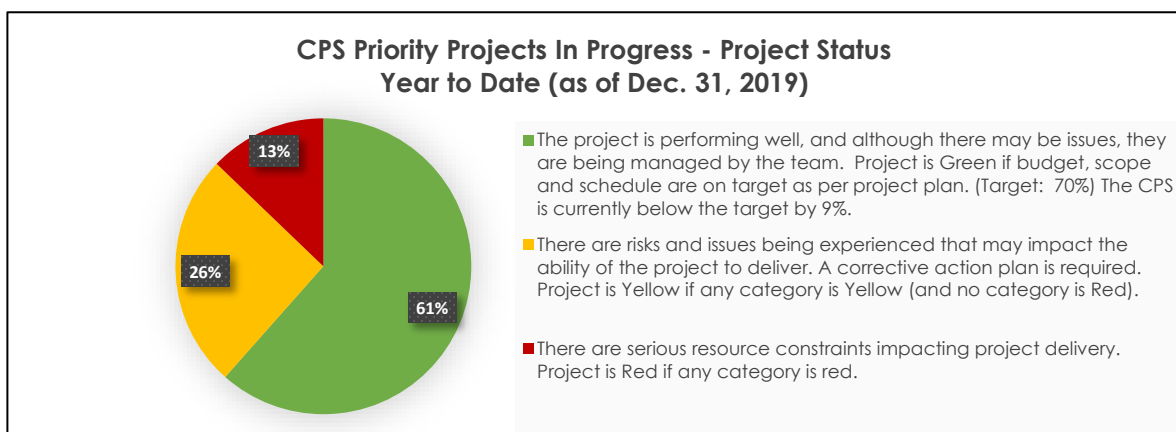
- The CPS completed a Strategic Foresight study, which, with its community partners, allowed the Service to systematically look at the future of policing in preparation for the development of its long-term strategic plan. (C1.1)
- The CPS joined The City of Calgary in reporting key performance indicators as part of the 2018 Municipal Benchmarking Network (MBN) Canada published on November 1, 2019. This report allows the service to compare policing performance with 16 other police agencies across the country and identify areas for improvement. (C1.2)
- At the end of the 2019-year, CPS revenues were slightly below target budget. The spend rate at the end of the year was 70% of the projected 90% target. This can be attributed to savings from wages from vacancies and wage freezes, savings in fuel expenses, recoveries from the Motorola radio cost sharing program, and the Municipal Cannabis Transition Program. (C1.2)

C2. Leverage information and technology to move further towards a knowledge-based organization

- The CPS has adopted Power-BI as its new business intelligence software, which will improve access to data and reports for the Service. (C2.1)
- The CPS Information Security Classification (ISC) training has been deployed to 95% of the service, improving the CPS's ability to more effectively address risks associated with document control and information dissemination. (C2.1)
- The CPS Forensic Firearms and Toolmarks Lab has officially opened. This fully-functional forensic firearms lab co-locates firearms forensic services into one building, giving the Service the capability to conduct forensic examinations on firearms, casings and bullets and prioritize local firearms evidence collected at crime scenes to obtain forensic results quickly and efficiently. (C2.3)

C3. Meet or exceed the infrastructure requirements

- The construction of the Spyhill Arrest Processing facility is complete, and the Arrest Processing Unit is planning to move in during Q2 2020. (C3.1)



Source: CPS Project Management Program, January 2020

Financial Summary

	2017	2018	2019
Cost per capita of policing in Calgary ⁵	\$398	\$402	\$393
Dollars received for policing from the Provincial Government	\$33.0 m	\$33.1 m	\$33.5 m
Grants and donations to support community-based programs and partnerships	\$0.6 m	\$1.0 m	\$0.8 m

2019 Operating Budget Executive Summary

(Year To Date as of Dec. 31, 2019)

	Total Budget (\$000)	Budget To Date (\$000)	Actual To Date (\$000)	Variance To Date (\$000)	Variance (%)
Revenue	(\$111,618)	(\$111,618)	(\$110,941)	(\$677)	(0.6%)
Expenditure	\$505,871	\$505,871	\$505,194	\$677	0.1%
Net Program	\$394,253	\$394,253	\$394,253	-	-

2019 Capital Budget Executive Summary

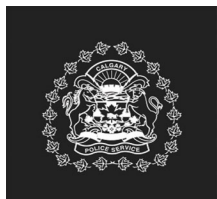
(Year To Date as of Dec. 31, 2019)

	Total Budget (\$000)	Expenditures To Date (\$000)	Commitments To Date (\$000)	Balance Remaining (\$000)
Total Capital Programs	\$60,275	\$42,417	\$8,144	\$9,714

Capital spend rate = 70% excluding commitments as at December 31, 2019.

Source: CPS Finance Division, January 2020

⁵ The cost per capita formulation is appropriately aligned to benchmarking of other Canadian police agencies.



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4th Quarter 2019 Statistical Report

Compiled by: Centralized Analysis Unit
CIAS, Strategic Services Division
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Executive Summary

Violent Crime

In 2019, violent crime increased 29% over the five-year average but was similar in volume to the preceding year. The increases in recent years have been driven by assaults, including domestic assaults and to a lesser degree, sex offences.

Over the past two years, Calgary has had a similar rate of homicides to a decade ago, following 3 years of higher than usual rates between 2014 to 2017. Between 2015 and 2019 organized crime and gang-related homicides have emerged as accounting for a higher proportion of homicides than in previous years.

Sex offences started increasing in 2015, in large part due to the social discourse around sexual assault beginning in those years, as well as the efforts made by governments and NGOs to encourage reporting and support for victims. 2017 and 2018 saw particularly high but expected rate increases in Calgary, due to a review undertaken in Calgary alongside other law enforcement agencies across Canada in 2018. This review was in response changes made to unfounded sexual assaults in the Uniform Crime Reporting (UCR) Survey by Statistics Canada.

Assaults account for roughly 7 in 10 violent incidents, therefore a 31% increase over the five-year average in assaults heavily influences the overall violent crime rate in the city. Indicators of more serious degrees of confrontation are evidenced by increases in higher-severity of assaults outpacing common assaults. Domestic assaults make up half of all assaults and account for a significant part of the shift towards more violent assaults.

The presence of weapons in violent crimes shows increases across all weapon types, with firearms present up 1243 from the five-year average (N=393, AVG=176) and edged weapons increasing by 86% (N=871, AVG=468). While weapons presented in violent incidents does not mean that they were used, the statistic helps monitors degrees of severity in confrontation. A 20% increase in robberies, particularly of commercial premises highlights a trend towards increased severity of confrontation in recent years. Though relatively low in volume, there have also been noteworthy increases in incidents of discharging firearm with intent.

Property Crime

Property crime increased 22% over the 5-year average in 2019, growing by rate year-over-year since 2015. Theft activities, including thefts of and from vehicles make up more than half of all property crime. Break and enters account for an additional 1 in 6.

After relative stability for several years, 2015 saw a significant increase in break and enter offences. In response to spike in activity in 2015 concerted efforts have been undertaken by the Calgary Police Service to mitigate break and enter activity. In 2016 significant reduction in residential break and enter offending was accomplished and maintained. The commercial B&E rate has, however, continued to climb each year since 2014 driven largely by opportunistic targeting of vulnerable locations such as underground parkades. As a result, the overall number of B&Es is 25% higher than the five-year average.

Vehicle theft has increased by 22% over the five-year average. In response to high vehicle crime rates an operational team was created in 2018 to focus on vehicle theft exclusively by identifying and acting on identified vehicle theft hotspots and offenders.

Executive Summary

Property Crime (con't)

A surge in liquor store thefts has driven up shoplifting rates. In response to this and other identified shoplifting trends, the CPS' Organized Retail Crime Unit initiated an online reporting process and training for businesses and loss prevention officers in 2019 with a goal of more effectively managing shoplifting response.

Disorder

In addition to monitoring crime levels, the Calgary Police Service uses a range of incident types from publicly generated calls for service to monitor levels of "Social & Physical Disorder". The incident types selected for this disorder index are those which can have a negative impact on citizens' perceptions of safety, particularly in public places. Calls about suspicious persons, vehicles, unwanted guests and disturbances make up the largest portion of complaints received about disorderly behaviours. Between 2014 and 2015 disorder saw a rate increase of almost 7%, and a volume increase of 8,502 disorder calls for service, aligned with the economic downturn. Since that time, the number of disorder calls for service have remained relatively stable, resulting in rate decreases across the past three years.

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REPORT NOTES

Most of the statistical data in this report is derived from the Calgary Police Service records management system (SENTRY) and compiled by the Centralized Analysis Unit. Disorder data is derived from the Computer aided Dispatch (CAD) system.

Reporting is based on the most serious offence in the incident. Please note that offences are assigned to the month in which the offence was reported, which is not necessarily the month the offence occurred. The reported date is the first point in time at which the police were notified of the offence and reporting lag may vary due to circumstances (these are typically property crimes where the victim did not report the offence until a later date, or was unaware of the loss until a later date, or late-reported sexual assaults). Also note that “attempted” offences are included in these totals. Violent crime, excluding robbery, is counted by the number of victims, using the most serious offence against the victim. Robbery, and all other crime, is counted by incident using the most serious offence in the incident. Of note, cases are often cleared months and sometimes years later. Consequently, clearance rates for previous years may appear to be much higher than those of the present year. Cases “cleared by charge” and those “cleared otherwise” are included in these clearance rate totals.

For a more detailed explanation of the offence counting methodology, please contact the Centralized Analysis Unit.



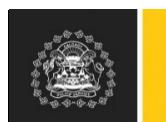
Calgary Crime Statistics Overview

4TH QUARTER 2019

	4th Quarter				Year to Date				
	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	% Cleared 2019
VIOLENT CRIMES¹									
Homicide ²	6	6	8.0	-25.0%	18	20	29.8	-32.9%	55.0%
Other Offences Causing Death	0	0	0.2	-100.0%	1	0	1.6	-100.0%	-
Attempted Homicide	10	1	7.2	-86.1%	21	8	16.4	-51.2%	75.0%
Sex Offences	313	327	252.8	29.4%	1332	1315	1014.6	29.6%	27.2%
Robbery ³									
Financial	4	8	9.4	-14.9%	36	29	42.0	-31.0%	72.4%
Commercial	78	145	73.2	98.1%	305	383	275.4	39.1%	39.2%
Home Invasion	12	16	15.2	5.3%	58	63	60.8	3.6%	27.0%
Person	198	154	141.6	8.8%	673	635	549.0	15.7%	24.9%
Robbery of Firearm	0	0	0.2	-100.0%	1	2	0.4	400.0%	50.0%
Total Robbery	292	324	239.8	35.1%	1073	1113	927.8	20.0%	31.2%
Assault									
Level 3 - Aggravated	13	30	19.0	57.9%	77	125	89.2	40.1%	84.0%
Level 2 - Weapon/Bodily Harm	692	643	500.8	28.4%	2652	2691	1917.2	40.4%	53.6%
Level 1 - Common Assault	1473	1547	1234.8	25.3%	6086	6255	4947.2	26.4%	49.5%
Assault Police Officer	116	90	78.8	14.2%	358	328	283.0	15.9%	95.4%
Discharge Firearm with Intent	7	11	4.0	175.0%	22	58	13.6	326.5%	34.5%
Other Assaults	26	36	14.8	143.2%	84	122	59.6	104.7%	65.6%
Total Assault	2327	2357	1852.2	27.3%	9279	9579	7309.8	31.0%	52.8%
Miscellaneous Violent Crime	564	511	434.0	17.7%	1963	1988	1589.0	25.1%	42.8%
TOTAL VIOLENT CRIMES	3512	3526	2794.4	26.2%	13687	14023	10887.6	28.8%	47.3%
PROPERTY CRIMES									
Break and Enter									
Dwelling	630	503	645.4	-22.1%	2636	2300	2702.6	-14.9%	9.6%
Commercial	1235	1304	988.8	31.9%	5069	5839	3763.8	55.1%	8.0%
Other B&E	507	478	485.4	-1.5%	2072	2217	1833.6	20.9%	2.3%
Unlawfully in Residence	20	17	13.6	25.0%	65	62	44.8	38.4%	66.1%
B&E Firearms	12	17	17.2	-1.2%	41	60	60.2	-0.3%	1.7%
Total Break and Enter	2404	2319	2150.4	7.8%	9883	10478	8405.0	24.7%	7.4%
Total Theft	7304	7648	6541.6	16.9%	29849	32561	26185.6	24.3%	13.7%
Vehicle Theft (incl attempts)	1623	1638	1490.8	9.9%	6919	6927	5694.6	21.6%	4.5%
Fraud	1337	1355	1169.8	15.8%	5585	5758	4438.2	29.7%	20.7%
Other Property Crimes	1202	1254	1257.2	-0.3%	5112	5207	5214.8	-0.1%	12.0%
TOTAL PROPERTY CRIMES	13870	14214	12609.8	12.7%	57348	60931	49938.2	22.0%	12.1%
OTHER CRIMINAL CODE									
Vice	0	0	11.6	-100.0%	32	18	41.2	-56.3%	83.3%
Gaming	2	0	0.6	-100.0%	2	0	0.8	-100.0%	-
Weapon Related	105	110	83.0	32.5%	419	564	339.0	66.4%	93.4%
Miscellaneous	2869	1385	1524.8	-9.2%	11121	10244	5991.6	71.0%	94.0%
TOTAL OTHER CRIMINAL CODE	2976	1495	1620.0	-7.7%	11574	10826	6372.6	69.9%	94.0%
SELECTED OTHER									
Criminal Code Traffic	330	407	412.4	-1.3%	1462	1509	1640.2	-8.0%	92.8%
Drugs	275	266	297.8	-10.7%	1273	1173	1267.4	-7.4%	91.6%
Selected Non-Criminal									
Missing Person ⁴	977	n/a	886.0	n/a	3806	n/a	3520.0	n/a	
Domestic Information	3176	3186	3205.4	-0.6%	13472	12985	12942.6	0.3%	
Domestic Standby	225	192	240.2	-20.1%	995	877	971.2	-9.7%	N/A
Total Selected Non-Criminal	4378	n/a	4331.6	n/a	18273	n/a	17433.8	n/a	
Total Selected Other	4983	n/a	5041.8	n/a	21008	n/a	20341.4	n/a	

Source: Sentry, January 2020

¹ Violent crimes are counted at the victim level using the most serious violation against each victim in an incident. ² Due to the dynamic nature of homicide investigations these numbers may have been updated manually to reflect the current homicide count. Due to manual updating, it's possible that 1 or more homicides may be reflected in the assault category. Homicide counts are provided by the homicide unit. ³ Robbery and all other crimes, as well as selected domestic non-criminal incidents, are counted at the incident level using the most serious offence in the incident. ⁴ Missing persons are counted by the number of missing individuals.

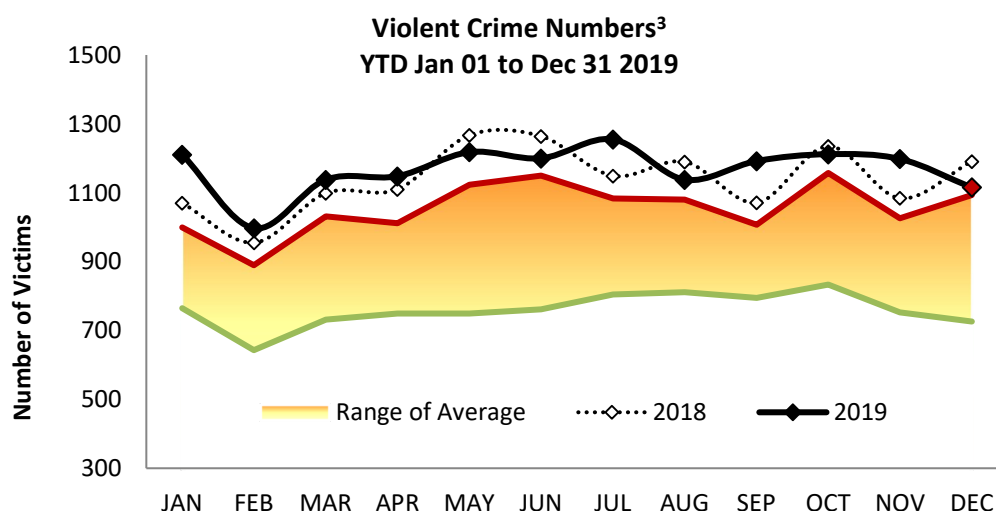


Calgary Violent Crime Statistics

4TH QUARTER 2019

	4th Quarter Number of Victims				Year to Date Number of Victims				
	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	% Cleared 2019
VIOLENT CRIMES*									
Homicide ¹	6	6	8	-25.0%	18	20	29.8	-32.9%	55.0%
Other Offences Causing Death	0	0	0.2	-100.0%	1	0	1.6	-100.0%	-
Attempted Homicide	10	1	7.2	-86.1%	21	8	16.4	-51.2%	75.0%
Sex Offences	313	327	252.8	29.4%	1332	1315	1014.6	29.6%	27.2%
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Financial	4	8	9.4	-14.9%	36	29	42	-31.0%	72.4%
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Person	198	154	141.6	8.8%	673	635	549	15.7%	24.9%
Robbery of Firearm	0	0	0.2	-100.0%	1	2	0.4	400.0%	50.0%
Total Robbery	292	324	239.8	35.1%	1073	1113	927.8	20.0%	31.2%
Assault									
Level 3 - Aggravated	13	30	19	57.9%	77	125	89.2	40.1%	84.0%
Level 2 - Weapon/Bodily Harm	692	643	500.8	28.4%	2652	2691	1917.2	40.4%	53.6%
Level 1 - Common Assault	1473	1547	1234.8	25.3%	6086	6255	4947.2	26.4%	49.5%
Assault Police Officer	116	90	78.8	14.2%	358	328	283	15.9%	95.4%
Discharge Firearm with Intent	7	11	4	175.0%	22	58	13.6	326.5%	34.5%
Other Assaults	26	36	14.8	143.2%	84	122	59.6	104.7%	65.6%
Total Assault	2327	2357	1852.2	27.3%	9279	9579	7309.8	31.0%	52.8%
Miscellaneous Violent Crime	564	511	434	17.7%	1963	1988	1589	25.1%	42.8%
TOTAL VIOLENT CRIMES	3512	3526	2794.4	26.2%	13687	14023	10887.6	28.8%	47.3%

Source: Sentry, January 2020



¹Due to the dynamic nature of homicide investigations these numbers may have been updated manually to reflect the current homicide count. Due to manual updating, it's possible that 1 or more homicides may be reflected in the assault category. Homicide counts are provided by the homicide unit. ²Robbery is counted at the incident level, rather than at the victim level in accordance with Uniform Crime Reporting counting standards. ³The range of average is calculated as 1 standard deviation above and 1 below the calculated average for the previous five year period.

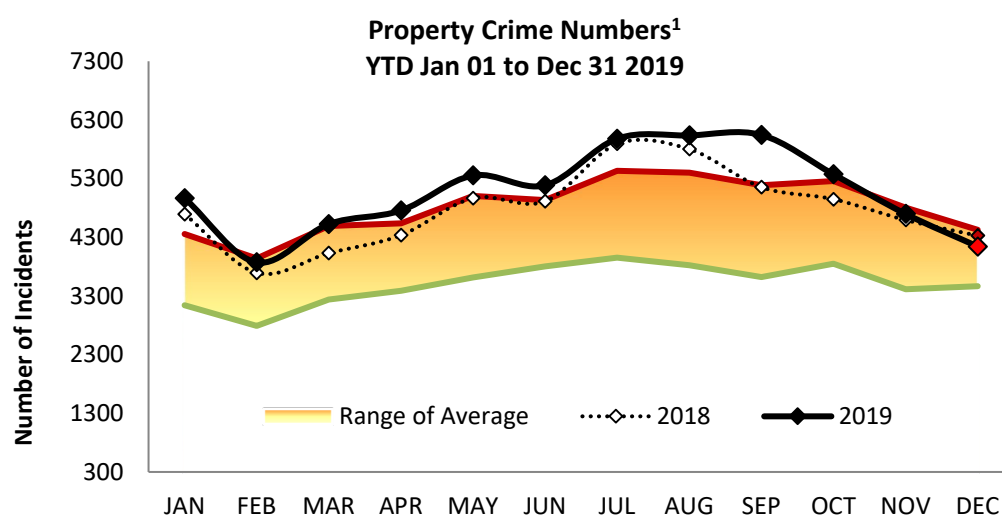


Calgary Property Crime Statistics

4TH QUARTER 2019

	4th Quarter Number of Incidents				Year to Date Number of Incidents				
	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	% Cleared 2019
PROPERTY CRIMES									
Break and Enter									
Dwelling	630	503	645.4	-22.1%	2636	2300	2702.6	-14.9%	9.6%
Commercial	1235	1304	988.8	31.9%	5069	5839	3763.8	55.1%	8.0%
Other B&E	507	478	485.4	-1.5%	2072	2217	1833.6	20.9%	2.3%
Unlawfully in Residence	20	17	13.6	25.0%	65	62	44.8	38.4%	66.1%
B&E Firearms	12	17	17.2	-1.2%	41	60	60.2	-0.3%	1.7%
Total Break and Enter	2404	2319	2150.4	7.8%	9883	10478	8405.0	24.7%	7.4%
Theft	7304	7648	6541.6	16.9%	29849	32561	26185.6	24.3%	13.7%
Vehicle Theft (incl attempts)	1623	1638	1490.8	9.9%	6919	6927	5694.6	21.6%	4.5%
Fraud	1337	1355	1169.8	15.8%	5585	5758	4438.2	29.7%	20.7%
Other Property Crimes	1202	1254	1257.2	-0.3%	5112	5207	5214.8	-0.1%	12.0%
TOTAL PROPERTY CRIMES	13870	14214	12609.8	12.7%	57348	60931	49938.2	22.0%	12.1%

Source: Sentry, January 2020



¹The range of average is calculated as 1 standard deviation above and 1 below the calculated average for the previous five year period.



Calgary Other Crime Statistics

4TH QUARTER 2019

	4th Quarter Number of Incidents				Year to Date Number of Incidents				
	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	% Cleared 2019
OTHER CRIMINAL CODE									
Vice	0	0	11.6	-100.0%	32	18	41.2	-56.3%	83.3%
Gaming	2	0	0.6	-100.0%	2	0	0.8	-100.0%	-
Weapon Related	105	110	83.0	32.5%	419	564	339.0	66.4%	93.4%
Miscellaneous	2869	1385	1524.8	-9.2%	11121	10244	5991.6	71.0%	94.0%
TOTAL OTHER CRIMINAL CODE	2976	1495	1620.0	-7.7%	11574	10826	6372.6	69.9%	94.0%
SELECTED OTHER									
Criminal Code Traffic	330	407	412.4	-1.3%	1462	1509	1640.2	-8.0%	92.8%
Drugs	275	266	297.8	-10.7%	1273	1173	1267.4	-7.4%	91.6%
Selected Non-Criminal									
Missing Person ¹	977	n/a	886.0	n/a	3806	n/a	3520.0	n/a	
Domestic Information	3176	3186	3205.4	-0.6%	13472	12985	12942.6	0.3%	
Domestic Standby	225	192	240.2	-20.1%	995	877	971.2	-9.7%	N/A
Total Selected Non-Criminal	4378	n/a	4331.6	n/a	18273	n/a	17433.8	n/a	
Total Selected Other	4983	n/a	5041.8	n/a	21008	n/a	20341.4	n/a	

Source: Sentry, January 2020

Drug Incidents²

	4th Quarter Number of Incidents				Year to Date Number of Incidents				
	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	Trend
DRUGS									
Demand	172	180	197.6	-8.9%	886	758	824.2	-8.0%	
Supply	103	86	100.2	-14.2%	387	415	443.2	-6.4%	
Total	275	266	297.8	-10.7%	1273	1173	1267.4	-7.4%	
Drug Type									
Cannabis	14	16	87.2	-81.7%	251	47	423.2	-88.9%	
Cocaine/Crack	58	55	74.4	-26.1%	240	212	333.8	-36.5%	
Heroin	28	8	22.8	-64.9%	114	61	89.0	-31.5%	
Methamphetamine/Crystal Meth	130	136	76.0	78.9%	472	633	268.2	136.0%	
Opiates	23	21	14.2	47.9%	89	104	62.4	66.7%	
All Other Drugs	22	30	23.2	29.3%	107	116	90.8	27.8%	
Total	275	266	297.8	-10.7%	1273	1173	1267.4	-7.4%	

Source: Sentry, January 2020

¹Missing persons are counted by the number of missing individuals.

²'Demand' is a roll-up of all drug possession incidents where the drug offence represented the most serious offence on the incident; 'Supply' includes possession for the purpose of trafficking, trafficking, importation/exportation and cultivation.



Weapons and Intimidation Usage in Violent Crime

4TH QUARTER 2019

Most Serious Weapon Present

	4th Quarter Number of Incidents				Year to Date Number of Incidents			
	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)
WEAPON TYPE								
Firearm	90	113	86	31.7%	359	393	176	123.3%
Edged Weapon	233	230	198	16.2%	881	871	468	86.1%
Club/Blunt Object	50	74	45	63.7%	252	275	123	123.6%
Other Weapon	407	385	311	23.6%	1438	1639	699	134.5%
Unknown	40	43	39	9.1%	219	179	114	57.0%
Physical force	1741	1768	1439	22.9%	7226	7045	3501	101.2%
Verbal Threat	288	264	201	31.3%	1081	1039	493	110.7%
No weapon	233	213	192	11.1%	850	970	429	126.3%
Total	3082	3090	2511	23.0%	12306	12411	6003	106.7%

Source: Sentry, January 2020

Unit of Count: Incident based on reporting date. Most serious weapon present per incident where at least one violent offence occurred.

Injury Level of Victims by Weapon Type (Most serious weapon Used)

	4th Quarter Number of Incidents					Year to Date Number of Incidents				
	Death	Major	Minor	Unknown / Not Stated	Total	Death	Major	Minor	Unknown / Not Stated	Total
WEAPON TYPE										
Firearm	2	8	10	0	20	4	29	28	0	61
Edged Weapon	0	41	31	0	72	2	178	95	1	276
Club	0	8	41	2	51	0	52	108	2	162
Other	2	31	222	8	263	6	163	815	20	1004
Physical force	0	72	912	49	1033	1	460	3480	142	4083
Unknown	2	8	14	5	29	9	37	42	50	138
TOTAL INJURED	6	168	1230	64	1468	22	919	4568	215	5724

Source: Sentry, January 2020

Unit of Count: Victim. Most serious injury sustained per victim of violent offence incident.

¹ "Edged weapon" includes weapons classified as cutting and piercing instruments.

² "Other" weapons include any physical object not classified otherwise, such as fire, vehicle, body fluids, beverages and their containers, strangulation/ligature instruments, etc.

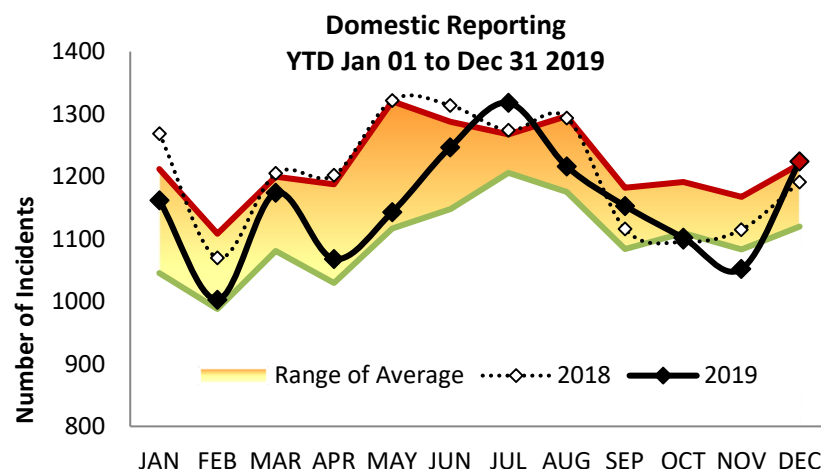
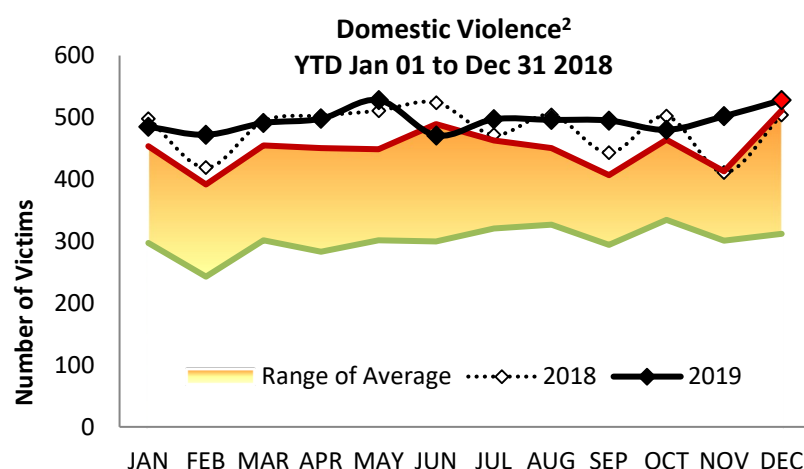


Domestic Related Statistics

4TH QUARTER 2019

	4th Quarter Number of Victims				Year to Date Number of Victims				
	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	% Cleared 2019
VIOLENT CRIMES*									
Homicide ¹	1	0	2.6	-100.0%	7	7	7.8	-10.3%	100.0%
Other Offences Causing Death	0	0	0.0	0.0%	0	0	0	0.0%	-
Attempted Homicide	1	0	1.0	-100.0%	2	3	3.8	-21.1%	100.0%
Sex Offences	91	121	67.2	80.1%	413	433	271.8	59.3%	33.3%
Assault									
Level 3 - Aggravated	6	15	6.4	134.4%	23	52	22	136.4%	96.2%
Level 2 - Weapon/Bodily Harm	215	209	162.4	28.7%	864	901	617.8	45.8%	67.7%
Level 1 - Common Assault	888	957	758.4	26.2%	3757	3760	2968.6	26.7%	47.3%
Assault Police Officer	12	7	6.8	2.9%	25	27	18	50.0%	100.0%
Discharge Firearm with Intent	0	1	0.0	n/a	1	1	0.2	400.0%	0.0%
Other Assaults	4	4	1.2	233.3%	5	13	7.8	66.7%	46.2%
Total Assault	1125	1193	935.2	27.6%	4675	4754	3634.4	30.8%	52.0%
Miscellaneous Violent Crime	199	195	162.8	19.8%	690	748	590.4	26.7%	57.9%
TOTAL VIOLENT CRIMES	1417	1509	1168	29.3%	5787	5945	4506	31.9%	51.4%

Source: Sentry, January 2020



	4th Quarter Number of Reports				Year to Date Number of Reports			
	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)	2018	2019	5yr AVG (2014-2018)	% Change (5 Year)
DOMESTIC REPORTING								
Domestic Information	3176	3186	3205.4	-0.6%	13472	12985	12942.6	0.3%
Domestic Standby	225	192	240.2	-20.1%	995	877	971.2	-9.7%
TOTAL INFORMATIONS	3401	3378	3445.6	-1.9%	14467	13862	13913.8	-0.4%

Source: Sentry, January 2020

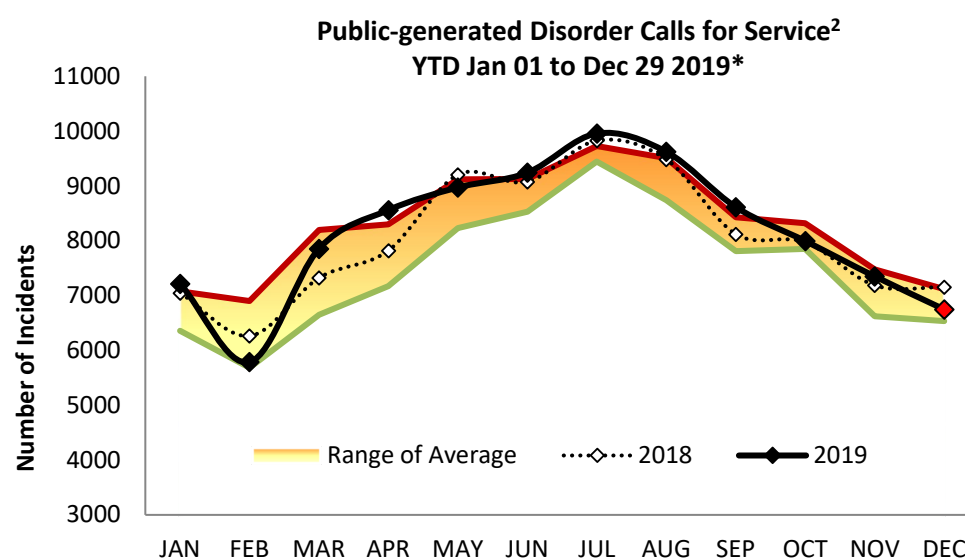
¹Due to the dynamic nature of homicide investigations these numbers may have been updated manually to reflect the current homicide count. Due to manual updating, it's possible that 1 or more homicides may be reflected in the assault category. Homicide counts are provided by the homicide unit. ²The range of average is calculated as 1 standard deviation above and 1 below the calculated average for the previous five year period.



Calgary Disorder Statistics

4TH QUARTER 2019

	4th Quarter				Year to Date			
	Number of Events		5 yr AVG		Number of Events		5 yr AVG	
	2018	2019	(2014-2018)	% Change (5 Year)	2018	2019	(2014-2018)	% Change (5 Year)
SOCIAL DISORDER								
Social Disorder								
Disturbance	2650	2565	2710	-5.4%	11707	11799	11497	2.6%
Drugs	490	437	524	-16.6%	2549	2238	2509	-10.8%
Indecent Act	110	89	117	-23.7%	593	548	615	-10.9%
Intoxicated Persons	583	433	853	-49.2%	2832	2188	4058	-46.1%
Landlord Tenant	619	609	640	-4.9%	2841	2714	2794	-2.8%
Mental Health Concern	975	1023	920	11.2%	4092	4076	3681	10.7%
Neighbour Dispute	482	496	451	10.0%	2484	2510	2255	11.3%
Noise Complaint	784	688	863	-20.2%	4086	3577	4607	-22.4%
Party Complaint	230	181	302	-40.0%	1540	1265	1775	-28.7%
Possible Gunshots	149	174	155	12.3%	781	862	806	6.9%
Prostitution	14	6	30	-80.3%	75	48	159	-69.8%
Speeder	77	59	110	-46.6%	506	500	687	-27.2%
Suspicious Person	5563	5421	5202	4.2%	23621	25384	22350	13.6%
Suspicious Vehicle	2481	2206	2586	-14.7%	10967	10095	10824	-6.7%
Threats	392	371	628	-40.9%	1645	1660	2544	-34.8%
Unwanted Guest	5117	5594	4234	32.1%	19333	21255	16048	32.4%
TOTAL SOCIAL DISORDER	20716	20352	20346	0.0%	89652	90719	87576	3.6%
Physical Disorder								
Abandoned Auto	135	136	137	-0.9%	630	497	474	4.8%
Fire	343	302	374	-19.3%	1514	1338	1665	-19.7%
Property Damage ¹	1120	1303	1102	18.2%	4688	5365	4744	13.1%
TOTAL PHYSICAL DISORDER	1598	1741	1613.4	7.9%	6832	7200	6883	4.6%
TOTAL DISORDER	22314	22093	21959	0.6%	96484	97919	94460	3.7%



Dispatched, advised and callback calls are included.

¹ The majority of Property Damage calls result in *Criminal Code* reports, which are counted under 'Other Property Crimes'. ² The range of average is calculated as 1 standard deviation above and 1 below the calculated average for the previous five-year period. *2019 data excludes December 30th and 31st due to technical issues.

Calgary Crime Statistics

4TH QUARTER 2019									
VIOLENT CRIMES ¹	4th Quarter			Year to Date			Accumulated to Date		
	Number of Victims			Number of Victims			Percentage Cleared		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
Homicide²									
1st Degree	4	2	4	12	6	12	83.3%	33.3%	33.3%
2nd Degree	5	3	1	15	9	7	86.7%	88.9%	85.7%
Manslaughter	1	1	1	3	3	1	66.7%	66.7%	100.0%
Infanticide	1	0	0	1	0	0	100.0%	-	-
Total	11	6	6	31	18	20	83.9%	66.7%	55.0%
Other Offences Causing Death									
Criminal Negligence	0	0	0	4	1	0	100.0%	100.0%	-
Other Offences Causing Death	0	0	0	0	0	0	-	-	-
Total	0	0	0	4	1	0	100.0%	100.0%	-
Attempted Homicide									
Attempted Murder	8	10	1	18	21	8	55.6%	71.4%	75.0%
Conspiracy to Commit	0	0	0	0	0	0	-	-	-
Total	8	10	1	18	21	8	55.6%	71.4%	75.0%
Sex Offences									
Level 3, aggravated	0	1	3	5	4	5	60.0%	50.0%	20.0%
Level 2, weapon or bodily harm	11	12	14	31	42	37	29.0%	23.8%	27.0%
Level 1	270	236	232	943	984	957	31.3%	29.3%	23.9%
Other	50	64	78	214	302	316	32.7%	37.4%	37.3%
Total	331	313	327	1193	1332	1315	31.6%	31.0%	27.2%
Robbery³									
Financial	19	4	8	49	36	29	55.1%	63.9%	72.4%
Commercial	104	78	145	315	305	383	46.0%	37.7%	39.2%
Home Invasion	19	12	16	73	58	63	27.4%	24.1%	27.0%
Person	134	198	154	523	673	635	22.6%	25.3%	24.9%
Robbery of Firearm	1	0	0	1	1	2	100.0%	0.0%	50.0%
Total	277	292	324	961	1073	1113	32.4%	30.0%	31.2%
Assault									
Level 3 - Aggravated	19	13	30	99	77	125	75.8%	83.1%	84.0%
Level 2 - Weapon/Bodily Harm	578	692	643	2287	2652	2691	51.6%	50.6%	53.6%
Level 1 - Common Assault	1410	1473	1547	5346	6086	6255	48.7%	43.8%	49.5%
Assault Police Officer	81	116	90	288	358	328	98.6%	95.0%	95.4%
Discharge Firearm with Intent	5	7	11	18	22	58	44.4%	54.5%	34.5%
Other Assaults	22	26	36	68	84	122	66.2%	51.2%	65.6%
Total	2115	2327	2357	8106	9279	9579	51.8%	48.2%	52.8%
Miscellaneous Violent Crime									
Kidnapping/Abduction	5	17	2	36	48	39	44.4%	54.2%	56.4%
Forcible Confinement	27	36	19	88	98	91	77.3%	81.6%	73.6%
Extortion	22	52	23	65	140	80	27.7%	12.1%	12.5%
Criminal Harassment	80	96	83	307	375	377	47.6%	41.9%	43.8%
Uttering Threats	257	306	312	936	1057	1135	45.0%	39.7%	46.0%
Threatening/Harassing Communications	56	46	59	210	203	228	14.3%	4.9%	16.7%
Other Violent Crime	13	11	13	41	42	38	58.5%	76.2%	71.1%
Total	460	564	511	1683	1963	1988	43.0%	37.8%	42.8%
TOTAL VIOLENT CRIMES	3202	3512	3526	11996	13687	14023	47.1%	43.7%	47.3%

Calgary Crime Statistics

4TH QUARTER 2019									
PROPERTY CRIMES	4th Quarter Number of Incidents			Year to Date Number of Incidents			Accumulated to Date Percentage Cleared		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
Break and Enter									
Dwelling	647	630	503	2397	2636	2300	8.0%	8.4%	9.6%
Commercial	1428	1235	1304	4618	5069	5839	9.1%	9.4%	8.0%
Other B&E	553	507	478	1964	2072	2217	4.3%	3.5%	2.3%
Unlawfully in Residence	16	20	17	55	65	62	78.2%	69.2%	66.1%
B&E Firearms	10	12	17	49	41	60	8.2%	7.3%	1.7%
Break and Enter Total	2654	2404	2319	9083	9883	10478	8.2%	8.3%	7.4%
Theft									
Theft Over	154	211	263	600	837	1006	7.5%	6.2%	5.7%
Theft Under	1709	1357	1241	7646	6793	6034	9.0%	7.2%	6.6%
From Vehicle Over	96	83	81	428	360	375	1.6%	0.8%	1.1%
From Vehicle Under	3820	3714	4076	14416	14480	16724	1.6%	1.3%	1.0%
Possession Stolen Property	314	294	273	1119	1141	1174	89.7%	85.5%	77.9%
Shoplift Over	18	11	12	50	49	65	30.0%	16.3%	30.8%
Shoplift Under	1282	1634	1702	4752	6189	7183	48.8%	42.6%	40.3%
Theft Total	7393	7304	7648	29011	29849	32561	14.8%	14.6%	13.7%
Vehicle Theft									
Vehicle Theft	1935	1623	1638	6866	6919	6927	5.5%	5.4%	4.5%
Vehicle Theft Total	1935	1623	1638	6866	6919	6927	5.5%	5.4%	4.5%
Fraud									
False Pretences	35	28	29	136	125	99	11.8%	12.8%	16.2%
Forgery/Uttering	119	133	159	587	555	700	34.6%	38.4%	29.9%
Computer	8	18	10	41	57	58	2.4%	5.3%	3.4%
Identity Theft/Fraud/Personation	118	120	128	433	480	542	27.9%	27.7%	32.7%
Food/Lodging/Transportation	59	62	44	230	256	210	47.8%	50.0%	46.2%
Defraud Person	424	407	401	1538	1875	1735	21.8%	16.9%	14.9%
Credit Card	540	545	547	2137	2077	2276	20.3%	17.9%	17.3%
Fraud - Other	7	24	37	35	160	138	28.6%	9.4%	27.5%
Fraud Total	1310	1337	1355	5137	5585	5758	24.0%	21.4%	20.7%
Other Property Crimes									
Arson	27	51	34	154	157	121	9.1%	10.8%	17.4%
Mischief	502	446	484	1839	1916	1926	23.7%	22.9%	22.2%
Vehicle Damage	653	705	736	2869	3037	3155	5.8%	5.6%	5.6%
Altering/Removing VIN	0	0	0	2	2	5	0.0%	0.0%	0.0%
Other Property Crimes Total	1182	1202	1254	4864	5112	5207	12.7%	12.2%	12.0%
TOTAL PROPERTY CRIMES	14474	13870	14214	54961	57348	60931	13.2%	12.8%	12.1%

Calgary Crime Statistics

4TH QUARTER 2019									
OTHER CRIMINAL CODE	4th Quarter Number of Incidents			Year to Date Number of Incidents			Accumulated to Date Percentage Cleared		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
Vice									
Impede/Communicate	0	0	0	0	1	0	-	100.0%	-
Live on Avails	0	0	0	1	1	1	100.0%	0.0%	100.0%
Bawdy House	0	0	0	0	0	0	-	-	-
Procure/Solicit	1	0	0	3	30	17	33.3%	90.0%	82.4%
Vice Total	1	0	0	4	32	18	50.0%	87.5%	83.3%
Gaming									
Betting/Gaming House	0	0	0	0	0	0	-	-	-
Other Gaming	0	2	0	0	2	0	-	50.0%	-
Gaming Total	0	2	0	0	2	0			
Weapon Related									
Explosives	1	1	0	2	3	0	50.0%	33.3%	-
Importation/Exportation	0	0	0	1	0	0	100.0%	-	-
Weapons Trafficking	0	1	1	1	4	7	100.0%	25.0%	85.7%
Possession Offences	102	102	107	338	405	549	95.3%	92.6%	94.0%
Weapons Administration Offences	0	0	1	1	0	2	100.0%	-	100.0%
Unsafe Storage	2	1	1	10	7	6	90.0%	57.1%	50.0%
Weapon Related Total	105	105	110	353	419	564	94.9%	90.9%	93.4%
Miscellaneous CC Offences									
Counterfeiting	61	72	96	447	502	360	8.7%	8.8%	7.5%
Obstruct Peace Officer	29	26	34	99	117	139	97.0%	97.4%	97.8%
Bail Violation/Fail to Attend ³	1864	2473	1024	5716	9396	8573	99.4%	99.3%	99.3%
Fail to Comply with Probation ³	92	109	84	302	342	448	97.0%	98.0%	97.8%
Escape Custody/UAL	62	65	33	203	247	192	99.5%	100.0%	98.4%
Attempt to commit/Accessory	0	1	0	1	2	0	100.0%	0.0%	-
Indecent Acts	20	30	18	143	124	102	26.6%	26.6%	29.4%
Miscellaneous Criminal Code	97	93	96	374	391	430	67.1%	75.2%	68.8%
Miscellaneous CC Offences Total	2225	2869	1385	7285	11121	10244	90.6%	93.5%	94.0%
Other Criminal Code Violations Total	2331	2976	1495	7642	11574	10826	90.8%	93.4%	94.0%

Calgary Crime Statistics

4TH QUARTER 2019									
SELECTED OTHER	4th Quarter Number of Incidents			Year to Date Number of Incidents			Accumulated to Date Percentage Cleared		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
Criminal Code Traffic									
Impaired Causing Death	0	0	1	2	1	1	100.0%	100.0%	0.0%
Impaired Causing Harm	2	1	3	4	4	7	100.0%	50.0%	71.4%
Impaired > .08	44	23	24	144	127	91	99.3%	100.0%	98.9%
Impaired Driving	189	168	223	719	676	772	97.8%	96.6%	95.5%
Fail/Refuse	24	25	25	97	103	117	99.0%	100.0%	100.0%
Dangerous Operation Causing Death	0	0	1	1	0	3	0.0%	-	66.7%
Dangerous Operation Causing Harm	2	2	1	8	13	9	87.5%	92.3%	88.9%
Dangerous Operation of Motor Vehicle	38	36	40	154	158	169	94.8%	92.4%	86.4%
Fail to Stop/Remain	0	0	0	0	0	0	-	-	-
Other CC Traffic	99	66	76	354	333	267	96.9%	98.8%	100.0%
Criminal Code Traffic Total	412	330	407	1536	1462	1509	96.2%	95.8%	92.8%
Drugs									
Possession	217	169	176	854	882	739	94.0%	93.0%	94.5%
Possession for Purpose	44	59	44	233	238	244	97.0%	96.6%	92.6%
Trafficking	21	45	44	98	145	177	85.7%	89.7%	81.9%
Cultivation/Production	1	2	0	7	7	5	57.1%	57.1%	20.0%
Importation/Export	0	0	1	1	1	4	0.0%	0.0%	50.0%
Drugs Total	283	275	266	1193	1273	1173	93.6%	93.0%	91.6%
Selected Non-Criminal									
Missing Person ⁴	977	n/a	886	n/a	3806	n/a			
Domestic Information	3331	3176	3186	12354	13472	12985	N/A	N/A	N/A
Domestic Standby	252	225	192	971	995	877			
Selected Non-Criminal Total	4562	4378	n/a	17149	18273	n/a			

¹Violent crimes are counted at the victim level using the most serious violation against each victim in an incident. ²Due to the dynamic nature of homicide investigations these numbers may have been updated manually to reflect the current homicide count. Due to manual updating, it's possible that 1 or more homicides may be reflected in the assault category. Homicide counts are provided by the homicide unit. ³Robbery and all other crimes, as well as selected domestic non-criminal incidents, are counted at the incident level using the most serious offence in the incident. ⁴A change made to the way in which bail violations and failures to appear/attend violations in 2017 makes the numbers for these categories non-comparable across the five-year period. ⁵Missing persons are counted by the number of missing individuals.



Calgary Crime Statistics by Rate of Population

2015 to 2019

Count						Rate per 100,000 population						
2015	2016	2017	2018	2019	1 YR CHG		2015	2016	2017	2018	2019	1 YR CHG
1230915	1235171	1246337	1267344	1285711	1.4%	Population	1230915	1235171	1246337	1267344	1285711	1.4%
						VIOLENT CRIMES ¹						
37	30	31	18	20	11.1%	Homicide ²	3.0	2.4	2.5	1.4	1.6	9.5%
2	1	4	1	0	-100.0%	Other Offences Causing Death	0.2	0.1	0.3	0.1	0.0	-100.0%
23	13	18	21	8	-61.9%	Attempted Homicide	1.9	1.1	1.4	1.7	0.6	-62.4%
868	929	1193	1332	1315	-1.3%	Sex Offences	70.5	75.2	95.7	105.1	102.3	-2.7%
970	820	961	1073	1113	3.7%	Robbery ³	78.8	66.4	77.1	84.7	86.6	2.2%
6360	6845	8106	9279	9579	3.2%	Assault	516.7	554.2	650.4	732.2	745.0	1.8%
1421	1515	1683	1963	1988	1.3%	Miscellaneous Violent Crime	115.4	122.7	135.0	154.9	154.6	-0.2%
9681	10153	11996	13687	14023	2.5%	TOTAL VIOLENT CRIMES	786.5	822.0	962.5	1080.0	1090.7	1.0%
						PROPERTY CRIMES						
9009	8423	9083	9883	10478	6.0%	Break and Enter	731.9	681.9	728.8	779.8	815.0	4.5%
25911	27257	29011	29849	32561	9.1%	Theft	2105.0	2206.7	2327.7	2355.2	2532.5	7.5%
5498	5806	6866	6919	6927	0.1%	Vehicle Theft (incl attempts)	446.7	470.1	550.9	545.9	538.8	-1.3%
3884	4650	5137	5585	5758	3.1%	Fraud	315.5	376.5	412.2	440.7	447.8	1.6%
5721	5076	4864	5112	5207	1.9%	Other Property Crimes	464.8	411.0	390.3	403.4	405.0	0.4%
50023	51212	54961	57348	60931	6.2%	TOTAL PROPERTY CRIMES	4063.9	4146.1	4409.8	4525.1	4739.1	4.7%
						OTHER CRIMINAL CODE						
67	54	4	32	18	-43.8%	Vice	5.4	4.4	0.3	2.5	1.4	-44.6%
1	0	0	2	0	-100.0%	Gaming	0.1	0.0	0.0	0.2	0.0	-100.0%
315	326	353	419	564	34.6%	Weapon Related	25.6	26.4	28.3	33.1	43.9	32.7%
3975	4018	7285	11121	10244	-7.9%	Miscellaneous	322.9	325.3	584.5	877.5	796.8	-9.2%
4358	4398	7642	11574	10826	-6.5%	TOTAL OTHER CRIMINAL CODE	354.0	356.1	613.2	913.2	842.0	-7.8%
64062	65763	74599	82609	85780	3.8%	TOTAL CC (excluding traffic)	5204.4	5324.2	5985.5	6518.3	6671.8	2.4%
1823	1216	1536	1462	1509	3.2%	CRIMINAL CODE TRAFFIC	148.1	98.4	123.2	115.4	117.4	1.7%
65885	66979	76135	84071	87289	3.8%	TOTAL CRIMINAL CODE	5352.5	5422.6	6108.7	6633.6	6789.2	2.3%
1164	1219	1193	1273	1173	-7.9%	TOTAL DRUGS	94.6	98.7	95.7	100.4	91.2	-9.2%

¹ Violent crimes are counted at the victim level using the most serious violation against each victim in an incident. ² Due to the dynamic nature of homicide investigations these numbers may have been updated manually to reflect the current homicide count. Due to manual updating, it's possible that 1 or more homicides may be reflected in the assault category. Homicide counts are provided by the homicide unit. ³ Robbery and all other crimes, as well as selected domestic non-criminal incidents, are counted at the incident level using the most serious offence in the incident.

ANNUAL REPORT TO THE COMMUNITY CALGARY POLICE COMMISSION

2019



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Headshots and community dinner photos provided by Honey Creative.
All other photos provided by the Calgary Police Service.

MESSAGE FROM THE CHAIR

Dear fellow Calgarians,

2019 was a transformational year for the Calgary Police Service. It was a year of change and progress that involved welcoming new leadership and strengthening the organization's ability to meet the safety and security needs of Calgarians.

In March the Commission announced Mark Neufeld as Calgary's new Chief Constable, followed by a public swearing-in ceremony in June to welcome him to our community. The remainder of the year involved supporting the Chief as he focused on understanding and addressing employee needs and building a strong, cohesive leadership team capable of moving the Calgary Police Service into the future.



The Commission also saw a leadership change, with former Chair Brian Thiessen stepping away after dedicating four years to making Calgary a safer place to live. He left a lasting legacy by guiding CPS to become a more fair and inclusive workplace and by working to secure the resources CPS needs to keep our City safe.

It is an honour for me to take on the role of Chair and to continue to advance those priorities in concrete and measurable ways. We have an ambitious agenda that will focus on innovation and modernization.

I am proud to work with a group of distinguished and dedicated volunteer Commissioners, and I look forward to moving our agenda forward with the guidance, advice, and influence of each and every Commission member. We will remain focused on delivering on our mandate to provide independent oversight to ensure a safe community. We will continue to earn the trust of the citizens we represent by operating with a combination of collaboration and open decision-making.

We will not shy away from difficult discussions or decisions. At the same time, we will continue to support the Calgary Police Service in its service to Calgarians and will look for opportunities to acknowledge the exceptional work of CPS employees who serve our community with loyalty and pride.

We look forward to the coming year and all that it brings.

Sincerely,
Bonita Croft

COMMISSION OVERVIEW

RELATIONSHIP TO ALBERTA JUSTICE

The Calgary Police Commission is accountable to Alberta Justice and Solicitor General. The Province sets the standards for effective policing in Alberta, and through the Alberta Police Act, sets out the requirements and responsibilities for police commissions, Public Complaint Directors, municipalities, and police services.

We uphold and value the core principles of police oversight in Alberta:

1. The participation of the public in determining the priorities is essential.
2. The police service must be accountable to the public.
3. The police service must operate in the absence of political influence.

The Calgary Police Commission remains committed to fulfilling our legislated responsibilities, as well as our responsibilities outlined in the Alberta Policing Oversight Standards. The standards require police oversight agencies to ensure efficient and effective policing, and to provide a way to receive and monitor public complaints against the police service.

When last measured, the Calgary Police Commission achieved full compliance with the Provincial Policing Oversight Standards. A review by the Province confirmed that the Commission has well-developed policies and practices that promote and support police oversight.

RELATIONSHIP TO CALGARY CITY COUNCIL

The Police Act provides for the City to establish a municipal commission. The Calgary Police Commission operates in accordance with the City's Calgary Police Commission bylaw. The bylaw reiterates and refines the responsibilities of the Commission, and outlines duties and procedures, including for the creation and appointment of members. City Council appoints members to the Calgary Police Commission, drawing upon the expertise and experience available in the community.

In consultation with the Chief Constable, the Commission is responsible for allocating funds for policing that are provided through City Council. The Commission regularly provides reports and presentations to City Council on the financial status of CPS and works to ensure information flows seamlessly between the Commission, CPS, and the City.

Each year, the Calgary Police Commission and the Calgary Police Service present an annual report to the Standing Policy Committee on Community and Protective Services. This includes a report on the activities and highlights from the previous year.

The Commission also presents annual financial statements and the results of the external audit to the City's audit committee.

We continually strive to ensure we have a strong working relationship with our partners, including the City of Calgary.

OVERSIGHT IN PRACTICE

Providing independent civilian oversight and governance of the Calgary Police Service to ensure a safe community

PUBLIC MEETINGS

In 2019, the Calgary Police Commission held eight public meetings. The Commission provides advance notice of upcoming meetings through media and on its website. Agendas, reports and minutes of those meetings are also on the Commission's website.

The Commission welcomes both media and public guests to attend meetings to show accountability to the community and to be fully transparent about its oversight activities.

The Commission receives presentations and reports from the Calgary Police Service on various aspects of police operations, priorities, accomplishments and challenges. In 2019, topics included:

- Mental health initiatives and mental health training for officers
- Crime and safety near Calgary's supervised consumption site
- Modernization of the Professional Standards Section
- The report into the departure of the Chief Human Resource Officer and management's response
- Human resources reforms
- Red Mile safety plan
- Info posts – collection of identifying information during in-person encounters for intelligence purposes
- Prevention of radicalization and extremism – ReDirect program
- CPS Indigenous strategy
- CPS engagement with gender and sexually diverse communities
- Recruitment of sworn members
- Psychological services for members
- Calgary crime environment

OVERSIGHT IN PRACTICE

Commission work is supported by three standing committees that meet eight times per year: Governance & Personnel, Finance & Audit, and Complaint Oversight. Ad hoc committees are created as needed, such as a search committee for hiring a Chief Constable.

GOVERNANCE & PERSONNEL COMMITTEE

As part of the Commission's responsibility to establish policies for efficient and effective policing, this committee considers the financial, privacy, personnel, and public interest implications of CPS policies and decisions. This committee also establishes the evaluation framework and evaluates the performance of the Chief Constable.

FINANCE & AUDIT COMMITTEE

This committee works closely with CPS on analyzing the budget allocated by city council to ensure a responsible business plan and budget are presented to city council to ensure CPS has the resources it needs to keep the City safe.

COMPLAINT OVERSIGHT COMMITTEE

With the support of the Public Complaint Director, this committee monitors and oversees the public complaint process. While CPS is responsible for investigating complaints, the Commission and the Public Complaint Director ensure investigations are thorough, fair to all parties, and are conducted in accordance with laws and policies.

SEARCH COMMITTEE (ended March 2019)

Following the retirement of Chief Constable Chaffin in 2018, the Commission established a committee to lead the search process. The committee partnered with an executive search firm to assist with a fair, transparent and competitive search. The committee conducted extensive engagement activities with citizens, employees, and partners to understand

the priorities and qualities desired in Calgary's next Chief. The information gathered from the engagement activities was used to develop a position profile. The committee then accepted applications, shortlisted candidates, conducted interviews and reference checks before selecting a successful applicant.



OUR MEMBERS

Bonita Croft, Q.C., ICD.D. – Incoming Chair

(Nov 2018 – present) is Vice-President Legal Affairs, Corporate with Suncor Energy Inc. A leader in the areas of corporate governance, legal risk management, business ethics, and anti-corruption, Chair Croft has more than two decades as a lawyer and executive in global, publicly traded energy companies.

Chair Croft holds a B.A. (hons) from Mount Allison University, an LL.B from Dalhousie University and was appointed Queen's Counsel for Alberta in 2014. She is also a graduate of the Institute of Corporate Director's Director Education Program.



Brian Thiessen, Q.C. – Outgoing Chair (Nov 2015 - Nov 2019)

is a Calgary lawyer and a partner at Osler, Hoskin & Harcourt LLP. His practice focuses on employment, labour, and workplace privacy law where he engages on workplace investigations, employment disputes, human rights complaints, and privacy compliance on behalf of his clients.

He is among Canada's top business lawyers and has received numerous recognitions including Chambers Canada: Canada's Leading Lawyers for Business from 2011 to 2018, and the Best Lawyers in Canada from 2011 to 2018.

As a certified human resource professional and certified information and privacy professional, he works extensively on developing best practices in employment, privacy and governance with employers and their boards of directors.

Commissioner Thiessen has a Juris Doctor, Law from the University of Calgary and a Bachelor of Commerce (Honours) from Queen's University. As a dedicated community volunteer, he has received the Debra Dean Award for outstanding contribution for work with the Board of Directors of Ronald McDonald House Southern Alberta.



OUR MEMBERS

Jennifer Forrest - Vice-Chair (July 2018 - Feb 2020) is a lawyer, corporate governance and certified compensation and benefits professional. She has held various senior leadership positions in the energy infrastructure sector, including corporate secretary, and senior management roles overseeing mandates including facility management, human resources, and commercial services.

Commissioner Forrest holds a B.A. from the University of Lethbridge, an M.A. from the University of Toronto, and an LL.B. from the University of Calgary.

Her community volunteer work extends to the post-secondary and non-profit sectors. She is currently Vice Chair of the Board of Governors of the University of Lethbridge.

She is also a board member and Vice President of The Elder Statesmen Group, a non-profit organization dedicated to providing safe, comfortable and affordable housing for senior citizens of Calgary.



Richard Sigurdson, PhD - Vice-chair (Nov 2015 – present) has spent almost three decades in academic and administrative roles in universities across the country. He is currently the Dean of the Faculty of Arts at the University of Calgary.

Prior to moving to Calgary in 2012, Commissioner Sigurdson served as Dean, Faculty of Arts and Acting Provost at the University of Manitoba where he also held the Duff Roblin Professorship of Government. A political scientist by training, he has published on a variety of topics, from the history of political theory to the Charter of Rights in Canada.

As an administrator, his focus has been on internationalization, indigenous teaching and learning, and improving the student experience.

Commissioner Sigurdson has a long-standing commitment to public service, volunteerism, and engagement with the community. He has served on the Manitoba Electoral Boundaries Commission, and has co-chaired the University of Calgary's United Way campaign.

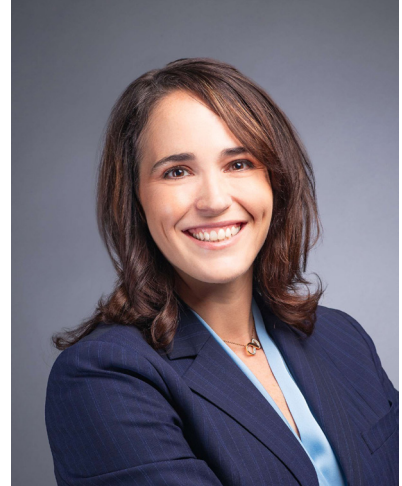


OUR MEMBERS

Kathy Bolton, CA, ICD.D. (July 2018 – Jan 2020) is co-founder of BluEarth Renewables, a renewable energy company headquartered in Calgary. She is responsible for financial and strategic planning, corporate planning and reporting, risk management, insurance, treasury functions and human resources. With over 15 years experience, Commissioner Bolton has been involved in several aspects of the development life cycle, including securing project financing, negotiating partnership agreements, securing contracts for major equipment and services, and managing financial and insurance risk.

Prior to BluEarth, Commissioner Bolton was Chief Financial Officer for Canadian Hydro Developers.

She holds a Bachelor of Commerce in Accounting from the University of Saskatchewan, is a Chartered Professional Accountant and a graduate of the Institute of Corporate Directors Director Education Program.



Amira Dassouki (Nov 2017 – Nov 2019) is a born and raised Calgarian who values community involvement. She has spent time volunteering with organizations such as the Calgary Women's Centre, the Junior Achievement Southern Alberta Company Program, and the University of Calgary.

As a compensation consultant, Commissioner Dassouki helps clients in various industries resolve compensation issues by conducting and providing statistical trend analysis. She has led projects for clients in various industries including the financial, hospitality, social services, post-secondary, and municipality sectors. She has an affinity for numbers and enjoys applying them to real-life uncertainties.

Commissioner Dassouki is a University of Calgary graduate with a Bachelor of Science in actuarial science and a minor in statistics.



OUR MEMBERS

Jyoti Gondek, PhD (Nov 2017 – present) is the City of Calgary Councillor for Ward 3. Previously, Councillor Gondek was the Director of the Westman Centre for Real Estate Studies and an adjunct professor at the University of Calgary's Haskayne School of Business. In the 12 years prior to her work at the university, she provided consulting services ranging from creating complete communities to fostering healthy corporate cultures. Councillor Gondek also has private sector experience in financial services and public sector experience as a policy analyst.

Councillor Gondek holds a PhD in urban sociology and an MA in organizational sociology. She has served the community in a variety of volunteer capacities, including Calgary Planning Commission, the Community Representation Task Force, Northern Hills Community Association, Vivo for Healthier Generations, Urban Land Institute Alberta, and the National Executive Forum on Public Property. She has been recognized for her contributions to community through the 2012 Queen Elizabeth II Diamond Jubilee Medal and the 2016 Angus Reid Applied Sociology Award.



Roy Goodall, ICD.D. (Nov 2017 – Nov 2019) was a member of the Canadian Forces from 1962 to 2000. He spent 36 years as a communications and electronics officer in national and international (USA and Europe) defence settings.

This employment included two tours as a commanding officer and 26 years working with capital budgets, operations and maintenance budgets, as a human resource manager, a career counsellor, a recruiter, a communication security and information technology policy and system oversight manager, project management, strategic planning, mergers, and risk management.

Commissioner Goodall has extensive not-for-profit community board experience earned during his military career and after retiring. He has also completed the Institute of Corporate Directors Director Education Program.



OUR MEMBERS

Marilyn North Peigan, MA (Nov 2017 – present) works to support residential school survivors and their families through her outreach, advocacy and education role with Native Counseling Services of Alberta.

She is also specialist in the field of corporate, event, and private security, bringing a background in military training and customer service. She has extensive experience in VIP security with a focus on the Aboriginal entertainment community.

Commissioner North Peigan served with the military medical corps of the Canadian Armed Forces. After an honourable discharge, she earned a BA in psychology and an MA from Athabasca University, which covered the historical issues leading up to Canada's current situation with missing and murdered Aboriginal women.

Her contributions to the community include having served as vice-chair of the Calgary Aboriginal Urban Affairs Committee, which strived to improve the opportunities and quality of life for Aboriginal people living in Calgary. Commissioner North Peigan is proficient in the Blackfoot language and Treaty 7 territory culture. In 2012, she was awarded the Queen Elizabeth II Diamond Jubilee medal.



Councillor Ward Sutherland (Nov 2014- Nov 2019) was re-elected to Calgary's City Council in 2017 for a second term. Prior to his role as city councillor, he spent 25 years as a senior leader and manager in top-tier companies such as Sony, Tim Horton's, McDonald's, and Hartco Corporation.

Through Councillor Sutherland's volunteer work and as the president of the Rocky Ridge Royal Oak Community Association, he established a track record of positive outcomes across various levels of government, on multiple diverse issues. In 2013, he was honoured to receive the Queen Elizabeth II Diamond Jubilee Medal for his service to the community.



OUR MEMBERS

Tongjie “TJ” Zhang, PhD (Nov 2018 – present) is a cybersecurity and privacy expert and an active community leader. He holds a PhD in computer science from the University of Calgary and has worked in research, development and consulting for over 13 years. His work in cybersecurity and privacy has been published and presented at international conferences and local business media.

Commissioner Zhang currently has two Lieutenant Governor in Council of Alberta board appointments - to the Alberta Gaming, Liquor and Cannabis Commission Board, and the Council of the College of Alberta Dental Assistants. He is also a Senator in the University of Calgary Senate and board member of the Calgary Security Professionals Information Exchange Society.

Past board positions include the Credit Union Deposit Guarantee Corporation of Alberta, Chair of Calgary’s Livery Transport Advisory Committee, vice-president (Finance and Services) of the Graduate Students’ Association at the University of Calgary, Calgary representative of the Alberta Graduate Council, trustee of the Campus Trust, and vice-president internal of Junior Chamber International Calgary.



HIGHLIGHTS 2019

HIRING A NEW CHIEF CONSTABLE

Following a competitive national search process involving consultations that heard from more than 2000 Calgarians, the Calgary Police Commission selected Mark Neufeld as Calgary's Chief Constable.

Chief Neufeld is a respected leader in policing in Alberta, having spent 24 years with the Edmonton Police Service and two years as Chief of the Camrose Police Service. He was President of the Alberta Association of Chiefs of Police, a leader of its Women in Policing committee, and Chair of the Alberta Law Enforcement Response Team (ALERT) provincial board of directors.

In addition to 21 formal recognitions earned while working for the Edmonton Police Service,

he has been appointed to the Order of Merit for Police Forces, received the Queen's Diamond Jubilee medal, a Police Exemplary Service medal, a Leadership Excellence Award from the Province of Alberta, and the Integrity Award from Rotary International.

It was incoming Chief Neufeld's well-rounded career that elevated him above all other candidates. The Commission saw a people-first leader with decades of achievements building the resilient, high-performance cultures critical to enhancing community safety. He has also supplemented his accomplishments in policing with a Master's degree in criminology and police management from Cambridge University.

"The Chief sets the leadership for a service that does great work, builds communities for all Calgarians, and provides meaningful careers for all its members. I know that the Calgary Police Commission had all of this in mind in making this choice and I look forward to working with the new Chief to strengthen the service and keep us all safe."

- Mayor Naheed Nenshi, March 18, 2019



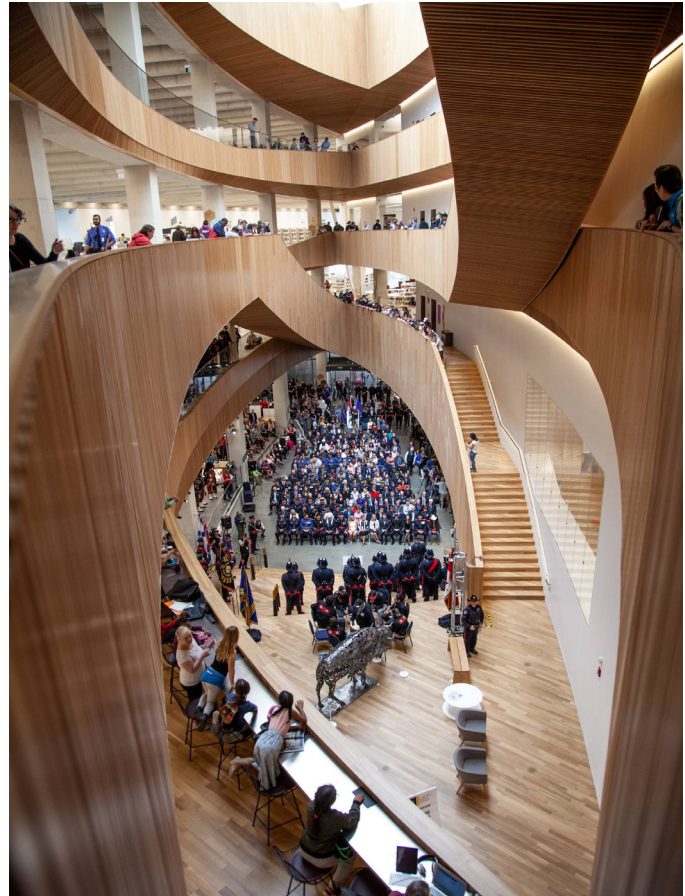
HIGHLIGHTS 2019

HOSTING PUBLIC SWEARING-IN CEREMONY

When Chief Neufeld started in the position in June, the Commission and CPS hosted a public swearing-in and change of command ceremony. The ceremony took place at the world-renowned Central Library as part of the Calgary Police Service's first-ever public change of command ceremony.

Citizens and policing partners from across the Province were invited to welcome Chief Neufeld to Calgary. More than 400 guests participated in the ceremony, signaling the openness and connection that the Commission and CPS strive to achieve with the community. Elder Gerald Meguinis from Tsuu t'ina Nation delivered an opening prayer wishing Chief Neufeld success in his role. The CPS honour guard, pipe band, mounted unit, traffic unit, diversity unit and recruit classes also participated in the ceremony.

The Honourable Madame Justice Rowbotham, Q.C. administered the oath to swear-in the Chief which was followed by the ceremonial change of command from interim Chief Constable Steve Barlow to Chief Constable Neufeld. Mayor Naheed Nenshi offered his gratitude to the Calgary Police Commission and welcomed Chief Neufeld to the City of Calgary. Buffalo Tracks Drum Circle from Tsuu t'ina nation closed the ceremony with a traditional drum circle.



“The officers here today represent different units, different districts and different areas of expertise. But they all have one thing in common - these are our neighbours. The uniforms they wear represent their service to our community. The Calgary Police Service, in its views and practices, must be a reflection of our community. A community that believes that police should act with integrity and without bias, even when no one is watching. That believes in treating neighbours with empathy and respect. And going the extra mile to make sure people feel safe, supported, and included. One of the reasons the Calgary Police Service is the most respected in our country is because the members are embraced by, and form an integral part, of the community. Today we are proud to welcome Chief Neufeld to our City, as our new Chief Constable and as a new neighbour.”

– Brian Thiessen, June 10, 2019

HIGHLIGHTS 2019

SECURING RESOURCES TO KEEP THE CITY SAFE

The Calgary Police Commission has a duty to ensure that the Calgary Police Service has the resources it needs to keep our City safe and to prevent crime.

We recognize the difficulties our community faces due to recent economic conditions, and we take seriously our responsibility to protect public safety by holding CPS accountable to manage finances, deliver value to citizens, and keep Calgary a safe place to live and do business.

The Commission has worked closely with CPS leadership in recent years to create an organization that is as lean as possible, while still providing citizens with the services and supports they expect from their police. CPS has already contributed more than \$20 million back to the City since 2017 and did not request a budget increase in 2020.

The Commission appreciates the City's efforts to minimize reductions to CPS and we will continue to do our part to look for ways to contribute to the City's need for budget reductions. At the same time, we must do so in a thoughtful manner that minimizes the impact of budget reductions on the safety of Calgarians.

In July 2019, the Commission and CPS offered to take a \$7 million cut. The Commission was clear that any cuts greater than \$7 million would impact both public safety and employee positions.

More cuts would likely mean losing police officer and civilian staff positions and putting a stop to hiring, resulting in fewer officers to respond to calls for service as CPS would not be able to replace members who resign or retire. This would leave CPS with one of the lowest citizen-to-officer ratios in the country at a time when calls for service and crime are increasing.

Crime rates in the Calgary region increased in 2018 and outpaced the crime rate increases both in Alberta and nationally, with notable increases in violence. The rates of vehicle theft were the highest in Canada while break and enters were second highest in Canada. The organization's ability to respond is largely based on the number of police officers available.

An inability to hire new members would also hamper efforts to modify the composition of the organization to better reflect the diversity of the community. This has been a priority for the Commission as it has a significant impact on the community's trust and confidence in our police in the future.



HIGHLIGHTS 2019

Additional reductions would also mean that CPS would have to look at closing units and facilities, withdrawing from some community partnerships, restricting some investigations, and slowing implementation of recommendations from independent reviews aimed at improving officer and citizen safety through improvements in training, equipment, and structures.

The Commission knows that citizens value safe communities and investment in the Calgary Police Service.

By the end of 2019, the Commission maintained there was simply no more flexibility to make cuts without changing the trajectory of Calgary's police service. Council agreed and did not make any additional cuts to the 2020 budget.

Looking ahead to 2020, the Commission will continue its diligent oversight of the CPS budget to ensure funding is spent in the most efficient way possible on safety priorities. A number of resource reviews currently underway will inform planning in 2020 and beyond.

DIVERSITY ON THE COMMISSION

The Commission aims to model the representation it expects the Calgary Police Service to achieve gender equity and diversity within the organization. The proportion of women appointed to the Commission grew from 36% in 2016 to 55% in 2019. The Commission believes the City is best served when the board is comprised of individuals who represent the diversity of our community alongside proven professional expertise.

With this in mind, the Commission works with city council to support its selection of individuals with proven professional experience from a diverse cross-section of the City to fill vacancies on the Calgary Police Commission.



HIGHLIGHTS 2019

HOSTED CANADIAN ASSOCIATION OF POLICE GOVERNANCE CONFERENCE



CAPG
AUGUST 8-11, 2019
CALGARY

The Calgary Police Commission hosted police board members from across the country in Calgary from August 9 – 11, 2019. The Canadian Association of Police Governance is a national organization that provides learning, development and collaboration opportunities for police board members throughout Canada.

CAPG supports members to understand and effectively perform their roles providing oversight and governance of police agencies while safeguarding public trust.

Strong communities are built on safety as well as service to the community. That includes service by police officers and volunteer board members. Police oversight board members are tasked with achieving safe cities by holding police accountable to make decisions that reflect community priorities.

The 2019 conference included sessions about:

- First Nations police oversight
- Human rights issues for police governance
- Board responsibilities
- Strategic planning
- Building a healthy organization
- Multi-agency collaborations supporting vulnerable communities
- Hiring a Chief

The Tsuu t'ina Nation Police Commission hosted a reception at Grey Eagle Resort & Casino, treating guests to dinner, traditional dancers, drummers, and engaging story-telling.

The Calgary Police Commission hosted an event at the YouthLink Police Interpretive Centre to highlight Calgary's internationally-recognized police museum and youth learning centre. Guests experienced the incredible stories, hands-on exhibits and empowering programs, and learned about the role CPS plays in community safety.

The event was also a fundraiser for YouthLink through interactive group painting designed by local artist and muralist Dean Stanton and a raffle to win a spot in Calgary's traditional white hat ceremony.

"Since 1950, Calgary has been presenting the white cowboy hats to visitors, dignitaries and guests. When you are presented a white hat it means you came to Calgary as a visitor however you are leaving as a friend."



HIGHLIGHTS 2019



HEARING FROM THE COMMUNITY

COMMUNITY DINNER ROUNDTABLE FEEDBACK

The roundtable discussion portion of the Calgary Police Commission community event, held on June 20, 2019, invited guests to provide their thoughts about trust in the Calgary Police Service.

The 400+ guests in attendance represented community associations, diversity groups, community agencies, elected officials, the Calgary Police Service, and community policing award recipients. Youth cadets also brought their unique experience and perspectives to the roundtable discussion.

Guests discussed three questions:

1. Do you trust CPS to address the things that matter to you and your community?
2. In what ways are you and your community building a trusting relationship with CPS?
3. What is the one thing CPS can do to be more responsive to you and your community?

Most guests expressed high levels of trust with the Calgary Police Service for reasons including: good response times, helpful and engaged community resource and diversity unit officers, being accessible and responsive to concerns, being solution-oriented and focusing on prevention, education, and community partnerships. Many noted that CPS is doing the best it can with limited time and money available. Tools like social media and body worn camera, and events like CopShop and Coffee with a Cop were highlighted as successful ways CPS is building trust.

Others noted that although CPS has improved significantly in recent years in its approach and interactions, trust takes time to build and ongoing work is still required, especially with Indigenous, LGBTQ2S+, sex workers, newcomers, ethnic groups, and other marginalized groups.

Guests voiced an appreciation for CPS efforts to prevent and reduce crime, along with an appreciation that citizens must also play a role. They described the ways they do their part to help CPS and to build trust with police, including:

- Inviting CPS members to participate in or speak at community-organized events
- Maintaining direct communication with community resource and diversity officers
- Helping CPS with training (ex. Elders helping with Indigenous training)
- Supporting community block watch programs
- Reporting crime
- Participating in Coffee with a Cop
- Participating in the cadet program
- Volunteering for CPS
- Following CPS social media and distributing information to personal networks
- Using their role in the community to encourage people to talk to police and report crimes

Inspired by the conversation during the event, a number of guests made a commitment to invite CPS to their community events and to seek feedback from their community to deliver to CPS.

HEARING FROM THE COMMUNITY

Discussion participants offered many suggestions for ways CPS could be more responsive to communities and to strengthen trust. Two topics emerged as priorities. The first was the need to remain committed to a community policing model that focuses on prevention, especially youth programs. Face-to-face, positive interactions such as attending community events (youth sports, round dance, community association meetings) and being involved/visible in positive ways (not just when called) are key to building trust. The community values school resource officers and many feel that more SROs are needed.

The other priority was the need to improve cultural training for officers, and diversity within the Calgary Police Service. Guests emphasized the need to have officers who understand and respect differences within the community they serve. They suggest that CPS should recruit qualified officers who speak the languages that Calgarians speak and reflect the composition of the City. Better representation will prepare CPS to more effectively understand, communicate, and serve increasingly diverse citizens. Creating a sense of trust requires a commitment to greater diversity, and more education on diverse communities.



COMMUNITY POLICING AWARDS

The annual community event includes an awards ceremony that gives the Commission the opportunity to honour the exceptional individuals, businesses and community groups who are helping to make our community stronger and our City safer.

In 2019, the Commission presented awards in six categories to 16 deserving people.

WINNERS OF THE 2019 COMMUNITY POLICING AWARDS

Cst. Tad Milmine, M.O.M.

As the creator of the “Bullying Ends Here” non-profit, Cst. Milmine shares a message of understanding and acceptance with young people in Calgary, across the country and internationally.

Since 2012, he has presented to more than 950,000 youth, sharing his deeply personal story about growing up facing significant family challenges, being bullied at school and facing it all on his own. He speaks about his childhood dream to become a police officer and describes how he overcame obstacles to achieve that dream.

By speaking from the heart and holding nothing back, Cst. Milmine reaches young people, especially those who are struggling, with a message of inspiration and perseverance. He is also a reliable resource for students who reach out to him afterward seeking help.

This work amounts to more than 2,000 hours each year and involves personally responding to more than 50,000 emails from students he has met. Incredibly, Cst. Milmine accomplishes this on his vacation time, days off, and largely at his own expense.



We are grateful to our 2019 event sponsors: Bennett Jones, Field Law, PwC, Volker Stevin, as well as individual donations from Calgary Police Commissioner Kathy Bolton and Councillors Sutherland, Gondek, Davison, Farkas, Demong and Keating.

COMMUNITY POLICING AWARDS

Dr. Michael Lickers

Dr. Lickers is highly sought after and respected internationally for his traditional knowledge, wisdom and his work with Indigenous peoples of Canada. Since 1994, he has been graciously donating his time to help CPS shape connections with Indigenous people by adopting an inclusive, respectful perspective when working with diverse communities.

Through his vast community network, he helps support many Indigenous programs, educational programs, and cultural celebrations where CPS is often a key partner, such as Aboriginal Awareness Week opening ceremonies and the annual Honouring our Children community round dance.

As a traditional knowledge keeper and elder, he has also played a valuable role in the Service's reconciliation work. Dr. Lickers has participated in talking circles to discuss gaps and solutions to help CPS improve its services and relationship with partners. He also helps CPS leadership explore what accountability looks like for CPS reconciliation work.



Mr. Sheldon Kennedy

Mr. Kennedy is devoting his post-hockey career to child abuse prevention and education. He was a courageous voice for child abuse advocacy long before it was a comfortable topic to discuss publicly.

He has been a long-time partner and supporter of the Calgary Police Service. For many years, he worked collaboratively with other visionaries to establish Calgary's Child Advocacy Centre which opened in 2013.

Mr. Kennedy intentionally created a respectful, supportive environment for families as well as staff, appreciating the difficult and emotional matters they were dealing with each day. Since opening, the Calgary Child Advocacy Centre has been a place of hope, help and healing for 7900 children who are survivors of abuse.

Though he stepped down from his role in daily operations and as a founding board member in 2018, he continues his mission to prevent bullying, harassment, discrimination and abuse through his company, the Respect Group.

COMMUNITY POLICING AWARDS

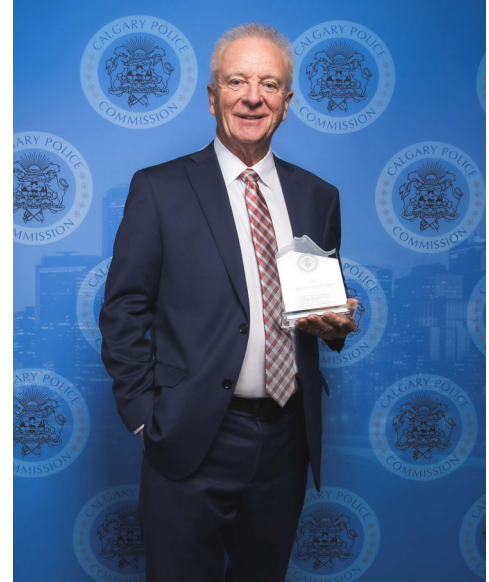
The Honourable Judge James Ogle

Judge Ogle is a prominent local leader in developing, implementing and supporting community solutions. He was a founding member of the Calgary Drug Treatment Court, which has been part of our community since 2007.

It was Judge Ogle's vision to create a justice system alternative for individuals facing drug-related charges. The drug treatment court integrates police, probation, and courts with health services to help individuals restore their lives and break the cycle of addiction.

Judge Ogle is a tireless supporter of community programs aimed at addressing addiction in Calgary. He is a local expert in planning innovative, coordinated community responses to mental health, addiction, and crime. A true partner in community policing, he always insists on having a CPS voice at the table when making decisions about public safety.

Evaluations show that the drug treatment court has had a significant impact on participants and conviction rates. Without this approach, there is little alternative to incarceration for many people.



ReDirect Youth Innovation Team – Camilla Abdrazakov, Kinza Ali, Angel Lara, Alexander Tymko, Anand Unnithan

These five young Calgarians came together as volunteers in a project aimed at addressing radicalization by empowering youth-led prevention efforts.

They spent more than 100 after-school hours designing and delivering a community event called the Youth Educating on Empathy and Togetherness Festival (YEET Fest). The event involved five entertaining and thought-provoking activity stations aimed at encouraging people to learn more about other cultures and exploring a case study of a former right-wing extremist to demonstrate how empathy can be used as a tool to prevent radicalization.

By incorporating real world situations into fun activities, the ReDirect Youth Innovation Group has received overwhelmingly positive feedback, media attention, and sparked discussions about an important crime prevention topic.

COMMUNITY POLICING AWARDS

Victims of Sexual Exploitation Team- Det. Paul Rubner, Cst. Stacey Kopeck, Nicole Howe, Theresa Jenkins, Jacki Riley

The Victims of Sexual Exploitation Team was created by CPS as a comprehensive partnership focusing on identifying and helping victims of sexual exploitation in Calgary.

This community-based solution partners a police officer, a social worker, and a survivor of human trafficking to support victims and to educate police officers about the realities of human trafficking.

Within only four months, the team has trained more than 1,000 Calgary Police Service members and engaged more than 10 victims. They also work with hotel staff to provide them with the knowledge and contacts so that they can reach out when they suspect exploitation is occurring in their workplace. Not only is this emotionally difficult work, but it also takes many hours on evenings and weekends to accomplish. This innovative approach is a perfect demonstration of Calgary's community policing model and has already been effective in building trust, showing compassion, and connecting victims with community resources.



Ms. Fran and Mr. Mike Reid

As owners and operators of six Tim Hortons restaurants in Calgary, the Reid's have been loyal supporters of the Youth at Risk Development early intervention program for more than ten years.

YARD teams – a CPS officer and a Calgary Neighbourhood's social worker – work with more than 100 youth each year who are at risk of gang activity. This husband and wife

team understand the challenges CPS faces when connecting with troubled youth and generously provide unlimited meal vouchers and a comfortable space for the YARD teams to meet with youth.

Each of their six northeast restaurants provide the same service and generosity. Their staff also embrace the relationship between the officers, social workers, and youth to create a welcoming space where troubled youth are treated with respect and dignity.

In the spirit of giving back to the community, the business donates the cost of hundreds of free meals each year and the space for these meetings. This is an estimated donation of \$100,000 over the years.

CALGARY POLICE SERVICE EMPLOYEE SURVEY

CITIZEN RESEARCH PROJECT

The Calgary Police Commission partnered with Leger, an independent research firm, to conduct a consultation project to support the recruitment efforts at the Calgary Police Service.

CPS is expected to hire new police constables in the coming years and would benefit from community input to make sure recruitment and hiring activities are reaching the right people and to understand any barriers job seekers may face when considering policing as a career.

The project set out to hear from anyone interested in participating, including those who tend to find policing to be an appealing career, as well as young adults, parents, and career counsellors. Extra effort was made to gather feedback from groups underrepresented in CPS including women, gender and sexually diverse individuals, visible minorities, and Indigenous peoples.

KEY FINDINGS

The desire to serve the community stands out as a key motivator for many individuals who may consider a career in policing.

The perception of policing as an unsafe career is the greatest barrier preventing individuals from applying to become a police officer. This includes physical safety, exposure to violent situations or life-threatening events, as well as concerns about threats to mental health and overall wellbeing.

Most participants believe it is important for the police service to reflect the diverse composition of the City. Individuals from underrepresented

groups noted it was important to see diverse officers on the job so they can imagine themselves working for CPS.

Participants suggested four ways CPS could improve recruitment:

1. Increasing exposure to police work, such as in-person experiences or virtual reality
2. Increasing CPS visibility in the community, such as advertising, recruitment fairs or speaking events
3. Integrating technology in the recruitment process, such as video chats, webinars or an app
4. Expanding use of communication tools, such as social media, podcasts or radio interviews

This feedback will be used by the Calgary Police Service to develop a recruitment plan.



CALGARY POLICE SERVICE EMPLOYEE SURVEY

CALGARY POLICE SERVICE EMPLOYEE SURVEY

The Calgary Police Commission partners with an independent research firm to conduct a survey of CPS employees each year. Our goal is to give all employees an opportunity to provide candid, anonymous feedback about working at CPS. The Commission uses the results to understand trends over time, to evaluate the health of the organization and the Chief's action plan for maintaining and improving employee engagement.

The 2019 survey reached the highest response rate ever, with 60% of employees sharing their views.

In 2019, many of the results have improved– some quite significantly.

- Those who strongly agree that 'morale at CPS is good' is more than four times higher than it was in 2018
- Job satisfaction has increased notably, continuing an upward trend since 2017
- More employees feel that Calgary is a safe place to live
- A notable increase in employee engagement for both sworn and civilian employees
- Many employees noted that they like working at CPS because of the engaging workplace, the camaraderie among colleagues, and the ability to help the community



- Employees feel that the CPS health and wellness programs and hiring a new Chief Constable have had the greatest positive impact on workplace satisfaction over the past year
- Suggestions for improvement include better support from management and better accountability

This year, we were able to add context to these results through Leger's 'happiness index,' which allows us to see how CPS employees compare to workers throughout Canada. We learned that the happiness of CPS employees is similar to the happiness of Canadian workers overall.

COMPLAINT OVERSIGHT

In 2019, the Commission continued its ongoing work to enhance the public complaint process. This involved monitoring and reviewing ongoing files and reviewing complaint file audits conducted by the Public Complaint Director.

In 2019, CPS received 305 compliments. Each compliment is for one or more members or for CPS as an organization.

How does the public complaint director support the commission's oversight role?

- Receives complaints from the public
- Acts as a liaison between the Commission, CPS, and the complainant
- Reviews investigations conducted by CPS while they are ongoing and at their conclusion
- Offers alternative dispute resolution, when appropriate, and reviews the delivery of the resolution process
- Reports to the Commission on complaint matters

Public Complaints & Citizen Contacts	2018*	2019
Public Complaint (External)	260	262
Citizen Contacts	960	837
Internal Complaints	36	59
Statutory Complaints	43	35
Administrative Review**	2	0
TOTAL	1301	1193

* Revised 2018 statistical information

** Ceased using "Administrative Concern" in 2018

DEFINITIONS:

Public Complaint: complaint about conduct of a member that may contravene the regulations governing the discipline or performance of duty of police officers.

Citizen Contact: initial contact about an allegation or an enquiry or request for assistance – may become a complaint.

Internal Complaint: complaint initiated by the Chief of Police about the conduct of a member that may contravene the regulations governing discipline or performance of duty of police officers.

Statutory Complaint: complaint about an act by a police officer that may contravene provincial or federal legislation – complaint may be generated by a citizen or by the police service itself.

COMPLAINT OVERSIGHT

Resolutions of Public (External) Complaints	2019
Withdrawn by Complainant	14
Lost Jurisdiction (Resigned/Retired)	2
Filed Beyond One Year Limit	6
Dismissed - Extension Not Granted	0
Frivolous / Vexatious / Bad Faith	1
Informally Resolved	176
Supervisor Intervention	27
Professional Mediation	0
Facilitated Discussion	0
Informal Discussion Among Parties	149
Sustained - No Hearing	3
Sustained In Part - No Hearing	11
Not Sustained - No Hearing	36
Dismissed – No Hearing – No Reasonable Prospect	2
Sustained – Dismissed – No Hearing PSR	2
Sustained - Hearing	1
Sustained in Part - Hearing	0
Not Sustained - Hearing	0
Other	1
TOTAL	254

COMPLAINT OVERSIGHT

Disciplinary Measures for External Complaints 2019		
Incident	Allegation	Discipline
1	Discreditable: Profane/Abusive Language	2 Year Official Warning
	Discreditable: Profane/Abusive Language	3 Year Official Warning
2	Insubordination: Breach Policy/Order/Directive	Other Action Considered Appropriate
3	Neglect Duty: Fail to Promptly/Diligently Perform Duty	Counselling
4	Failure to Provide Adequate Service or Deficient Policy (Police Act-Section 44)	N/A
5	Discreditable: Discredit the Reputation of the Service	Counselling
6	Neglect Duty: Fail to Report Knowledge of Offense Neglect Duty: Fail to Promptly/Diligently Perform Duty Neglect Duty: Fail to Promptly/Diligently Perform Duty Discreditable: Discredit the Reputation of the Service	Agreed Forfeiture of Overtime Hours
7	Insubordination: Breach Policy/Order/Directive Discreditable: Discredit the Reputation of the Service Discreditable: Discredit the Reputation of the Service Neglect Duty: Fail to Disclose Evidence Insubordination: Breach Policy/Order/Directive Discreditable: Discredit the Reputation of the Service Discreditable: Discredit the Reputation of the Service	Agreed Forfeiture of Overtime Hours
8	Neglect Duty: Fail to Promptly/Diligently Perform Duty	1 Year Official Warning
	Neglect Duty: Fail to Promptly/Diligently Perform Duty	1 Year Official Warning
9	UUEA: Unlawful/Unnecessary Exercise of Authority	Dismissed per PSR
	Insubordination: Breach Policy/Order/Directive	s 19(1)(a)(i)
10	Neglect Duty: Fail to Promptly/Diligently Perform Duty	1 Year Official Warning

COMPLAINTS AGAINST THE CHIEF

In 2019, three complaints were made against the Chief. The Commission dismissed two of those complaints as being frivolous or vexatious. Both dismissals were appealed to the Law Enforcement Review Board – one was dismissed and one still has not been determined. The third complaint has been referred to the Justice Minister for further direction.

COMMISSION REPORTING

The Calgary Police Commission has a mandate to provide independent citizen oversight of police in a way that upholds the high levels of trust and confidence the Calgary Police Service has earned from the community.

Given the significance of police oversight in keeping our City safe and ensuring police are accountable to the public, the workload and expectations of police Commissioners are high.

Members can easily spend more than 30 hours each month attending meetings, preparing for meetings, participating in public and employee outreach activities, attending celebratory events at CPS, attending learning sessions about policing and governance, and sitting on affiliated boards. The Chair spends many additional hours in their role as spokesperson and as a point of contact with CPS and the City.

In addition to seven public meetings, one business meeting, 24 regular sub-committee meetings and search committee meetings, members also participated in the following activities in 2019:

- Annual governance retreat
- Strategic priorities review
- Commission's annual community dinner + community policing awards
- CPS recruit graduations
- CPS Community Round Dance
- Community Menorah Lighting
- Tour of the new arrest processing facility
- Cadet annual review
- Cadet corp mess dinner
- CPS annual promotion reception
- 25 year belt buckle presentation
- Commissioner's cup award ceremony
- CPS half marathon
- CPS volunteer recognition dinner
- CPS employee recognition lunch
- Presentation to City's Standing Policy Committee on Community & Protective Services
- Presentation to City's Audit Committee
- Canadian Association of Police Governance conference
- Alberta Association of Police Governance conference
- FOIP orientation
- Spokesperson and media training
- Orientation to CPS budget and business planning

City council selects citizens with proven professional experience from a diverse cross-section of the City, who are able to dedicate themselves to this community service position.

To find out more about how to become a citizen member, visit the City of Calgary:

<http://bcconline.calgary.ca/publish/bcc.aspx?id=72>

CONTACT INFORMATION

To learn more about the Calgary Police Commission,
or to weigh in on policing in Calgary, contact us at:

CALGARY POLICE COMMISSION

615- 650 MacLeod Trail SE

Calgary, AB T2G 4t8

Tel: 403 428-8914

Email: cpced@calgarypolicecommission.ca

www.calgarypolicecommission.ca



Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0328

Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Professional Custom Homes on 2019 December 03 on behalf of the landowner Pabla Equity Corp. The application proposes to redesignate three parcels of land from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed (e.g. single detached homes, semi-detached, duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 11 dwelling units (an increase from the current maximum of 4 dwelling units); and
- the uses listed in the R-CG District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*.

A development permit application for an 11-unit rowhouse development with 11 secondary suites has been submitted and is under review.

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0328

Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 0.15 hectares \pm (0.37 acres \pm) located at 1502, 1504 and 1508 – 10 Avenue SE (Plan A3, Block 13, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 APRIL 02:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.15 hectares \pm (0.37 acres \pm) located at 1502, 1504 and 1508 – 10 Avenue SE (Plan A3, Block 13, Lots 1 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to **Proposed Bylaw 60D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

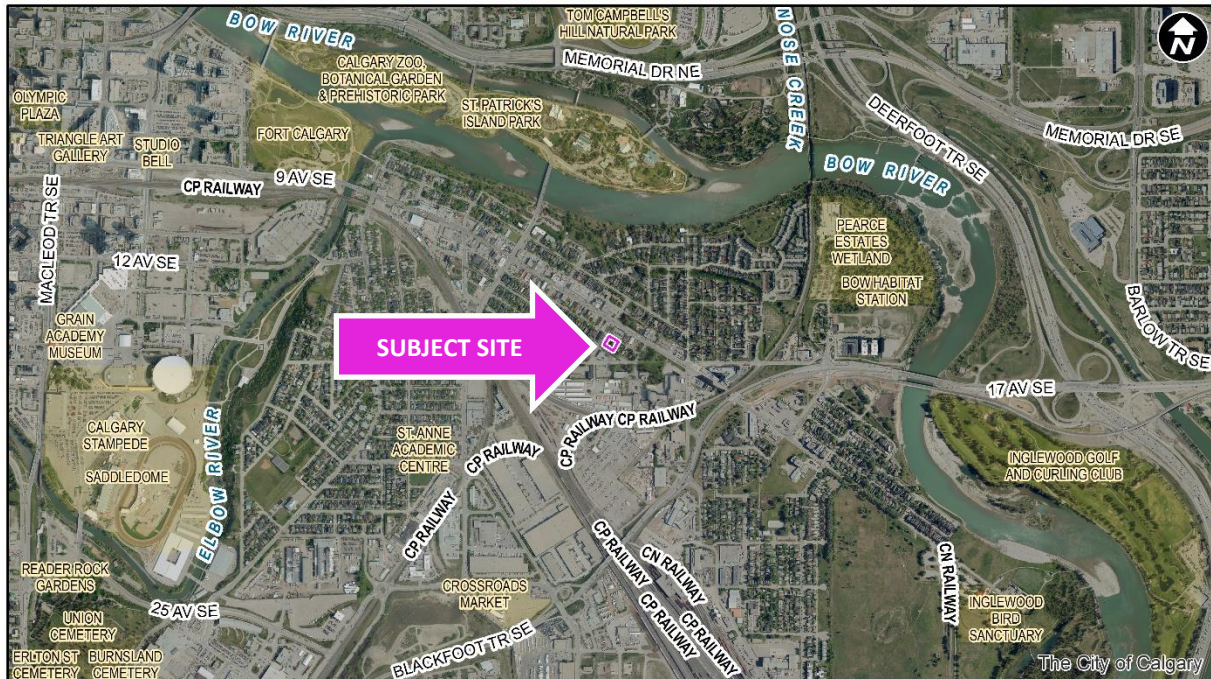
BACKGROUND

This redesignation application was submitted by Professional Custom Homes on 2019 December 03 on behalf of the landowner Pabla Equity Corp. A summary of their proposal can be found in Attachment 1. A development permit application for an 11-unit rowhouse development with 11 secondary suites (DP2020-0638) has been submitted and is under review by Administration (Attachment 2).

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0328

Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184



Site Context

The subject site is located in the community of Inglewood and includes three parcels (1502, 1504, 1508 – 10 Avenue SE), on the northeast corner of 10 Avenue SE and 14 Street SE. The site is approximately 0.15 hectares in size with approximate dimensions of 40 metres along 10 Avenue SE and 37.5 metres along 14 Street SE. A rear lane exists to the north of the site. The property is currently developed with two one-storey single detached dwellings and a two-car garage accessed from the rear lane.

An automotive dealership is located to the north of the site, across the lane adjacent to 9 Avenue SE. To the west, across 14 Street SE, is a six-unit rowhouse development, with a mix of single and semi-detached homes located further west. Commercial and industrial uses are located to the south of the subject site, across 10 Avenue SE. To the east are single detached homes, and further east are industrial uses.

As identified in *Figure 1*, the population within the community of Inglewood peaked in 2018. Since that time, there has been a slight decline in the number of residents living in Inglewood.

Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184

Figure 1: Community Peak Population

Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1.2%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Inglewood](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are compatible with the established built form for the neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning and analysis conducted by Administration.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. Single and semi-detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units with two secondary suites (one secondary suite per each unit).

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable a maximum of 11 dwelling units on the subject site. The development permit application submitted (DP2020-0638) is for an 11-unit rowhouse development with 11 secondary suites. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184

Development and Site Design

The rules of the proposed R-CG District will provide guidance for the future site development including the number of units, appropriate uses, building massing and height, landscaping and parking. Given the specific context of this corner site, additional items that are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 14 Street SE and 10 Avenue SE frontages;
- emphasizing individual at-grade entrances from the streets;
- the delineation of an appropriate front yard setback; and
- layout and design of common and private amenity space for individual units.

Environmental

An Environmental Site Assessment was not required for the subject application at this time, as there are no known outstanding environmentally related concerns associated with the site and/or proposal. The subject lands are located within the Bow River 'Flood Fringe' flood regulated zone (as per current Council approved flood maps). While new residential development is allowed within flood fringe areas, building design related requirements identified in Land Use Bylaw 1P2007 will be applicable at the time of development permit.

Transportation

Pedestrian and vehicular access to the site is available from 10 Avenue SE, 14 Street SE and the rear lane. The site is serviced by three Calgary Transit bus routes: Route 1 (Bowness/Forest Lawn), Route 101 (Inglewood) and Route 307 (Max Purple). The Route 1 and Route 101 bus stop is located approximately 100 metres north of the site along 9 Avenue SE. The nearest Route 307 bus stop is located approximately 450 metres northwest of the site on 9 Avenue SE. Furthermore, the site is within 600 metres of the future Inglewood/Ramsay Green Line LRT Station. Street parking is restricted to residential parking by permit only on both 10 Avenue SE and 14 Street SE. A Transportation Impact Assessment was not required to support the land use amendment application. However, a parking relaxation is being pursued in the related development permit application and further parking analysis may be required at the development permit stage to ensure adequate parking is provided on site.

Utilities and Servicing

Public water, sanitary and storm mains exist within the adjacent public right-of-way. Development site servicing will be determined at the time of development permit.

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0328

Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The applicant met with the Inglewood Community Association twice, in 2019 December and 2020 January. An online survey was provided on the applicant's website for the public to give feedback on the proposed development. Further applicant or administration-led engagement was not required.

The Inglewood Community Association responded with a letter of support for the redesignation on 2020 January 15, with concerns expressed about the parking relaxation being pursued in the related development permit application (Attachment 3).

Two letters of opposition were submitted including the following comments:

- concerns related to on-street parking availability and an increase in traffic; and
- concerns around shadowing and privacy.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposed redesignation is considered a moderate density increase; the compatibility of discretionary uses with respect to the surrounding neighbourhood, and parking requirements are being reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation, and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

Calgary International Airport Vicinity Protection Area Regulation (2009)

The subject site is located within the [Calgary International Airport Vicinity Protection Area](#) (AVPA). The AVPA Regulation was created to ensure that only compatible land uses are developed in close proximity to airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas.

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Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184

The site is located within the 25-30 NEF contour, and as such, residential intensification is not prohibited. Notwithstanding, all buildings constructed on land in the Protection Area must comply with the acoustical requirements set out in the Alberta Building Code that are in force at the time a development permit is issued.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed – Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies, as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

The subject parcel is located approximately 50 metres from 9 Avenue SE, which is identified as a Neighbourhood Main Street in the MDP. Neighbourhood Main Streets provide for broad mix of residential, employment and retail uses along a Neighbourhood Boulevard street type.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The subject site is identified as Residential on Map 6: Generalized Land Use – Future in the [Inglewood Area Redevelopment Plan](#) (ARP). The Residential area is intended to encourage the construction of more housing to increase population. The proposal is aligned with policies in the existing ARP for the site.

The existing ARP is currently under review by Administration as part of the Historic East Calgary Local Growth Planning initiative. The multi-community planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated in Q4 2020.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0328

Land Use Amendment in Inglewood (Ward 9) at multiple addresses, LOC2019-0184

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is a low-density district and was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density of an inner-city site and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant Submission
2. Development Permit (DP2020-0638) Summary
3. Community Association Letter
4. **Proposed Bylaw 60D2020**

Applicant Submission

Nov 27 2019

To whom it may concern;

Our application is to re-zone 1502, 1504, & 1508 10 Ave SE from the current R-C2 to an R-CG designation with the intent of developing 11 townhomes with 10 suited basements and a backyard suite.

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative housing options for Calgarians.

The Key Features of this property are:

- Dimensions 132'x123'
- Corner lot – providing frontage to both 14th Street and 10th Avenue SE
- Direct lane access, facilitating a development that orients vehicle access to the rear land, creating a pedestrian friendly interface along 14th Street and 10th Avenue SE
- Surrounded by existing commercial and multi-family
- Within 150m of a bus stop, 750m of new Green Line
- Potential of increasing density from 13 units/ha to 72 units/ha: Can develop 11 townhomes on the parcel with 10 suited basements and a backyard suite

Why Ingelwood?

- One of the highest demand neighbourhoods for semi detached and existing homes
- With a large concentration of craft breweries and trendy restaurants, Ingelwood has become an extremely desirable location.
- There is a large concentration of affluent home owners who can purchase the infills in the neighbourhood and which is juxtaposed by a young population that is living in apartment style condos. Our development addresses the missing/forgotten middle; young couples and families who want to still live in Ingelwood but cannot afford large and expensive infills.

The Context:

- Inglewood is becoming a vibrant and rapidly gentrified neighbourhood
- Proposed development fits well into the context of the street,
- The development is currently surrounded by older townhomes and commercial developments.
- Extremely walkable neighbourhood
- Bus stop is within 150m and runs at 20-minute intervals.

Applicant Submission

Development Philosophy:

The 11 unit townhome complex will have the following features:

1. 9 – 3 storey, 3 bedroom units with suited basements
2. 1 – 2 storey, 2 bedroom unit with a suited basement
3. 1 – 2 storey unit with a backyard suite
4. We are planning to have the proposed development integrate into the existing context of the neighborhood
5. This product will target the move up buyer; someone seeking to take the equity from their condo and move it into a townhome
6. The concurrent development permit set will include thoughtful outdoor spaces where the habitants can congregate.
7. We are exploring the potential of using Green technologies to reduce the carbon footprint of this structure
 - a. Geothermal heating and cooling systems
 - b. Solar Panels array on the rooftops

For a lot of people home ownership in this area is simply out of reach due to cost. Bringing in a townhome development that maintains the quality of building that is seen throughout the neighborhood at a lower price point would be beneficial for the community.

Our intent is to work with surrounding community members and stakeholders throughout the application process. As part of that commitment, Professional Custom Homes and their team will undertake a comprehensive community engagement process in support of this application.

At this time, we are intending to have a community engagement session early to mid-January once we have more comprehensive set of development permit drawings, and before moving the application to council.

We strive to have a clear and transparent application process for all stakeholders. Stakeholders such as the Community Association and Ward Councilor's office are actively invited to participate in our process.

Thank you for taking the time to review this application.

CPAG Meeting Required Information

We are planning to complete the community outreach by mid January 2020, with engagements starting mid to late December. At that time we will have development application ready and the will have incorporated the feedback from the outreach.

Pablo B. B. Corp.


Page 2 of 1

Development Permit (DP2020-0638) Summary

A development permit application (DP2020-0638) was submitted by Professional Custom Homes on 2020 February 04. The development permit application is for a three-storey, eleven-unit rowhouse development which includes two buildings, eleven secondary units, and eleven on-site parking stalls in a detached garage and a visitor parking. The following excerpts (Figure 1, 2 & 3) from the development permit submission provide a general overview of the proposal and are included for information purposes only.

Administration's review of the development permit will determine the ultimate building design and site layout details such as parking, landscaping and site access. No decision will be made on the development permit application until Council has made a decision on this land use redesignation.

Figure 1: Rendering of Proposed Development (View from the Intersection of 14 Street SE and 10 Avenue SE)



Community Association Letter



INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
EMAIL: info@icacalgary.com

January 15, 2020

Development Circulation Controller
Development and Building Approvals #8201
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear: Yuping Wang

Re: LOC2019-0184, 1502, 1504, and 1508 – 10 Avenue SE

The Planning Committee (PC) has reviewed the land use amendment application from RC-2 to RC-G at the above noted addresses. Based upon the PC's review of the application notice and the applicant's submission, the PC has moved to support the application.

The PC reviewed the applicant's updated design concept and the committee was pleased to see the project has well-addressed concerns the community has had historically with end-of-block reorientation. The Committee was supportive of the complex's design concept as presented with the LOC.

The PC is, however, very concerned about the parking relaxation being pursued. The site will include a total of 22 units (11 townhomes, 10 suited-basements, and 1 garage suite) with only 12 parking spots. No parking stalls have been allocated for the "TOD" basement suites. The application was supported, with concerns raised about the parking relaxation (for TOD), that no comprehensive area TOD study has been conducted, and a look at into overlooking/shadowing for adjacent neighbours (as the project is surrounded by a lot of commercial properties).

We do not complete the Community Context Questionnaire as a matter of policy as we find it to be no substitute for our Committee assessment of any given permit. If you have any questions, please call me at 403-619-0559.

Kind regards,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

Erin Standen, Chair

PROPOSED

CPC2020-0328
ATTACHMENT 4

BYLAW NUMBER 60D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0184/CPC2020-0328)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

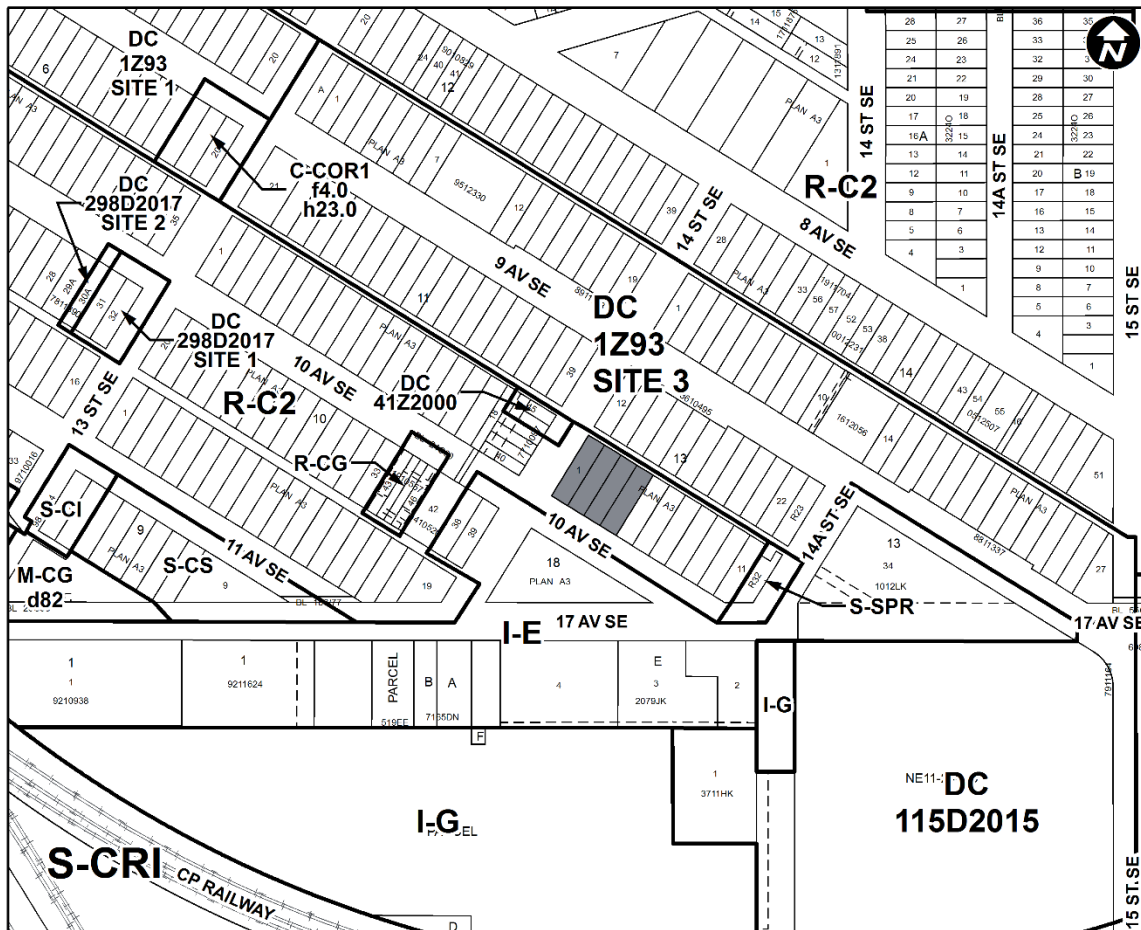
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0184/CPC2020-0328
BYLAW NUMBER 60D2020

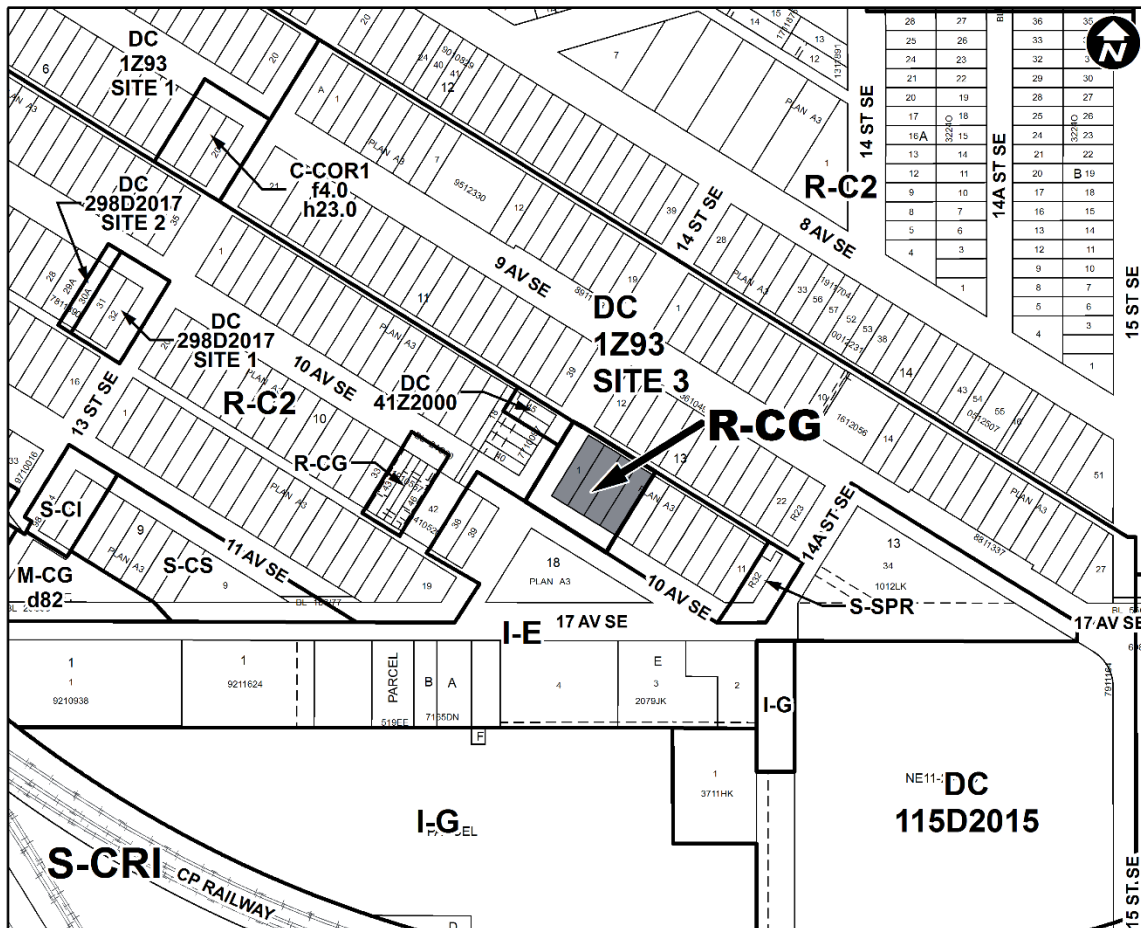
SCHEDULE A



PROPOSED

AMENDMENT LOC2019-0184/CPC2020-0328
BYLAW NUMBER 60D2020

SCHEDULE B



Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0394

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
3235 Kinsale Road SW, LOC2020-0006**

EXECUTIVE SUMMARY

This application was submitted by Sinclair Signature Homes on 2020 January 16 on behalf of the landowner, Jeremy Paylor. The application proposes to change the designation of this property from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single and semi-detached homes, duplexes, and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG district.

A minor map amendment to the *Killarney/Glengarry Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*.

No development permit application has been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0394

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
3235 Kinsale Road SW, LOC2020-0006**

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. Adopt, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3235 Kinsale Road SW (Plan 732GN, Block 2, Lot 1) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 APRIL 02:

That Council:

1. Adopt, by bylaw, the proposed amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 1); and
2. Give three readings to **Proposed Bylaw 22P2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3235 Kinsale Road SW (Plan 732GN, Block 2, Lot 1) from DC Direct Control District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to **Proposed Bylaw 61D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This redesignation application was submitted by Sinclair Signature Homes on 2020 January 16 on behalf of the landowner, Jeremy Paylor. No development permit application has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 2), the applicant is intending to develop four residential units.

There was an application made by the same applicant on 2018 August 10 for an identical redesignation. Administration recommended an approval to Calgary Planning Commission (CPC) for the same reasons laid out in this report, and CPC then recommended an approval to Council. The application (Bylaws 5P2019 and 20D2019) was ultimately abandoned by Council

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0394

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
3235 Kinsale Road SW, LOC2020-0006**

on 2019 January 14 due to concerns over the lack of public engagement by the applicant. Efforts by the applicant to address these concerns are discussed in the Stakeholder Engagement, Research and Communication section of this report.

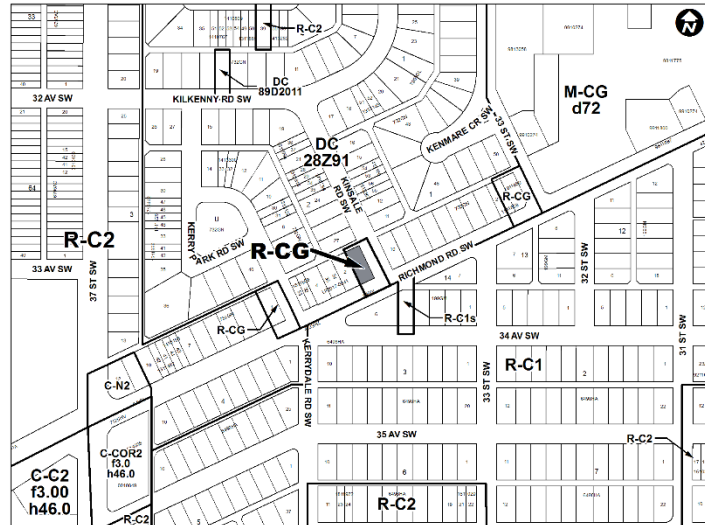
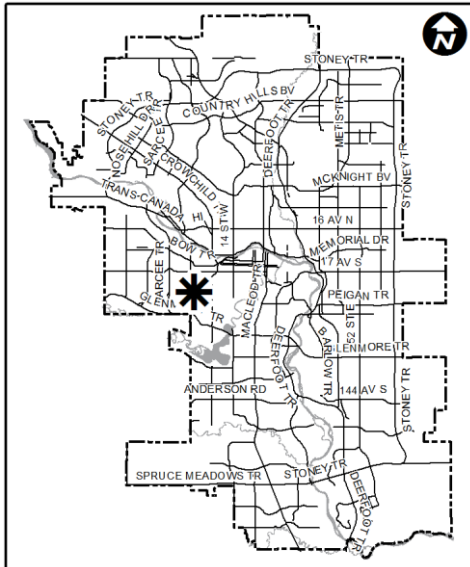
Additionally, there have been two redesignations to Residential – Grade-Oriented Infill (R-CG) District, each one block from the subject parcel along Richmond Road SW, that have been approved by Council. LOC2018-0060 at 3604 Richmond Road SW was approved on 2018 September 10 and LOC2017-0134 at 3305 33 ST SW was approved on 2018 November 14.

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0394

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
3235 Kinsale Road SW, LOC2020-0006

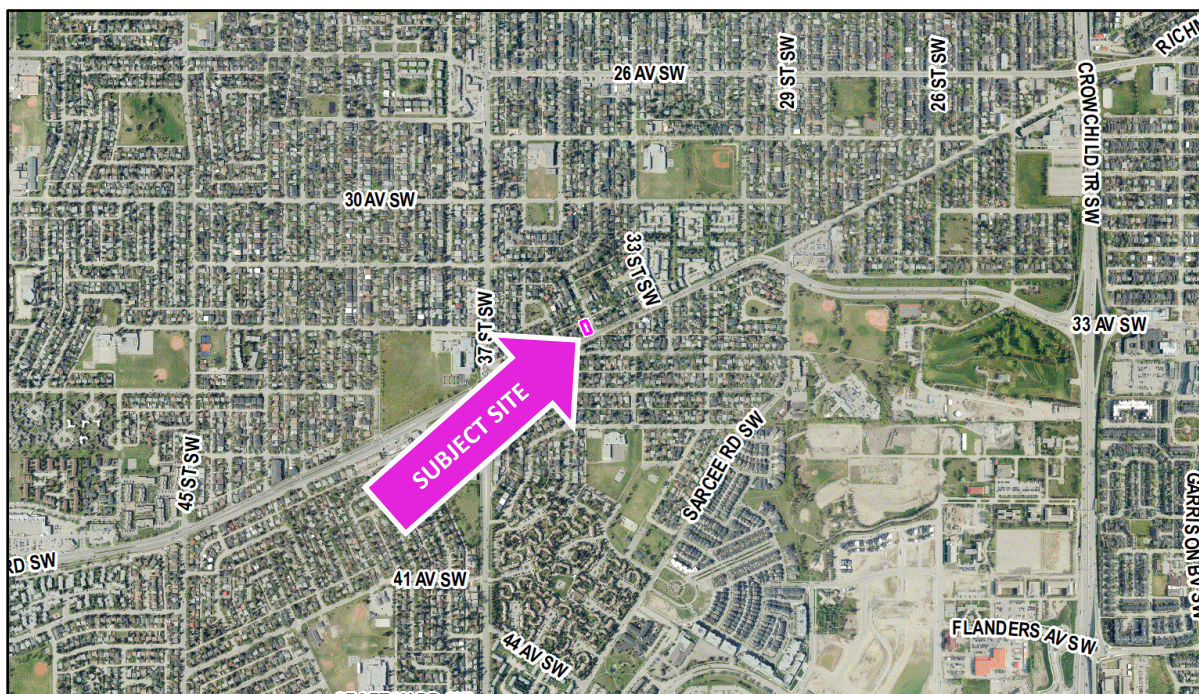
Location Maps



Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0394

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
3235 Kinsale Road SW, LOC2020-0006**



Site Context

The subject site is located in the southwest community of Killarney/Glengarry at the northwest corner of Kinsale Road SW and Richmond Road SW. The surrounding area is characterised by a mix of single and semi-detached dwellings. The predominant land uses in this area are Residential – Contextual One Dwelling (R-C1) and the same Direct Control District (Bylaw 28Z91). This DC is based on the R-2 Residential Low Density District in the Land Use Bylaw 2P80 and is comparable to the Residential – Contextual One / Two Dwelling District (R-C2).

The site is 15.85 metres by 36.55 metres in size. A rear lane exists along the northwest end of the site. The property is currently developed with a one-storey single detached dwelling.

As identified in *Figure 1*, the community of Killarney/Glengarry reached peak population in 2019.

Figure 1: Community Peak Population

Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: The City of Calgary 2019 Civic Census

Approval(s): S. Lockwood concurs with this report. Author: A. Kaddoura
City Clerks: J. Palaschuk

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3235 Kinsale Road SW, LOC2020-0006

Additional demographics and socio-economic information may be obtained online through the [Killarney/Glengarry](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a modest density increase and a range of building types that have the ability to be compatible with the established built form of the neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning and analysis conducted by Administration.

Land Use

The existing Direct Control District (Bylaw 28Z91) is based on the R-2 district of Land Use Bylaw 2P80. This district allows for single detached, semi-detached and duplex homes. A maximum building height of 10 metres and a maximum of two dwelling units is allowed under this district. The DC District limits redevelopment by implementing a minimum parcel size. Restricting subdivision in this manner goes against applicable *Municipal Development Plan* (MDP) policies that call for modest density increase in inner city areas.

The proposed Residential – Grade Oriented Infill (R-CG) District allows for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site. The R-CG District also allows for a range of other low density housing forms, such as single detached, semi-detached, and duplex dwellings. Secondary suites (one backyard suite or secondary suite per unit) are also allowable in the R-CG District.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for the future site development, including appropriate uses, number of units, building height and massing, landscaping, parcel coverage and parking. Additional items to consider in future development permit applications include, but are not limited to:

- ensuring that the future building placement aligns with building setbacks of the proposed R-CG District;
- emphasizing individual at-grade entrances;
- ensuring adequately sized amenity spaces for individual units;
- provision of trees and landscaping; and
- mitigating privacy concerns with adjacent properties through design elements.

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0394

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3235 Kinsale Road SW, LOC2020-0006

Environmental

There are no environmental concerns associated with the subject site or this proposal. An Environmental Site Assessment was not required as part of this application.

Transportation

Pedestrian and vehicular access to the site is available from Kinsale Road SW, Richmond Road SW and the rear lane. The subject site is approximately 350 metres from both northbound and southbound Route 306 MAX Teal bus rapid transit (BRT). The northbound route services the Westbrook LRT Station and the southbound route services Mount Royal University and the Heritage LRT Station. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm mains are available to service the subject site. Further details for development servicing will be reviewed and confirmed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The application was circulated to the Killarney/Glengarry Community Association. No response was received.

Administration received one letter from a citizen with concerns that the current pattern of development of corner lots along Richmond Road will be an impediment to development on mid-block sites. Administration has reviewed that concern and has determined that the proposal aligns with *Municipal Development Plan* policies and does not hinder potential development on adjacent properties.

As part of the proposed land use redesignation application, the applicant has undertaken several applicant-led engagement efforts. These include hosting two community meetings and hand-delivering over 100 information handouts to surrounding properties.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0394

Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at 3235 Kinsale Road SW, LOC2020-0006

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP), which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the Interim Growth Plan by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Inner City area, according to the [Urban Structure Map \(Map 1\)](#) of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of inner city communities that is similar in scale and built form to the existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in alignment with relevant MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

Killarney/Glengarry Area Redevelopment Plan (Statutory – 1986)

The subject parcel is located within the Conservation/Infill area as identified on Map 2: Land Use Policy in the [Killarney/Glengarry Area Redevelopment Plan](#) (ARP). The Conservation/Infill area is intended for low-density developments in the form of single detached, semi-detached, and duplex dwellings. To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Townhousing (Attachment 1). This amendment is supported by the Inner City area policies of the MDP.

The *Killarney/Glengarry ARP* is currently under review by Administration as part of the Westbrook Communities Local Growth Planning initiative that includes Killarney/Glengarry and other surrounding communities. The multi-community planning process does not prohibit applications from being submitted. A full update to the local area plan is anticipated by early 2021.

Planning & Development Report to
Calgary Planning Commission
2020 April 02

ISC: UNRESTRICTED
CPC2020-0394

**Policy Amendment and Land Use Amendment in Killarney/Glengarry (Ward 8) at
3235 Kinsale Road SW, LOC2020-0006**

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing DC District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current or future operating budget at this time.

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. **Proposed Bylaw 22D2020**
2. Applicant's Submission
3. **Proposed Bylaw 61D2020**

PROPOSED

CPC2020-0394
ATTACHMENT 1

BYLAW NUMBER 22P2020

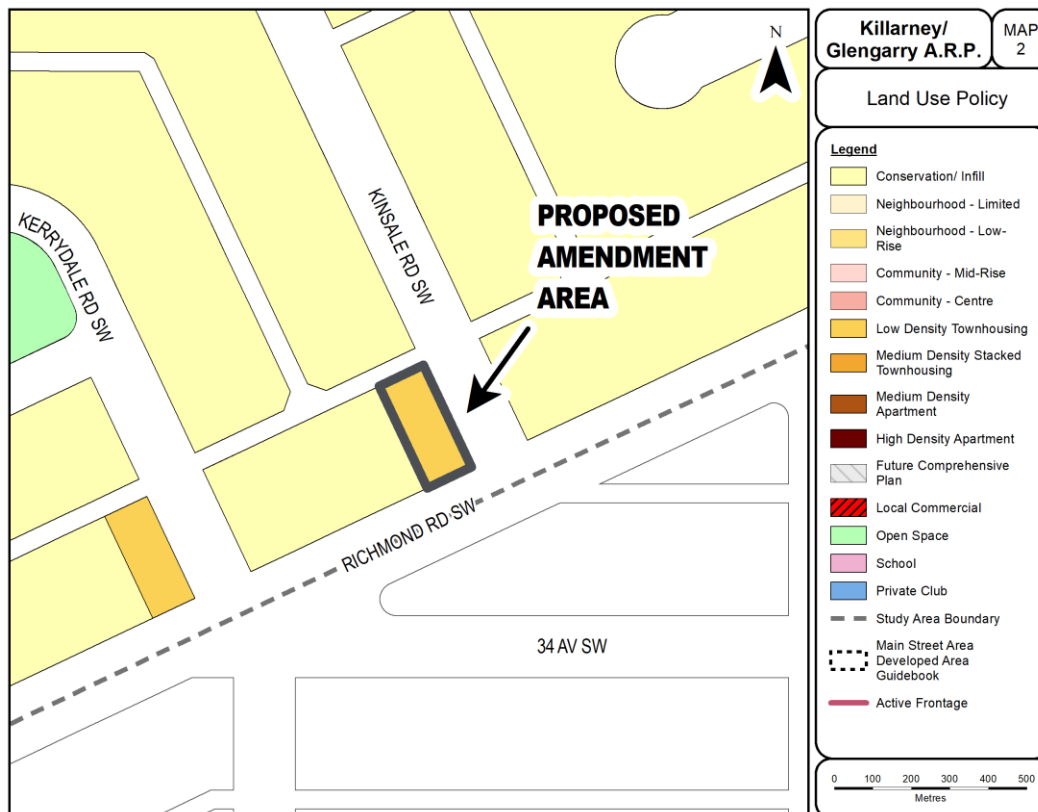
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE KILLARNEY/GLENGARRY AREA REDEVELOPMENT PLAN BYLAW 16P85 (LOC2020-0006/CPC2020-0394) *****

WHEREAS it is desirable to amend the Killarney/Glengarry Area Redevelopment Plan Bylaw 16P85, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Killarney/Glengarry Area Redevelopment Plan attached to and forming part of Bylaw 16P85, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Policy', by changing 0.06 hectares \pm (0.14 acres \pm) located at 3235 Kinsale Road SW (Plan 732GN, Block 2, Lot 1) from 'Conservation/Infill' to 'Low Density Townhousing' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 22P2020

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant's Submission

Jan 12 2020

To whom it may concern,

This application proposes to re-designate 3235 Kinsale Rd SW to RC-G to accommodate a 4unit development. There is currently a 1950 single family bungalow on the property.

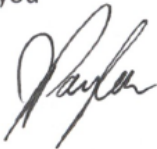
The corner parcel is well suited for the RC-G zoning. It is on a corner lot, within meters of a transit stop, very close proximity to Richmond shopping plaza, elementary and middle schools, several places of worship and a main corridor (Richmond Rd SW). This proposed zoning is consistent with other RC-G zoned corner lots on Richmond Road.

The change in zoning would fulfill the MDP goal of 'encouraging growth and change in low-density neighborhoods through development and redevelopment that in similar in scale and build form and the mix of housing types such as townhomes, semi detached, accessory suites, row or other ground oriented housing".

It would also 'provide for a wide range of housing types tenures (ownership and rental) and densities to create diverse neighborhoods"

I have hosted 2 community engagement meetings, a pre-app meeting in regards to the proposed change and canvassed with over 100 flyers encouraging comments/feedback from the community.

Thank you

A handwritten signature in black ink, appearing to read 'Paylor', written in a cursive style.

Jeremy Paylor

PROPOSED

CPC2020-0394
ATTACHMENT 3

BYLAW NUMBER 61D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0006/CPC2020-0394)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

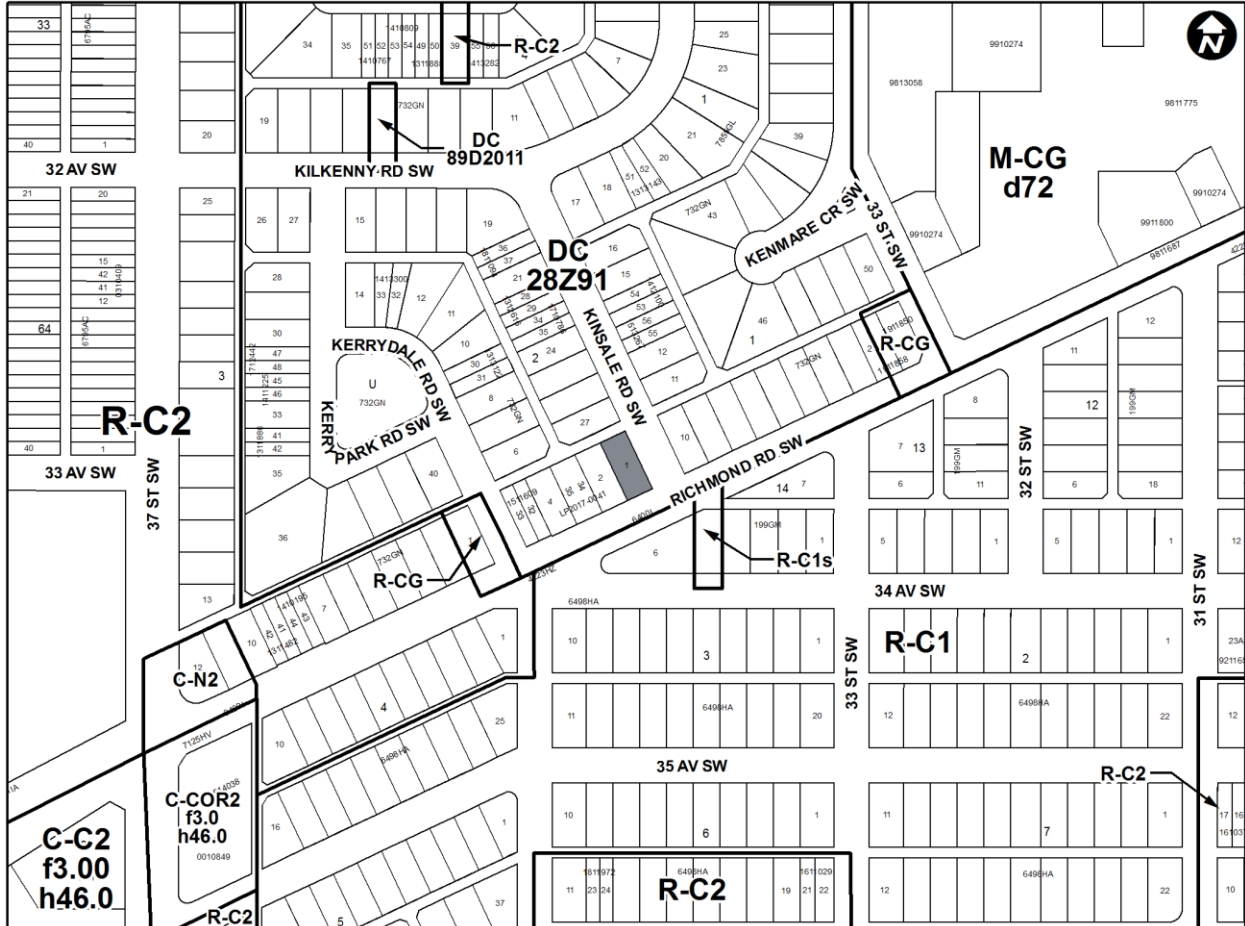
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2020-0006/CPC2020-0394
BYLAW NUMBER 61D2020

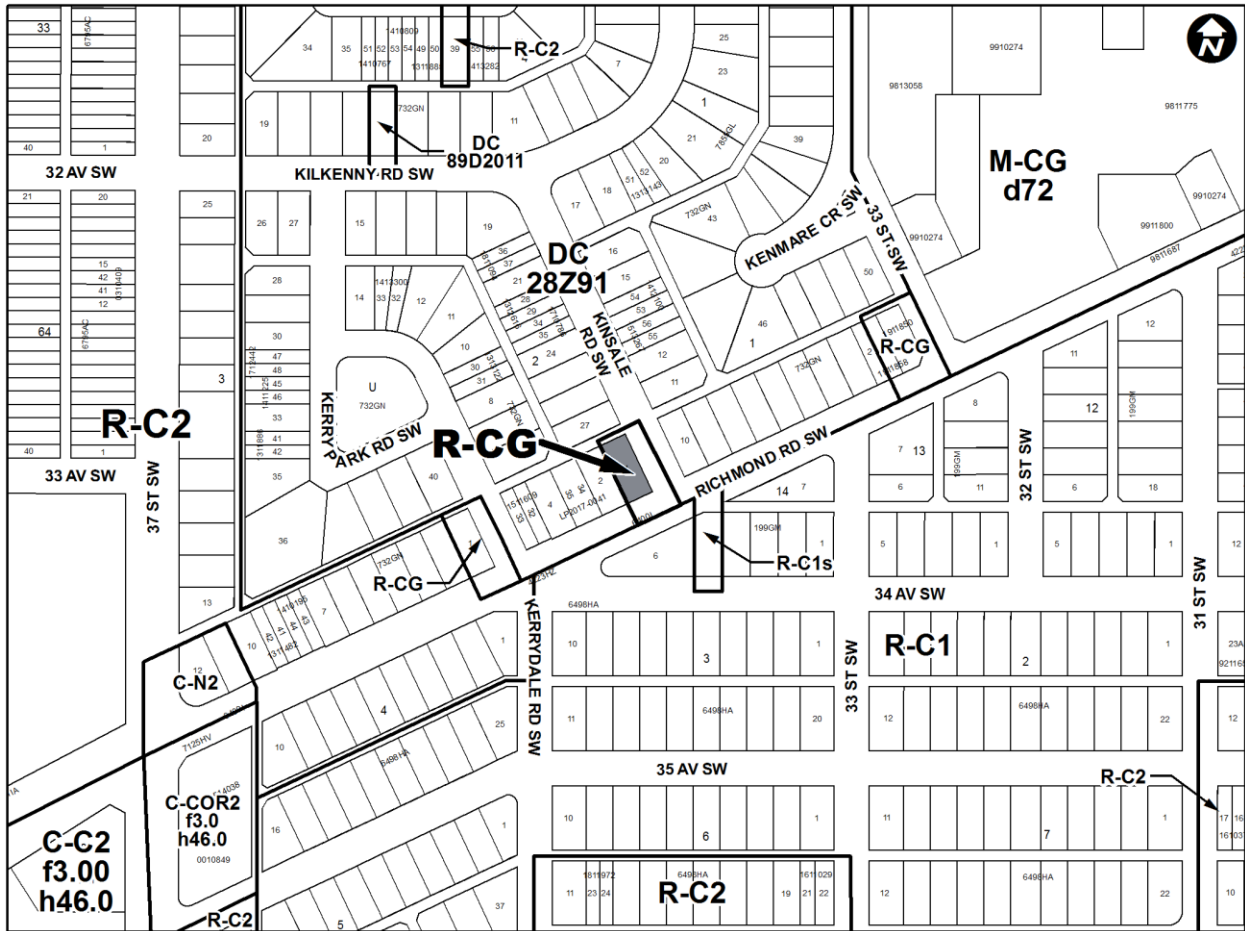
SCHEDULE A



PROPOSED

AMENDMENT LOC2020-0006/CPC2020-0394
BYLAW NUMBER 61D2020

SCHEDULE B



Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0231

Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005

EXECUTIVE SUMMARY

This road closure and land use redesignation application was submitted by Global Raymac Surveys on 2020 January 10, on behalf of the landowner, The City of Calgary. The application proposes to close a road right-of-way between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW and redesignate the closed road right-of-way to Residential – Contextual One Dwelling (R-C1) District to allow for the future consolidation of the subject land with 4011 Grove Hill Road SW.

The proposed land use amendment aligns with the applicable policies of the *Municipal Development Plan* (MDP). There is no applicable local area plan.

The road closure will facilitate the future consolidation of the approximately 0.02 hectares closed road right-of-way with 4011 Grove Hill Road SW.

ADMINISTRATION RECOMMENDATION:

The Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed closure of 0.02 hectares \pm (0.05 acres \pm) of road (Plan 2010657) adjacent to 4011 Grove Hill Road SW and 4007 Grove Hill Road SW with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.02 hectares \pm (0.05 acres \pm) of closed road (Plan 2010657) from Undesignated Road Right-of-Way to Residential – Contextual One Dwelling (R-C1) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 APRIL 16:

That Council:

1. Adopt, by bylaw, the proposed closure of 0.02 hectares \pm (0.05 acres \pm) of road (Plan 2010657) adjacent to 4011 Grove Hill Road SW and 4007 Grove Hill Road SW with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 5C2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.02 hectares \pm (0.05 acres \pm) of closed road (Plan 2010657) from Undesignated Road Right-of-Way to Residential – Contextual One Dwelling (R-C1) District; and
4. Give three readings to **Proposed Bylaw 64D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0231

Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005

None.

BACKGROUND

This application was submitted by Global Raymac Surveys on 2020 January 10, on behalf of the landowner, the City of Calgary (Attachment 1).

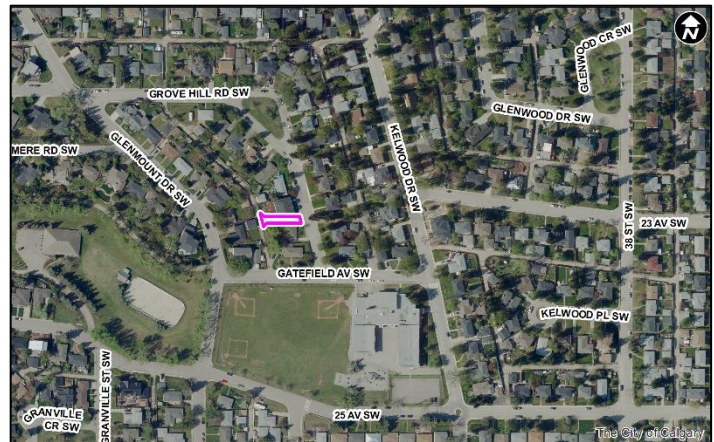
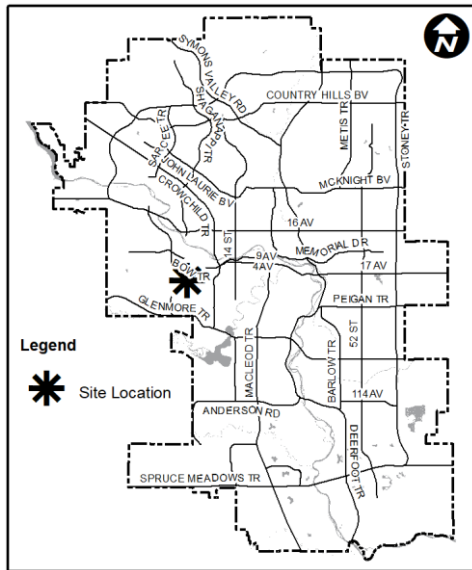
The existing single detached dwelling at 4011 Grove Hill Road SW was approved in 2014 December 19 (DP2014-4189).

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0231

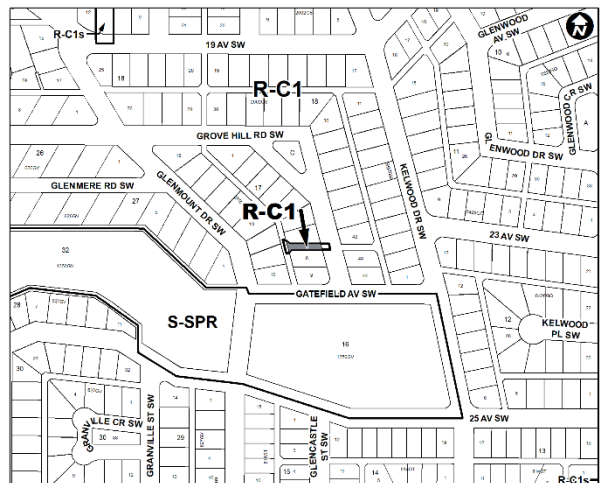
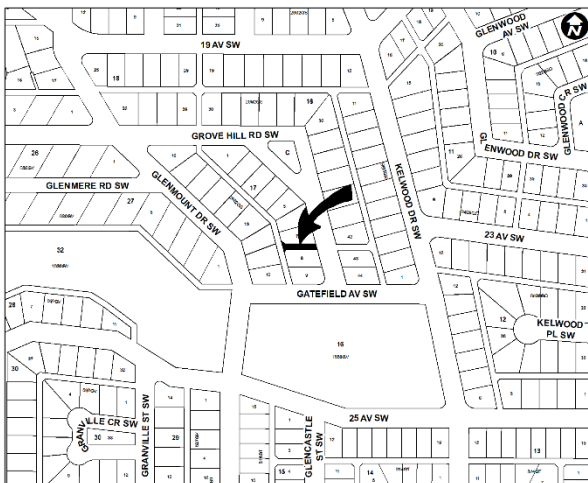
Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005

Location Maps



Road Closure Map

Proposed Land Use Map



Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0231

Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005



Site Context

The subject land is located in the community of Glendale between 4011 Grove Hill Road SW and 4006 Grove Hill Road SW. The land use in this area is predominantly low density residential developed with single detached dwellings.

The road right-of-way has an area of approximately 0.02 hectares (0.05 acres) and was originally used as a laneway but has been unutilized for some time. The proposal would see the closed road right-of-way consolidated with 4011 Grove Hill Road SW.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed R-C1 District is needed in order for the closed road right-of-way to be compatible with the existing adjacent residential lot (R-C1), with which it will be consolidated.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0231

Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Road Closure

The application proposes to close a portion of road right-of-way, which is an unusable laneway between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW and designate it to the R-C1 District. The Conditions of Approval for the road closure are contained in Attachment 3.

Land Use

The proposed land use for the undesignated road right-of-way is Residential – Contextual One Dwelling (R-C1) District which is consistent with the land use of the adjacent residential properties.

The R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area. The proposed R-C1 District is in keeping with the surrounding land uses.

Development and Site Design

The rules of the proposed R-C1 District provide basic guidance for the future site development. The proposed closure area will be consolidated with the adjacent parcel.

Environmental

An Environmental Site Assessment was not required as part of this application.

Transportation

No concerns as the road right-of-way does not operate as a road. Proposed road closure conditions are provided within Attachment 3.

Utilities and Servicing

Water and sanitary mains are available to service the subject site. At the time of development the applicant must coordinate with the utility owners (Enmax, ATCO Gas and Calgary Roads) for the removal and/or relocation of existing utilities located within the lane or the registration of an easement, or utility right of way for the protection of the utilities.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0231

Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised on-line.

The application was circulated to the Glendale Community Association and they did not provide comments at the time of writing this report.

Administration received one letter in opposition to the proposal which indicated concerns with the following:

- the closure of land that has been open for community use for 18 years.

Administration considered relevant planning issues specific to the proposed road right-of-way closure and land use redesignation. While the subject site may have been used by residents as a pathway, the closure is not deemed to have any significant impacts on the local community as the location is in close proximity to other public open spaces such as Turtle Hill to the southwest.

No public meetings were held by the applicant or Administration for this application.

Following Calgary Planning Commission, notifications for a Public hearing will be posted on the subject site (visible to residents) and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0231

Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Established area of the [*Municipal Development Plan*](#) (MDP). The applicable MDP policies encourage redevelopment of the established areas that incorporate appropriate densities and moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposed road closure and redesignation application is in keeping with relevant MDP policies, as the proposed R-C1 District is the same land use which is within the existing neighbourhood.

Social, Environmental, Economic (External)

The recommended road closure and redesignation would allow for the consolidation of an undeveloped road right-of-way with an adjacent residential parcel which will have no negative impacts on the surrounding neighbourhood.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with the applicable policies of the *Municipal Development Plan*. The proposed road closure and redesignation will facilitate the consolidation of the road right-of-way with the adjacent residential parcel to the north, and will have no impacts to the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Registered Road Closure Plan
3. Proposed Road Closure Conditions
4. **Proposed Bylaw 5C2020**
5. **Proposed Bylaw 64D2020**
6. **Public Submission**

Applicant's Submission



April 1, 2020

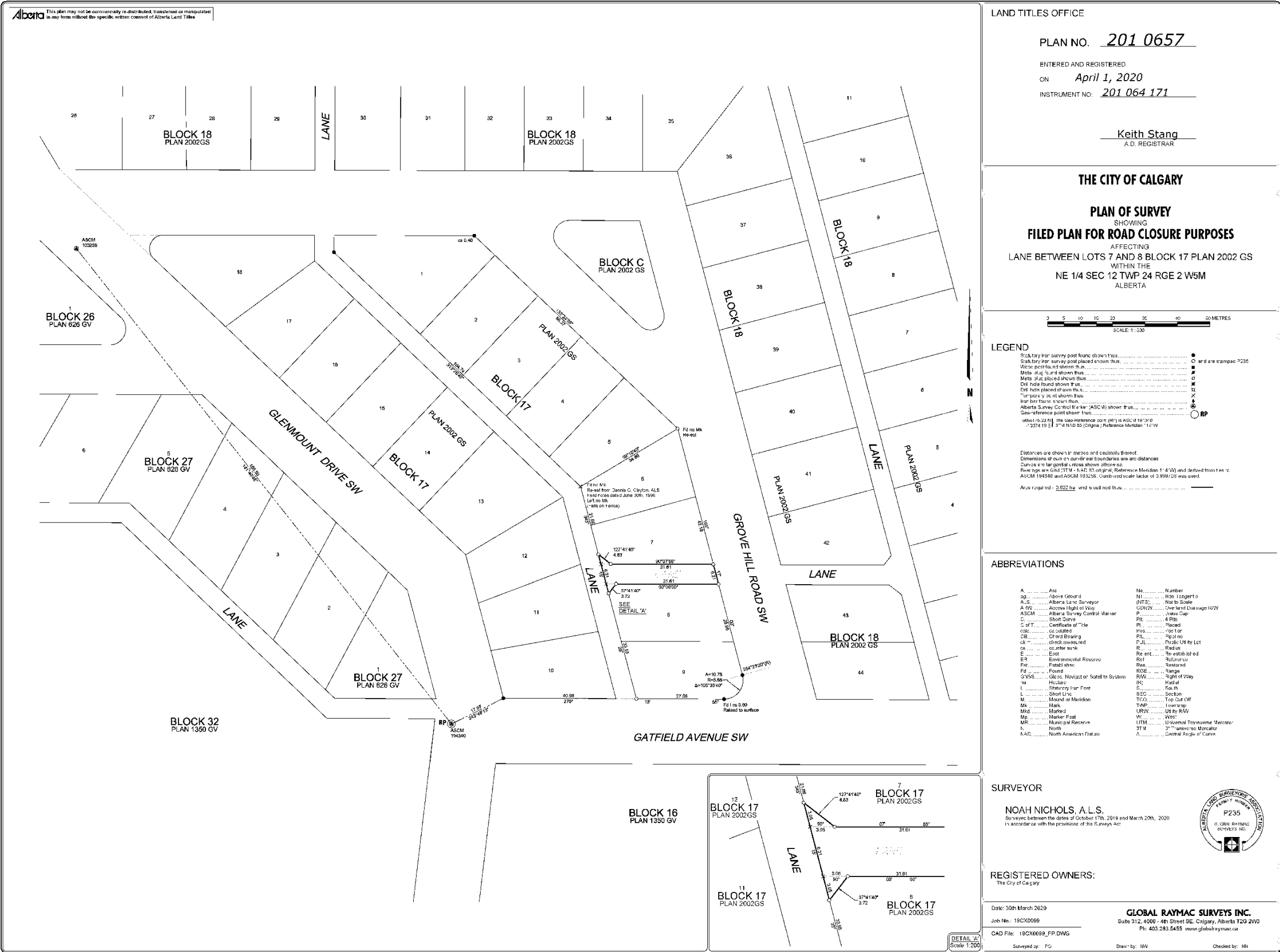
The owners of 4011 Grove Hill Road SW (Lot 7, Block 17, Plan 2002GS) have an agreement in place with the City of Calgary's Real Estate and Development Services to purchase the undeveloped lane to the South of their property. In order to purchase the lane, it will be closed via Road Closure Bylaw and re-designated to Residential – Contextual One Dwelling (R-C1) District to match the land use district of 4011 Grove Hill Road SW. Once the road closure bylaw and land use redesignation are approved, the closed lane will be consolidated with 4011 Grove Hill Road SW. Any required Rights-of-Way will be registered with the consolidation plan.

The land use redesignation application is being submitted concurrently with a road closure application.

Noah Nichols | ALS

Land Development Manager

Registered Road Closure Plan



Proposed Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The applicant is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent land.

PROPOSED

CPC2020-0231
ATTACHMENT 4

BYLAW NUMBER 5C2020

**BEING A BYLAW OF THE CITY OF CALGARY
FOR A CLOSURE OF A ROAD
(PLAN 2010657)
(CLOSURE LOC2020-0005/CPC2020-0231)

WHEREAS The City of Calgary has decided to close from public use as a public street and to sell or to hold those portions of street described below;

AND WHEREAS the provisions of Sections 22 and 606 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended, with respect to notice of intention of Council to pass such a Bylaw have been complied with;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS
FOLLOWS:**

1. Immediately upon passage of this Bylaw, the following described street shall be closed from use as a public highway:

PLAN 2010657
EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.

PROPOSED

BYLAW NUMBER 5C2020

3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2020-0231
ATTACHMENT 5

BYLAW NUMBER 64D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0005/CPC2020-0231)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

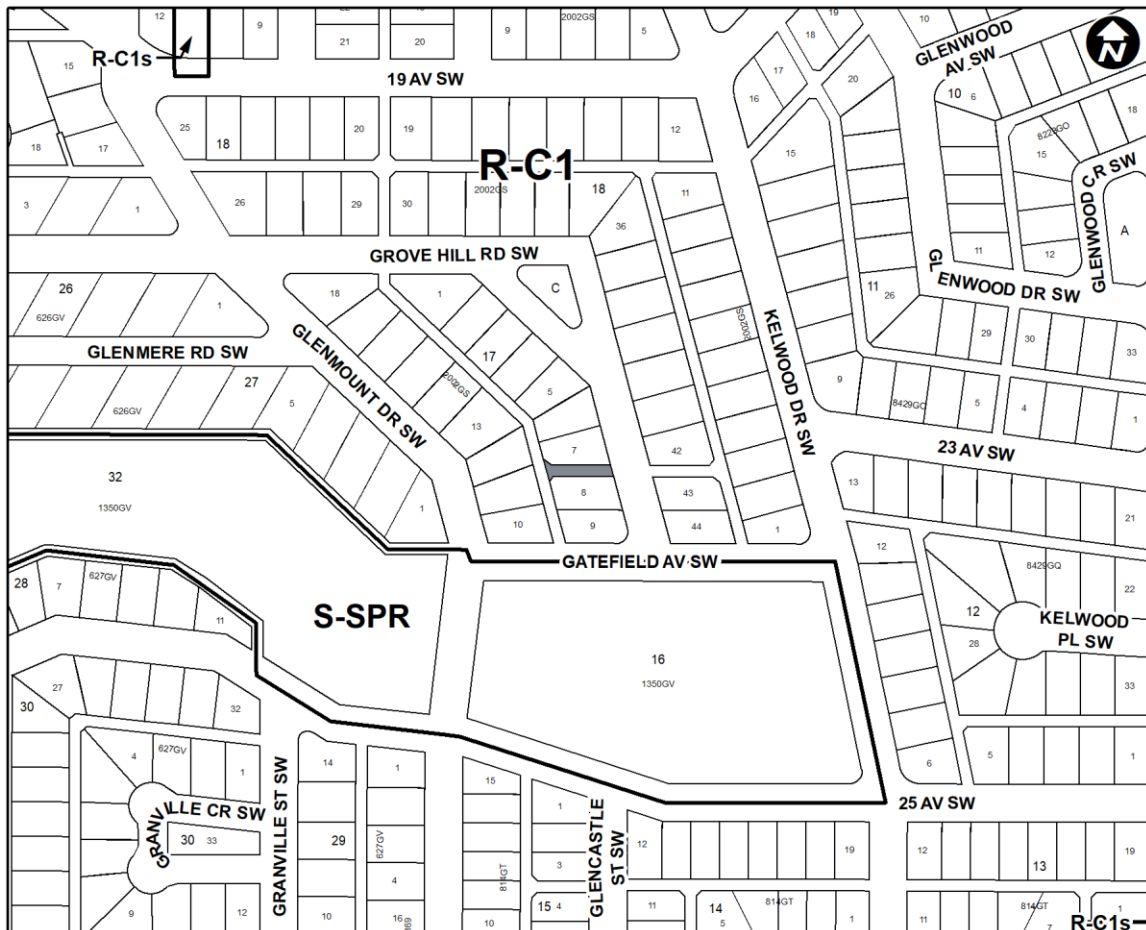
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2020-0005/CPC2020-0231
BYLAW NUMBER 64D2020

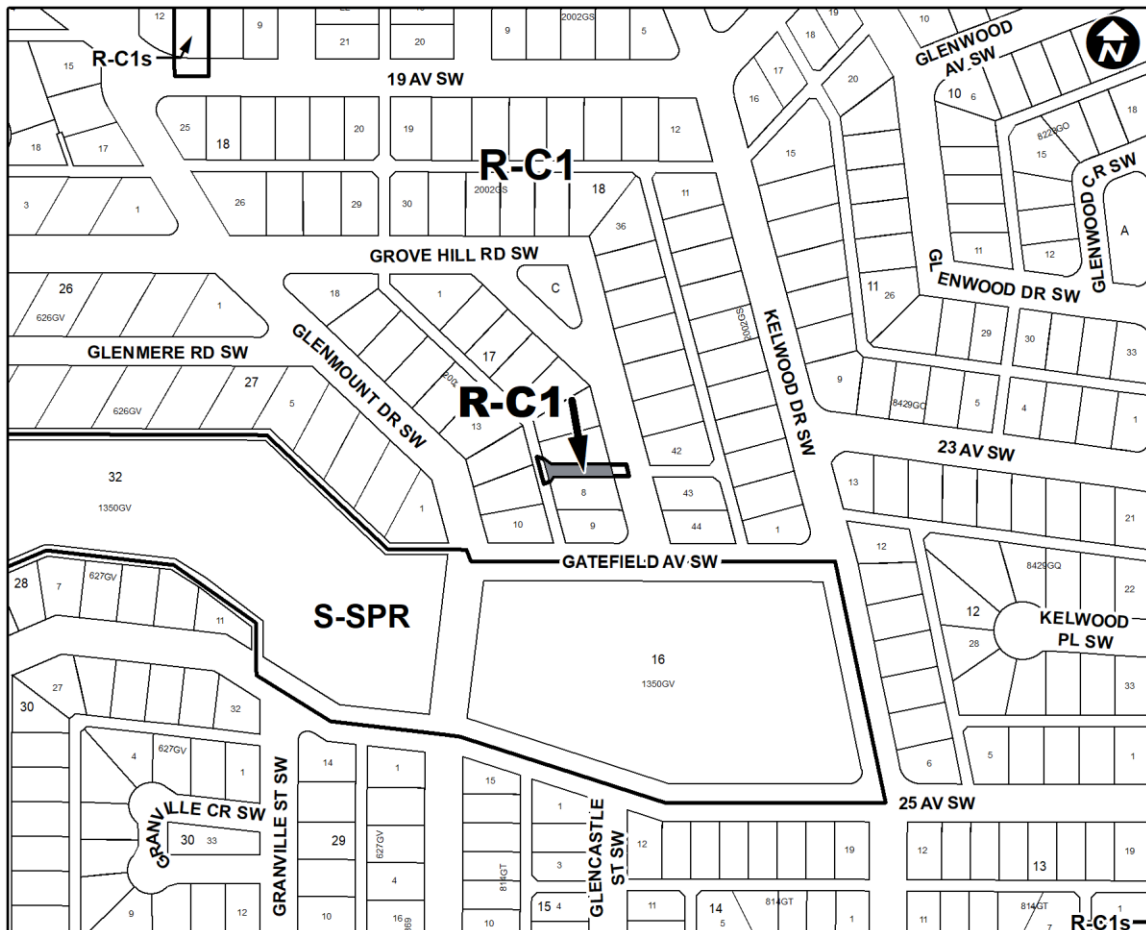
SCHEDULE A



PROPOSED

AMENDMENT LOC2020-0005/CPC2020-0231
BYLAW NUMBER 64D2020

SCHEDULE B



Pendola, Amy J.

From: Chris Brothers <cbrothers@powerwestconsulting.com>
Sent: Sunday, May 17, 2020 4:44 PM
To: Public Submissions
Subject: [EXT] Glendale Bylaw 64D2020

I'm writing to state my support for this land use re-designation. The small lane in question has been poorly looked after for years and is something of a dandelion farm during the summer. Having our neighbour purchase the land and include it as part of their property is a welcome change from my perspective.

Thank you,

Chris Brothers
2228 Glenmount Drive SW
Calgary
(403) 615-6651

From: [Bacon, Kent \(Avison Young - CA\)](#)
To: [Public Submissions](#)
Subject: [EXT] Support Bylaw 64D2020
Date: Tuesday, May 19, 2020 11:43:28 AM

I support the land use change from undesignated road right of way to R-C1 for Bylaw 64D2020

Kent Bacon
Avison Young
Principal
kent.bacon@avisonyoung.com
D 403.232.4330
C 403.874.9130

Avison Young (Canada) Inc.

From: [Ryan Swelin](#)
To: [Public Submissions](#)
Subject: [EXT] Support Bylaw 64D2020
Date: Tuesday, May 19, 2020 11:49:30 AM

To whom it may concern,

I am a neighbor to this property and we support the land use change from undesignated road right of way to R-C1 for Bylaw 64D2020.

Ryan

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0320

Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165

EXECUTIVE SUMMARY

The application was submitted by the applicant Kumlin Sullivan Architecture Studio, on behalf of the property owner Ilda Ruffo, on 2019 October 13. The application proposes to change the designation of the site from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CGd30) District to allow for:

- single detached, semi-detached, duplex, rowhouse and townhouse buildings;
- a maximum building height of 12.0 metres, 3 to 4 storeys (a change from the current rule which has no maximum);
- a maximum of 37 dwelling units (an increase from the current 1 unit maximum) based on the density of 30 units per hectare; and
- the uses listed in the M-CG District.

An amendment to the *Patterson Heights (Strathcona Cell “A”) Concept Plan* is required to accommodate the proposed land use redesignation. The proposal is in keeping with the applicable policies of the *Municipal Development plan* and the objectives of the *Patterson Heights Concept Plan* as amended.

No development permit application has been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0320

**Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186
Prominence Way SW, LOC2019-0165**

ADMINISTRATION RECOMMENDATION:

That the Calgary Planning Commission recommend that council hold a Public Hearing; and

1. **ADOPT**, by resolution, the proposed amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan (Attachment 2); and
2. **ADOPT**, by bylaw the proposed redesignation of 1.24 hectares \pm (3.0 acres \pm) located at 1186 Prominence Way SW (Plan 2038GH, Block O) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd30) District; and
3. Give three reading to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 APRIL 16:

That Council:

1. Adopt, by resolution, the proposed amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan (Attachment 2);
2. Adopt, by bylaw the proposed redesignation of 1.24 hectares \pm (3.0 acres \pm) located at 1186 Prominence Way SW (Plan 2038GH, Block O) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CGd30) District; and
3. Give three readings to **Proposed Bylaw 65D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0320

Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165

BACKGROUND

This application was submitted to The City on 2019 October 13 by the applicant Kumlin Sullivan Architecture Studio on behalf of the property owner Ilda Ruffo. The site is located in the community of Patterson on Prominence Way SW, south of Patina Drive SW. Patterson is subject to the recommended policies within the *Patterson Heights (Strathcona Cell "A") Concept Plan* which recommends policies and action in relation to development within the community.

The applicant's original submission proposed a redesignation to Multi-Residential – Contextual Medium Profile (M-C2d46) District in order to facilitate the development of a 55-unit multi-residential development, which would have included a mix of rowhouse and apartment buildings. Administration indicated to the applicant that there were concerns for the proposal as the site is surrounded by mostly low density residential development in the form of single and semi-detached dwellings, with no other M-C2 Districts or apartment buildings within its vicinity. Further, the proposal would not be supported as it was not in alignment with applicable policies within the *Municipal Development Plan* (MDP), which relate to modest redevelopment in Established Areas and new developments incorporating appropriate densities. In Administration's interpretation this would mean that a 55-unit multi-residential development, which would include apartment buildings with maximum heights of 16.0 metres, would not fit contextually between a 20 unit rowhouse development to the north and semi-detached housing to the south, which have maximum heights of 12.0 and 10.0 metres, respectively.

As such, Administration recommended that the applicant consider amending the application to the Multi-Residential – Contextual Grade-Oriented (M-CGd30) District, which would provide for a 37-unit townhouse development, and contain provisions for a lower building height and interface with the existing low density development. Following further discussions with Administration, the applicant decided to follow Administration's recommendation for a reduced density and amended the application.

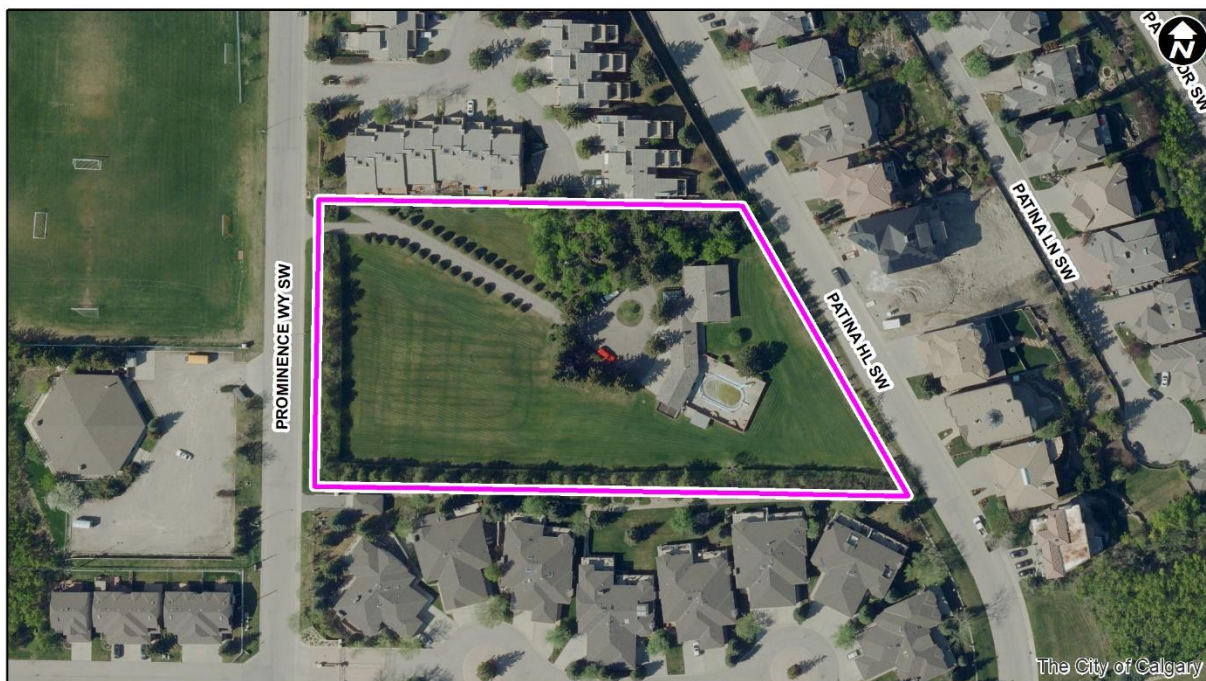
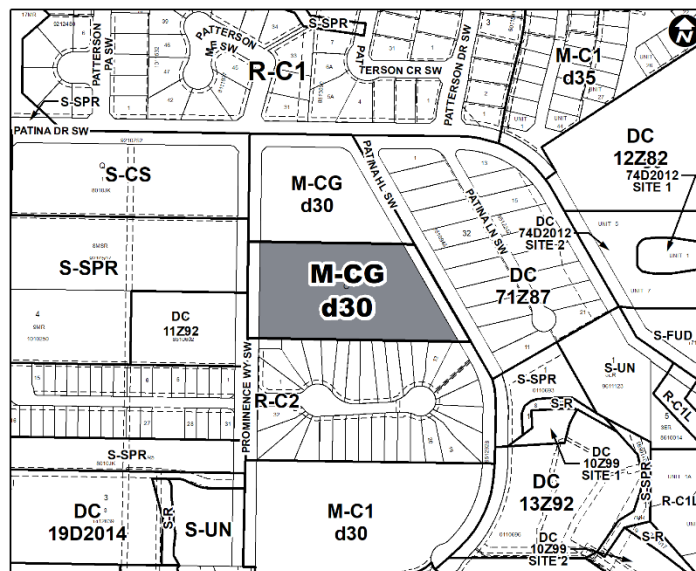
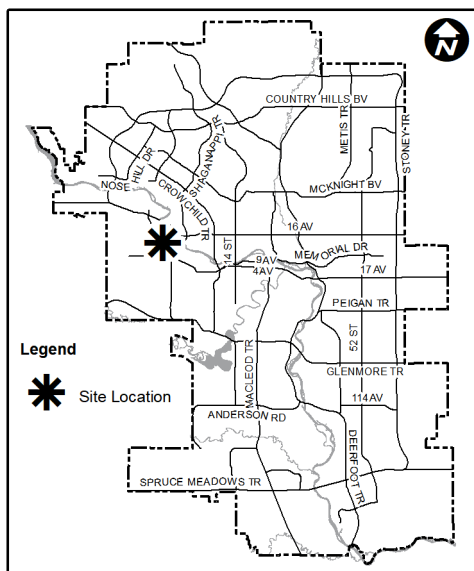
Although a development permit has not been submitted, the Applicant's Submission (Attachment 1) indicates that the intention of the redesignation is to facilitate a multi-residential development in line with the rules of the M-CG District, and to provide a compatible interface with the existing developments on adjoining parcels.

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Prominence Way SW, LOC2019-0165

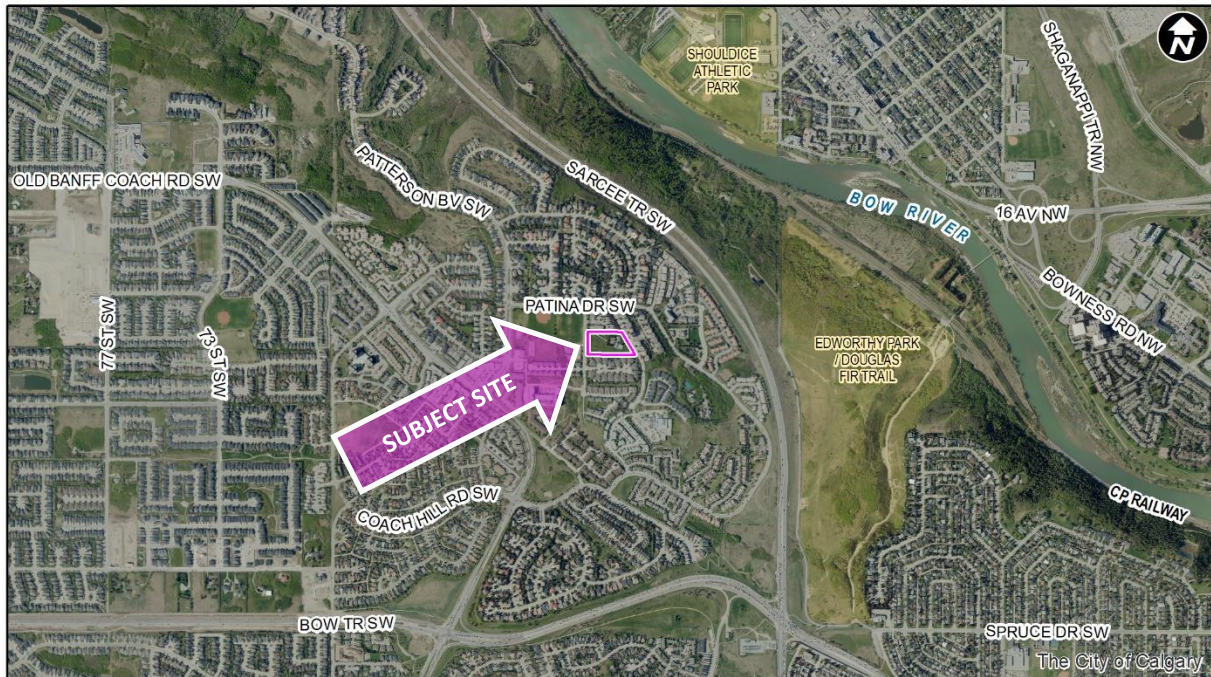
Location Maps



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**Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186
Prominence Way SW, LOC2019-0165**



SITE CONTEXT

The subject site is located on Prominence Way SW, west of Patina Hill SW and south of Patina Drive SW in the community of Patterson and currently contains one single detached dwelling with no rear lane access. The site slopes downwards to Patina Hill SW. Access is currently from Prominence Way SW, and not Patina Hill SW, due to the slope conditions. The subject site is approximately 1.24 hectares in size with approximate dimensions of 171 metres by 95 metres.

The land use in the area is a mixture of low-to-medium residential land use districts to the east, west and south, developed with single and semi-detached dwellings and rowhouse and townhouse buildings, designated as DC Direct Control District, Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – Contextual Low Profile (M-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District.

To the north, lands are predominantly low density residential development (developed with single detached dwellings) and designated as Residential – Contextual One Dwelling (R-C1) District. Prominence Park is located directly across the street which is developed with a baseball diamond and hockey rink designated as Special Purpose – School, Park and Community Reserve (S-SPR District) and Special Purpose – Community Service (S-CS) District. There is also a church (Word of Life Christian Church) located across the street which is designated as DC Direct Control District.

Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165

As identified in Figure 1, Patterson's population reached its peak in 2014.

Figure 1: Community Peak Population

Patterson	
Peak Population Year	2014
Peak Population	4,350
2019 Current Population	4,202
Difference in Population (Number)	-148
Difference in Population (Percent)	-3.40%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Patterson](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a modest density increase and for building types that are compatible with the established building forms of the existing neighbourhood. Though a minor amendment to the *Patterson Heights (Strathcona Cell "A") Concept Plan* is recommended, the proposal meets the general objectives of the plan as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Special Purpose – Future Urban Development (S-FUD) District is intended to be applied to lands that are awaiting urban development and utility servicing and to provide for a limited range of temporary uses that can easily be removed when land is redesignated to allow for urban forms of development. Permitted uses include single-detached dwelling and manufactured home. The S-FUD district does not provide a maximum building height rule.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd30) District is a designation that provides for multi-residential development designed to provide some or all units with direct access to grade, in a variety of forms (i.e. rowhouse or townhouse), of low height and density and is intended to be in close proximity or adjacent to low density residential development. It allows for a maximum building height of 12 metres and a maximum density of 30 units per hectare, which equates to 37 units on the subject site. The proposed land use is the same district, and density modifier, as the parcel directly to the north and provides a maximum height of 12.0 metres, which is only 2.0 metres higher than the development directly to the south (designated R-C2), which is in contrast to the previous proposal that would have seen a 6.0

Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186 Prominence Way SW, LOC2019-0165

metre height difference. Further, the M-CG District contains provisions which lowers building heights within closer proximity of a low density residential district.

Development and Site Design

The rules of the proposed M-CG District will provide basic guidance for the future site development including appropriate uses, height and building massing, landscaping and parking. Given the specific context of the site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring that the building form appropriately transitions to the existing low density development to the south and west;
- ensuring an engaging interface along Prominence Way SW and Patina Hill SW;
- emphasizing at grade entrances; and
- definition of front yard amenity space for individual units.

A bareland condominium will be applied for the development, which triggers the requirement for Municipal Reserve (MR). The application was presented to the Joint Use Coordinating Committee (JUCC) 2019 December 09, with a recommendation for a cash in lieu payment for the MR. Cash in lieu was supported by JUCC for the following reasons:

- There is sufficient Park open space in Patterson;
- The development is directly adjacent to existing adjacent Park open space (Prominence Park – soccer, baseball, playground, badminton, etc.), and other open spaces nearby; and
- This is a relatively small parcel, proposed for infill development, which makes it unfeasible to provide a practical, useable Park reserve area.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian and vehicular access to the site is available from Prominence Way SW and Patina Hill SW, there is no rear lane for this site. It is recommended that vehicle access to the site continued to be restricted to Prominence Way SW due to the sloping conditions within portions of site adjacent to Patina Hill SW.

The area is served by Calgary Transit with the 69 Street LRT Station, within approximately 2.7 kilometres walking distance of the site on Old Banff Coach Road SW / Strathcona Boulevard SW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority's on Patina Hill SW, however it is regulated on Prominence Way SW. The site is approximately 105 metres from the transit stop, servicing the Route 93 and offer service to the 69 Street SW LRT Station.

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Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the subject lands. Any future upgrades to these services or to the City network will be determined at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders. Notification letters were sent to adjacent land owners and the application was advertised on-line.

The application was circulated to the Coach Hill/Patterson Heights Community Association. No comments were provided at the time of writing this report.

The applicant discussed the application with the Community Association on 2019 June 20. The Community Association was supportive of the original submission.

The applicant had begun preparations for a public information session on 2020 March 25 at the Coach Hill Patterson Heights Community Association building. The applicant also met Administration to discuss the format of the meeting and the information that was to be presented. However due to the COVID-19 pandemic, the information session was appropriately cancelled.

Administration received 23 letters in opposition to the original submission which was the proposed redesignation to the Multi-Residential – Contextual Medium Profile (M-C2) District with the following comments:

- not in alignment with the Patterson Heights Concept Plan;
- proposed building heights;
- impacts on privacy, sunlight, views and the natural beauty of the area;
- impacts on wildlife and vegetation within and around the site;
- increase in on-street parking which is already limited (church and sports activities);
- increase in traffic and traffic noise;
- local roads are over capacity;
- safety concerns with the increased traffic on Prominence Way SW;
- local infrastructure and utilities which already at capacity and cannot support more density;
- inappropriate proposed density and scale of development (only single detached dwellings would be appropriate);
- impact on existing character of the neighbourhood;
- short of amount to comment on the proposal;
- no visible public posting of the proposal on the subject site;
- no public consultation prior to the formal application by the applicant;

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- not enough information on the future development (i.e. where buildings will be placed); and
- impact of future construction (i.e. dust and debris).

Administration received one letter in support for the original submission with the following comments:

- existing trees around the property should be maintained;
- landscaping should be open and inviting to the community; and
- a public space should be included in a future development.

Administration considered all relevant planning issues specific to the proposed redesignation and worked with the applicant to facilitate the recommended (amended) proposal. As mentioned, the applicant's original submission proposed a development of a 55-unit multi-residential development, a mix of townhouse and apartment buildings. Based on the review of the relevant policy and assessment of the existing character of the surrounding neighbourhood and public feedback, Administration indicated to the applicant that the proposal would not be supported.

Administration recommended that the applicant consider revising the application to the Multi-Residential – Contextual Grade-Oriented (M-CGd30) District, for a multi-residential development of approximately 37 units, which would provide a more appropriate land use, transition and interface with the existing low density residential development. Following further discussions with Administration, the applicant decided to follow Administration's recommendation and amended the application. The design compatibility and parking requirements will be reviewed at the development permit stage. This will assist in managing concerns related to privacy, shadowing, massing and other built form considerations. Further review would be undertaken when a development permit is submitted.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Established area of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of the established areas that incorporate appropriate densities and moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposal is in keeping with relevant MDP policies, as the rules of the M-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density. It is also an appropriate transition from the parcel directly to the north which is also designated M-CG.

Patterson Heights (Strathcona Cell “A”) Concept Plan (Non-Statutory – 2014)

The subject site is located in the Low Density Single Family Residential Area as identified on Map of the [Patterson Heights \(Strathcona Cell “A”\) Concept Plan](#) which envisions redevelopment in the form of detached and semi-detached residential buildings.

In order to accommodate the proposal, a minor map amendment to the Concept Plan is required (Attachment 2). This proposed amendment would identify the site as Low/Medium Density Multi Family Residential Area. The proposed amendment to the Concept Plan is deemed appropriate given the intent of the application, the contextual nature of the proposed M-CG District and the site’s location which is directly adjacent to a medium density land use district.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2014)

These criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning, such as the MDP or local area policy plans to assist in determine the appropriateness of an application in the local context.

The subject parcel meets the majority of the location criteria such as:

1. proximity to other multi-unit and non-residential development,
2. 400 metres of a transit stop, and
3. adjacent to or across from an existing open space.

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**Policy Amendment and Land Use Amendment in Patterson (Ward 6) at 1186
Prominence Way SW, LOC2019-0165**

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing land use district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore presents no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the objectives of the *Patterson Heights (Strathcona Cell "A") Concept Plan*. The proposed M-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in residential density. In addition, the subject site is located within walking distance of transit stops, is in proximity to commercial, non-residential and multi-residential development and directly across from an existing open space.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to Patterson Heights (Strathcona Cell "A") Concept Plan
3. **Proposed Bylaw 65D2020**
4. **Public Submissions**
5. **Commissioner Comments**

Applicant's Submission



March 25, 2020

This proposal is to explain the intention to redesignate this property to a multi-family designation. The property is currently a large lot single family home, with an S-FUD designation, and is adjacent to multifamily rowhousing on the north side and villas on the south. It is bordered on the west by Prominence Way SW and on the east by Patina Hill SW. The site drops gradually from west to east with a rapid drop-off on the boulevard to Patina Hill SW.

The neighbourhood contains other small lot single family developments, a variety of medium density multi-family developments, and a seniors' lodge. Down the hill to the east is a variety of developments from townhouses to mixed villa/apartments. The greater area has designated densities from 27 to 76 Units/ha.

There is an existing Concept plan from the early 1990's, with revisions most recently in 2014. The densities in this Concept Plan do not reflect the current land use designations on the City's LUB maps. The property adjacent to the north is currently zoned with a density of 30 U/ha. (slightly more than the 1994 Concept Plan). At 2.04 ac., it could have had 24 units but only has 20 (which was based on the original Concept Plan). The property adjacent to the south is 5.0 ac. with 32 units (semi-detached), a density of 16 U/ ha. And to the south of that development, the property is zoned at 30 U/ha, and to the south of that, 50 U/ha.

The proposal for this redesignation is to apply an M-CGd30 designation with a density of 30 U/ha (M-CG d30). Based on the size of the property at 1.24 ha. (3.07 ac.), this would permit up to a maximum of 37 units. These units would be in a condominium style property subdivision. The townhouse units would be similar in concept to the units on the property to the north in size and density. They would have attached 2-car garages with additional driveway parking. The apartments would have underground parkade parking and some surface visitor parking.

The construction of the units would likely be phased as the demand for the units dictated, on a cluster by cluster basis as the market need arises.

Due to the proposed unit density in the application, our firm met with the community on June 20th, 2019 prior to our later submission. We presented 3 options for the application for their review and comment. We subsequently received a response from the community saying that they would support our application as presented.

Since making the application, we received comments from the file manager and, once a density was agreed to with our client, we began to organize community engagement. We tried to contact the community to set up an open house. Several weeks went by

Applicant's Submission

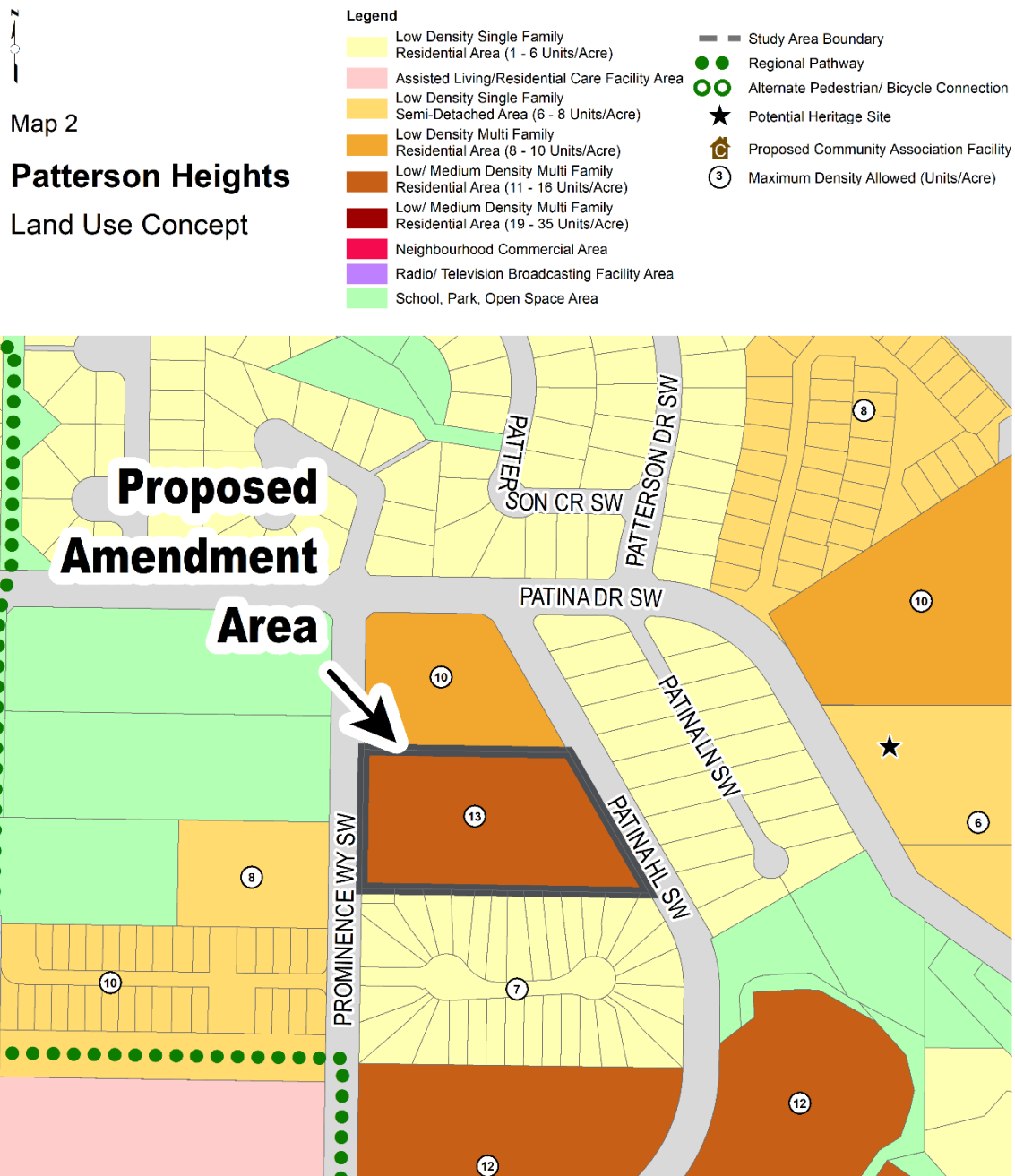
before we finally made contact with them and, through some back and forth discussions, settled on March 25th for the date at the local Seniors centre (where we held the first community meeting). With the unexpected turn of events with the COVID-19 situation, we relocated to another venue but, with the situation worsening, we were forced to cancel any in-person community engagement. We examined a 'virtual' offering but could not organize what we felt would be something equivalent to an open house where the local residents could visit at their leisure during the evening to view the presentation boards, could ask questions of the architects and City file manager, and could submit comments to the architects for organizing and submitting to the file manager for review by Planning Commission. The open house was officially canceled with the community on March 20th.

We have been in contact with the Condo association to the south but have not made any specific plans to get the proposal to them at this time. Again, the COVID-19 situation has compromised our ability to meet with the interested parties.

Wm. (Bill) R. Kumlin, Architect, AAA, AIBC, SAA, MRAIC
Principal

Proposed Amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan

1. The Patterson Heights (Strathcona Cell "A") Concept Plan attached to and forming part of a resolution by City Council on November 5, 1991, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Land Use Concept', by changing 1.24 hectares \pm (3.0 acres \pm) located at 1186 Prominence Way SW (Plan 2038GH, Block O) from 'Low Density Single Family Residential Area (1 - 6 Units/Acre)' to 'Low/ Medium Density Multi Family Residential Area (11 - 16 Unit/Acre)', as generally illustrated in the sketch below:



PROPOSED

CPC2020-0320
ATTACHMENT 3

BYLAW NUMBER 65D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0165/CPC2020-0320)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

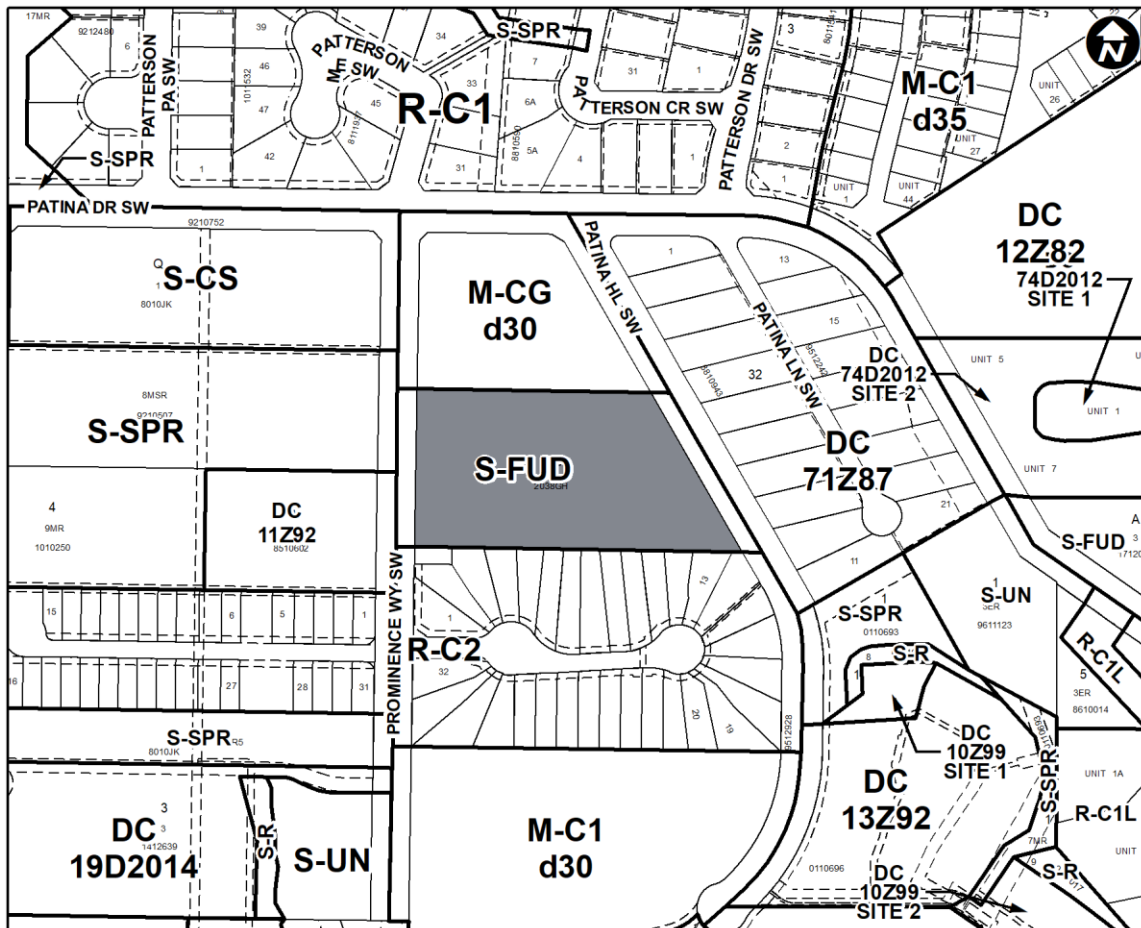
SIGNED ON _____

CITY CLERK

SIGNED ON _____

**AMENDMENT LOC2019-0165/CPC2020-0320
BYLAW NUMBER 65D2020**

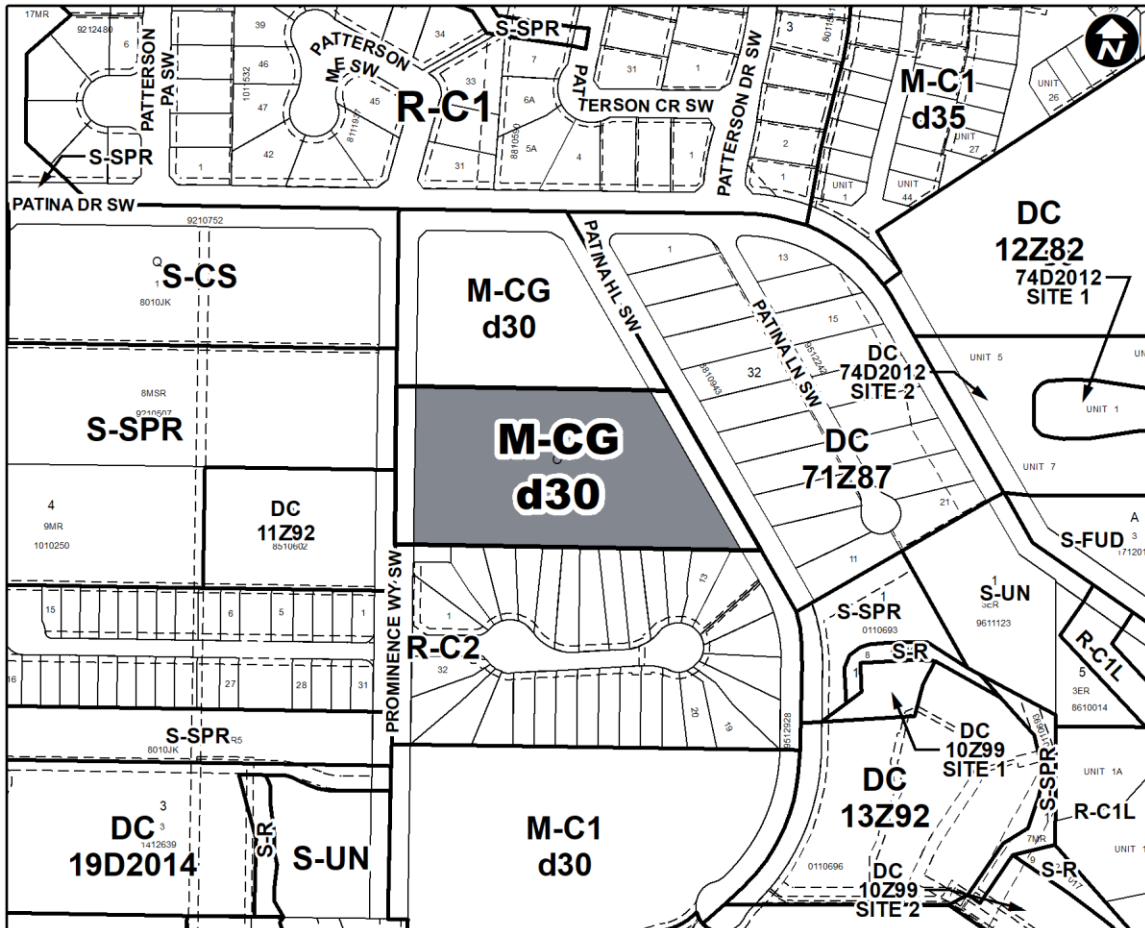
SCHEDULE A



PROPOSED

AMENDMENT LOC2019-0165/CPC2020-0320
BYLAW NUMBER 65D2020

SCHEDULE B



From: [Barbaatar, Davaa](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: [EXT] Land Use Amendment LOC 2019-0165 - 1186 Prominence Way SW
Date: Thursday, May 07, 2020 12:07:55 PM
Attachments: [Land Use Amendment LOC 2019-0165 May 202005062020.pdf](#)

From: Laurie Brawn & Garry Henderson [mailto:BHKAssoc@shaw.ca]
Sent: Thursday, May 7, 2020 11:42 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Land Use Amendment LOC 2019-0165 - 1186 Prominence Way SW

Further to our issues and concerns raised in our letters of November 20, 2019 and April 9, 2020 addressed to Mr. J. Friedman, Calgary Planning & Development on behalf of the owners of the Brickburn condominium which have not been fully addressed nor formally responded to, we would like to challenge the approved amendment to the Paterson Heights (Strathcona Cell "A") Concept Plan due an inaccuracy or error reflected in the Planning & Development Report dated April 16, 2020 presented to the Planning Commission.

Please include the attached letter in the Council's Public Hearing meeting scheduled for May 25, 2020.

Due to the COVID-19 restrictions we would appreciate knowing how we can participate in the May 25, 2020 meeting.

Thank you for your assistance and the Council's consideration.

Garry Henderson

16 Prominence Point SW

Calgary, Ab T3H 2V7

Home: 403.217.2380

Cell: 403.909.2380

May 6, 2020

The City Clerk - Calgary
313 7 Ave SE
Calgary, Alberta
T2G 0J1

Attention: Council's Public Hearing

Subject: Application for Land Use Amendment LOC2019-0165 – 1186 Prominence Way SW

Further to our issues and concerns raised in our letters of November 20, 2019, and April 9, 2020 to Mr. Jarred Friedman Calgary Planning & Development with respect to this application on behalf of the homeowners of the Brickburn Condominium Corporation (Condominium Plan #9212075) the Brickburn Board of Directors would like to also challenge the Proposed Amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan .

An inaccuracy or error was reflected in the Planning & Development Report to Calgary Planning Commission dated April 16, 2020, page 9 under the heading Patterson Heights (Strathcona Cell "A") Concept Plan (Non-Statutory – 2014) , which stated:

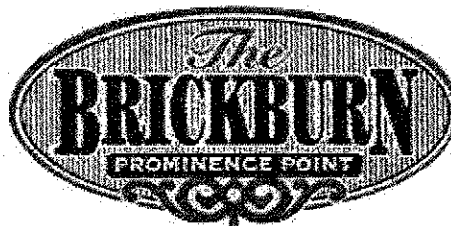
"The subject site is located in the Low Density Single Family Residential Area as identified on Map of the Patterson Heights (Strathcona Cell "A") Concept Plan which envisions redevelopment in the form of detached and semi-detached residential buildings. In order to accommodate the proposal, a minor map amendment to the Concept Plan is required (Attachment 2). This proposed amendment would identify the site as Low/Medium Density Multi Family Residential Area. The proposed amendment to the Concept Plan is deemed appropriate given the intent of the application, the contextual nature of the proposed M-CG District and the site's location which is directly adjacent to a **medium density land use district**."

If you look at Attachment 2 of the report, the subject property is directly adjacent (North, South East and West)) to **Low Density land uses** and a park, not the stated "**Medium Density**". We therefore challenge the change approved by the Planning Commission and would request an amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan reflect one of the adjacent Low Density Single Family Semi Detached or Low Density Multi Family Residential more in keeping with its adjacent land use neighbors?

If there are any questions or if the Board may be of assistance we can be contacted through our complex's management company; Lana Radojevic, MCM Property Management:

Email: LRadojevic@mcmproperty.com

Telephone: (403 262-7955)



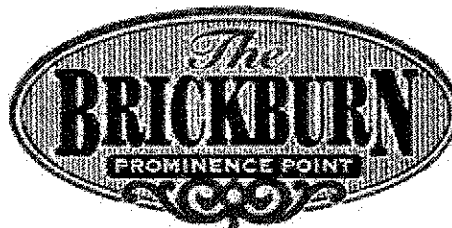
The Public Hearing Meeting is scheduled for May 25, 2020, however, this does not appear to be reflected on the City of Calgary Council and Committees meeting website. Can you confirm this meeting is still scheduled and provide details and how we can participate with the current COVID – 19 meeting restrictions.

Thank you for your assistance in this matter.



R. Garry Henderson

On Behalf of the Board of Directors
Brickburn Condominium Corporation
3-64 Prominence Point SW
Calgary, AB T3H 3E8



From: [stuart.ross](#)
To: [Public Submissions](#)
Cc: [Stu. Ross](#)
Subject: [EXT] Land Use Redesignation Patterson Bylaw 65DD2020 Hearing Monday May 25, 2020 at 9:30 am
Date: Monday, May 18, 2020 7:12:39 PM

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100, Postal Stan M,
Calgary, AB
T2P 2M5

I write to you as the President of, and on behalf of the Condominium Corporation Plan 8311938, Prominence Estates, units 1-20, 1220 Prominence Way SW, and secondly, on my behalf as an owner of an adjacent property, unit 14. I previously corresponded with the City during the review process and ask that the Clerk ensure that a copy of the prior comments are appended to this submission.

The Prominence Estates Condominium Corporation (Plan 8311928) strongly objects to the proposed amendment to the Patterson Heights, Strathcona Cell 'A' Concept plan. It is important that the councillors reference the historical development and changes to the Strathcona Cell 'A' plan over the years. In particular the density revisions allowed in the past have far exceeded the original and revised plan, and the current plan clearly states that the current proposal is not allowed any longer in this area due to the density of the area already exceeding the current, let alone the original plan.

Our complex was the first development in the planned area, and the longstanding owners have suffered repeated overdevelopment in the area, as specifically referenced in the City's own commentary on Strathcona Cell 'A'. The repeated actions to amended the plan have defeated the purposes of longstanding planning within the City. The current amended plan references that the area density far exceeds the original planning and notably, has rendered the current utilities strained and in some cases exceeded(see the repeated complaints over the entire area over the past 20 years).

The proposed planning amendment bylaw 65DD2020 is to allow medium density land uses, whereas the land is surrounded by low density developments and a park. The current planning does not envision more medium or high density developments in Patterson. Those developments have been repeatedly allowed in the past and have defeated any purported goals of the Strathcona Cell A Concept plan. The density is now higher than nearly any other residential subdivision in Calgary, and lacks the necessary services such as access to rapid transit that would allow higher density. In addition there is a severe issue with water services, and the Utilities department has not dealt with the issue.

We ask that City Council simply reject the proposed development and the proposed zoning changes in their entirety.

Stuart Ross
President, Prominence Estates, Condominium Plan 8311928
Owner of 14, 1220 Prominence Way SW, Calgary AB T3H 2B4

Sent from my iPad

Calgary Planning Commission Member Comments



For CPC2020-0320
heard at Calgary Planning Commission
Meeting 2020 April 16



Member	Reasons for Decision or Comments
Commissioner Scott	<p>Reasons for Approval</p> <ul style="list-style-type: none">• The proposed redesignation is to accommodate a small-scale use change that is compatible with surrounding existing uses and land use designations in proximity to the subject site.• As a remnant parcel from prior outline plan and subdivision, the subject site is a logical location for the ground-oriented multi-residential form proposed, and the applicant has reduced the density from the originally proposed application.• Would encourage the applicant and Administration to explore potential to retain at least some of the tree planting at the south and west boundaries and northeast corner of the site at the DP stage.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0415

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190

EXECUTIVE SUMMARY

This land use amendment application was submitted by Dimao Rong, one of the landowners on 2019 December 11 on behalf of himself and the other land owner, Runxian Su. The application proposes to change the land use designation of the subject site from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- semi-detached homes in addition to the building types already allowed (e.g. single-detached dwelling, duplex dwelling, and secondary suites);
- a maximum building height of 10 metres (no change from the current maximum of 10 metres);
- a maximum of 2 units (an increase from the current maximum of 1 unit); and
- the uses listed in the R-C2 District.

Minor text amendments are required to the *Montgomery Area Redevelopment Plan* to accommodate the proposed land use redesignation. The proposal conforms to the ARP, as amended, and is in keeping with the applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0415

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 -
21 Avenue NW, LOC2019-0190**

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Montgomery Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw;
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 5003 - 21 Avenue NW (Plan 4994GI, Block 37, Lot 22) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 APRIL 16:

That Council:

1. Adopt, by bylaw, the proposed amendments to the Montgomery Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the **Proposed Bylaw 23P2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 5003 - 21 Avenue NW (Plan 4994GI, Block 37, Lot 22) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
4. Give three readings to the **Proposed Bylaw 63D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The land use amendment application was submitted by the landowner Dimao Rong on 2019 December 11 on behalf of himself and the other landowner, Runxian Su.

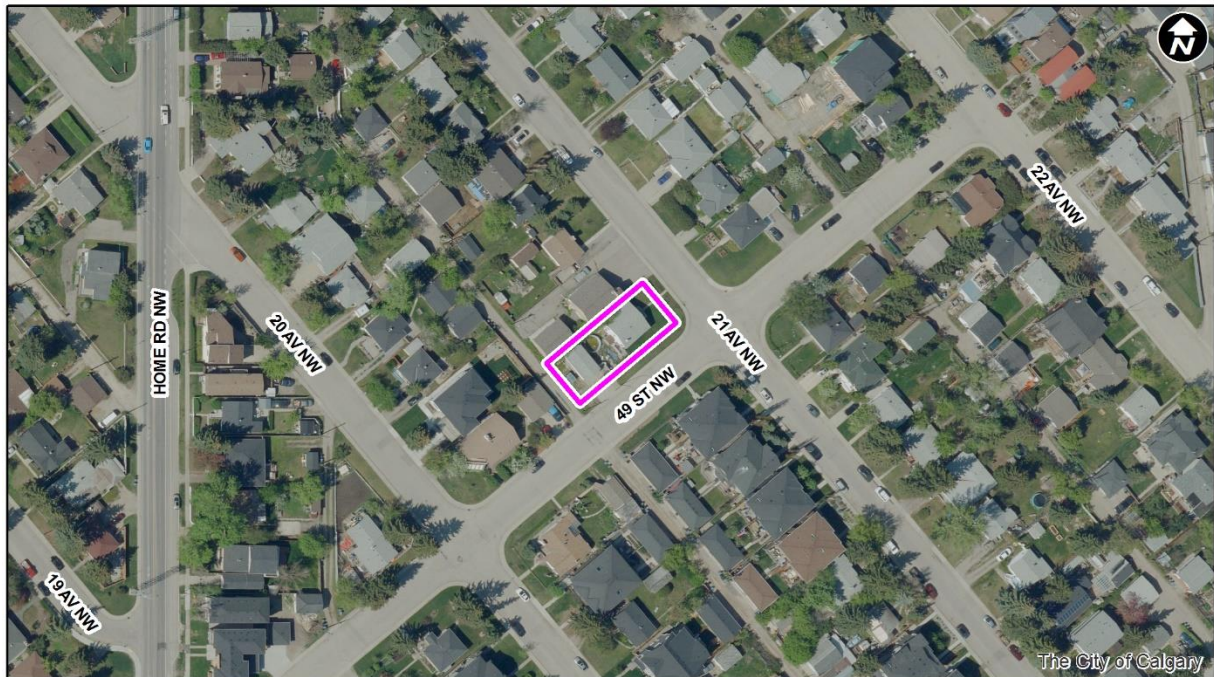
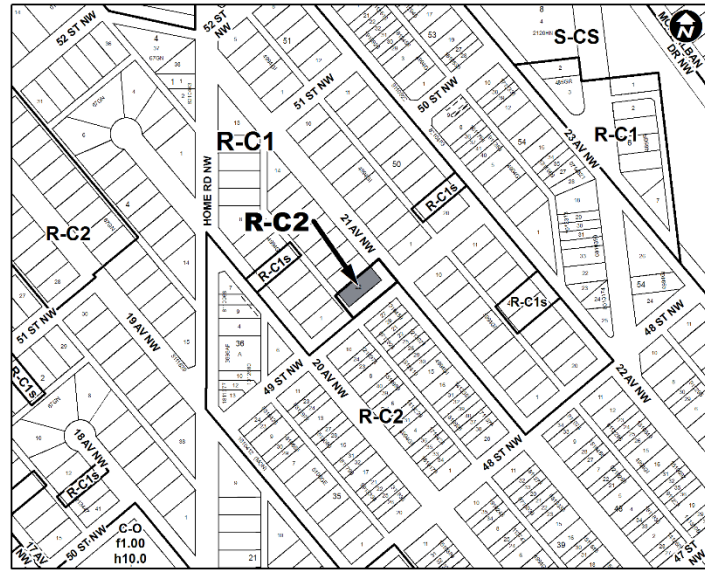
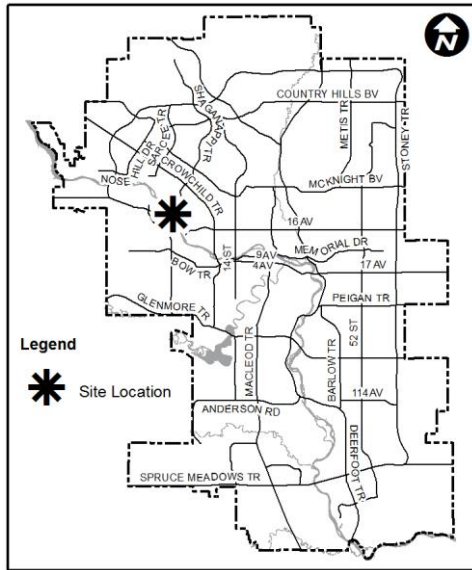
No development permit application has been submitted at this time, however, as per the Applicant's Submission (Attachment 1), indicated that the intent for the application is to construct a semi-detached dwelling in the future.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

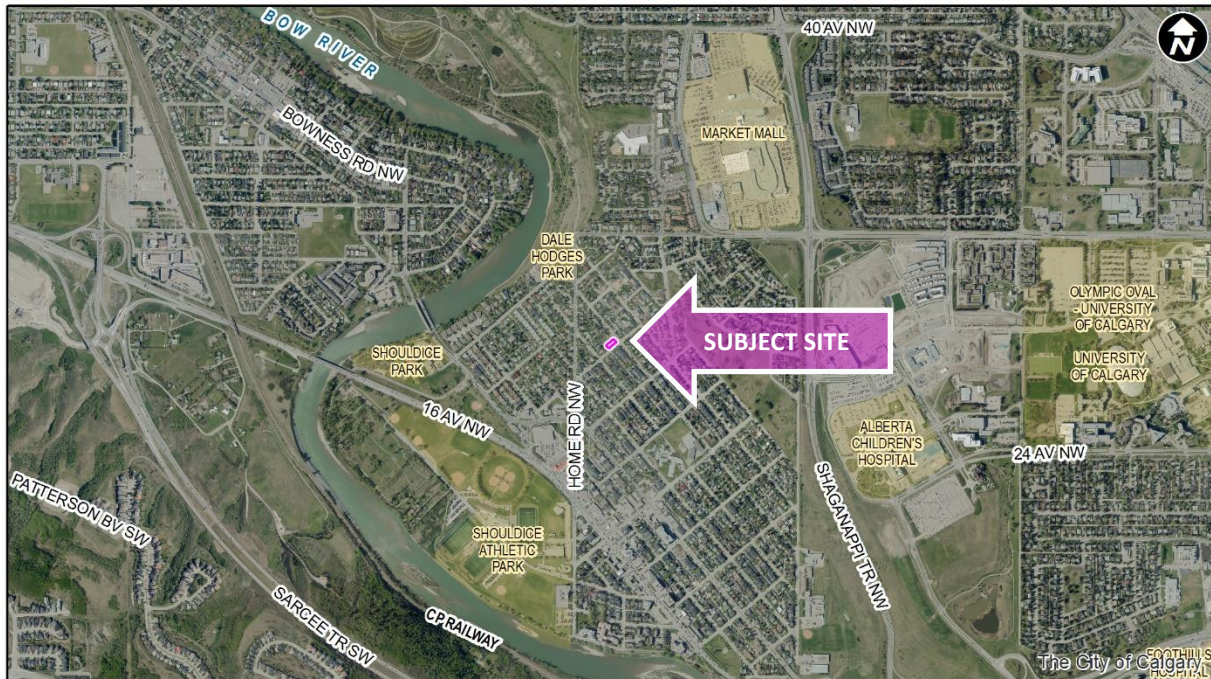
ISC: UNRESTRICTED
CPC2020-0415

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 -
21 Avenue NW, LOC2019-0190

Location Maps



**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 -
21 Avenue NW, LOC2019-0190**



Site Context

The subject site is located in the northwest community of Montgomery on the corner of 21 Avenue NW and 49 Street NW. The site is approximately 0.05 hectares (0.14 acres) in area with approximate dimensions 15 metres by 36 metres. A rear lane exists along the southern edge of the property. The existing use on the site is a single detached dwelling and a detached garage that is accessed off 49 Street NW. The site is relatively flat.

Montgomery is mainly characterized by 1940's style bungalows (single detached dwellings) and semi-detached dwellings. Townhomes and multi-residential buildings are generally located adjacent to the commercial concentration along the major roadway of 16 Avenue NW. Redevelopment is slowly occurring in the community in various forms.

The immediately surrounding neighbourhood consists of single detached dwellings with the predominant land use being Residential – Contextual One Dwelling (R-C1) District. The larger community of Montgomery is characterized by a mix of other residential land use districts, including Residential – Contextual One / Two Dwelling (R-C2) and Multi-Residential – Contextual Low Profile (M-C1) District as well as others. The community also has a public elementary school, other schools, Shouldice Athletic Park and Shouldice Aquatic Centre, the Bow River and many other amenities and personal and retail services.

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 -
21 Avenue NW, LOC2019-0190**

Figure 1 shows that Montgomery reached peak population in 1969.

Figure 1: Community Peak Population

Montgomery	
Peak Population year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-772
Difference in Population (Percentage)	-14.6%

Source: The City of Calgary 2019 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Montgomery](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal is fairly limited in scope, as it proposes to include one additional building type (Semi-Detached Dwelling) from the existing building types allowed. The proposal meets the objectives of applicable policies discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning and analysis conducted by Administration.

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is primarily for single detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit with a secondary suite.

The proposed land use of Residential – Contextual One / Two Dwelling (R-C2) District allows for the use of Semi-Detached Dwelling in addition to uses already allowed (e.g. single-detached dwelling, and suites), a maximum building height of 10 metres (no change), and a maximum two units (an increase from the current maximum of one unit) with the potential of two secondary suites.

Planning & Development Report to
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CPC2020-0415

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190

Development and Site Design

The rules of the proposed R-C2 District will provide guidance for future site development including uses, building massing, building interface with the street and individual front door accesses, height, on-site parking, grading, and landscaping. A development permit has not been submitted at this time.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from an existing sidewalk along 21 Avenue NW and 49 Street NW. Upon redevelopment all vehicular access will be via the rear lane that is accessed from 49 Street NW.

The site is serviced by Calgary Transit with local standard transit bus stops located approximately 150 metres away (less than a five-minute walking distance).

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the site without the need for offsite improvements. Individual servicing connections as well as necessary stormwater management will be considered and reviewed as part of a future development permit application.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

The Montgomery Community Association responded that they do not support the redesignation citing misalignment with the *Montgomery Area Redevelopment Plan* (Attachment 2). The Community Association prefers the retention of the R-C1 District uses in this area and the preservation of the existing character of R-C1 areas.

Three letters were submitted from surrounding neighbours who oppose the land use as they had concerns with parking availability, increased traffic, housing forms that deviate from the existing predominantly single-detached dwellings in their neighbourhood.

In response to the feedback received, the applicant dropped off contact information where he could be reached to answer questions and receive feedback.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0415

Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is considered to be a low-density increase that is compatible with the surrounding neighbourhood. The subject parcel is on a corner lot directly across the street from existing semi-detached housing. Design and parking requirements will be reviewed at the development permit stage and will be guided by the design policies of the *Montgomery ARP* as well as the Land Use Bylaw.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commissions recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong sustainable communities.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) is The City's broad vision for how Calgary grows and develops over the next 30 to 60 years with an emphasis on planning and building compact communities. Diversity in land uses, intensities, and housing generates more choice, so that residents have the opportunity to live and remain in their own neighbourhood as their housing needs change.

The subject parcel is located within the Residential – Developed – Inner City area as identified on [Map 1: Urban Structure](#) in the MDP. The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form that respects the scale and neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-C2 District provides for a modest increase in a low-density form that is contextually sensitive and consistent with the existing surrounding residential development.

Planning & Development Report to
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Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 - 21 Avenue NW, LOC2019-0190

Montgomery Area Redevelopment Plan (Statutory – 2005)

The [Montgomery Area Redevelopment Plan](#) (ARP) is the Montgomery community's guiding local policy. The future Land Use Plan for this site is Low Density Residential however there are several policies in the ARP that speak to the desire to separate single-detached housing forms from semi-detached forms stating that R-1 (R-C1 under the current Land Use Bylaw) District areas should not be redesignated to R-2 (R-C2 under the current Land Use Bylaw). The *Montgomery ARP* was created prior to the *Municipal Development Plan* adoption in 2009, which identifies single, semi-detached and rowhousing as low-density housing forms. A text amendment for an exception to this parcel has been included for the ARP. Given that R-C2 is a low-density housing form, and that there is an existing cluster of R-C2 designated sites directly south of this parcel, Administration deems this amendment to be minor.

Social, Environmental, Economic (External)

The recommended represents a minor increase to density, and allows for an additional building form option in an established area of the city. As such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics. Further, the ability to develop a semi-detached dwelling will make more efficient use of existing land, infrastructure, and services.

Financial Capacity

Current and Future Operating Budget

There are no impacts to the current and future operating budgets.

Current and Future Capital Budget

There are no growth management impacts to capital budgets.

Risk Assessment

There are no risks associated with this proposal.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0415

**Policy Amendment and Land Use Amendment in Montgomery (Ward 7) at 5003 -
21 Avenue NW, LOC2019-0190**

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies in the *Municipal Development Plan*. The proposed R-C2 District is a low-density district intended for development that is grade oriented in proximity to and adjacent to other low-density residential development. The proposal is a modest increase in density in an established area of the city that contains the infrastructure and services to accommodate the increase. The development can be designed to be compatible with the character and context of the existing neighbourhood.

ATTACHMENT(S)

1. **Proposed Bylaw 23P2020**
2. Applicant's Submission
3. Community Association Letter
4. **Proposed Bylaw 63D2020**
5. **Commissioner Comments**

PROPOSED

CPC2020-0415
ATTACHMENT 1

BYLAW NUMBER 23P2020

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MONTGOMERY AREA REDEVELOPMENT PLAN BYLAW 11P2004 (LOC2019-0190/CPC2020-0415) *****

WHEREAS it is desirable to amend the Montgomery Area Redevelopment Plan Bylaw 11P2004, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Montgomery Area Redevelopment Plan attached to and forming part of Bylaw 11P2004, as amended, is hereby further amended as follows:
 - (a) In Chapter 2 'Residential Land Use', 'Low-Density Residential Policies' section, Policy R4, after the word "permitted", delete "with the exception of the site at 4628 - 20 Avenue NW." and insert "with the exception of the sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW."
 - (b) In Chapter 2 'Residential Land Use', 'Low-Density Residential Policies' section, Policy R5, after the word "supported", delete "with the exception of the site at 4628 - 20 Avenue NW." and insert "with the exception of the sites at 4628 - 20 Avenue NW and 5003 – 21 Avenue NW."

PROPOSED

BYLAW NUMBER 23P2020

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant's Submission

March 31, 2020

I like to re-zoning 5003 21 Ave NW from R-C1 to R-C2 for the purpose to build semi-detach side-by-side dwellings.

The reason we plan to construct a semi-detached dwelling based on followings:

1. The city has approved many house of the Montgomery community from RC1 to RC2, this means our application meet the City development plan.
2. The population of Calgary keep increasing, residents who look for the house will demand, as Children hospital, Foothill hospital, University of Calgary, Sait, Olympic Park etc all surround the Montgomery community area, more and more citizens would like to choose this community to reside, construct semi-detached dwelling will help people and give people the chance to meet their choices.
3. Construct semi-detached dwelling will lower the cost compare single dwelling in the market, especially at this tough time of Alberta, all economy conditions will serious impact by COVID-19 and oil crisis. Construct semi-detached dwellings will contribute to the Economy of Calgary, will allow more mid or low income family own a new home in this community becoming true.
4. Construct semi-detached dwelling will help us get our investment back, will lower our financial risk.

Submitted by Dimao Rong

Community Association Letter

December 17, 2019

Sarah Hbeichi
Planning Development and Assessment
City of Calgary
Sarah.hbeichi@calgary.ca

Dear Sarah:
RE: LOC2019-0190 5003 21 AV NW

The request for an up-zoning from R-C1 to R-C2 is not supported at this time.

The intent of the Montgomery ARP very specifically states that: § The redesignation of low-density residential land (R-C1 and R-C2) should only be permitted in the locations indicated on the Land Use Plan (Fig 1.3 of the ARP). Redesignations outside these will require an amendment to the ARP. § In order to secure the stability of single detached neighbourhoods and retain community character the redesignation of R-C1 to R-C2 should not be permitted. § The redesignation of individual lots from R-C1 to R-C2 is not supported § The redesignation of existing R-C1 areas will require a comprehensive amendment to the Plan

There are plenty of R-C2 properties in Montgomery that can be redeveloped with semi-detached dwellings. We strongly feel that R-C1 solutions are very different from R-C2 and will change the character of the neighbourhood.

Our ARP is a statutory document; if it's intent is not upheld, then what's the point of having a Stat. doc.?

Regards,

Janice Mackett,
Planning Committee Chair
Montgomery Community Association

cc: Councillor Druh Farrell
Executive Assistant Ward 7

President, MCA
Members of the MCA Planning Committee

PROPOSED

CPC2020-0415
ATTACHMENT 4

BYLAW NUMBER 63D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0190/CPC2020-0415)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

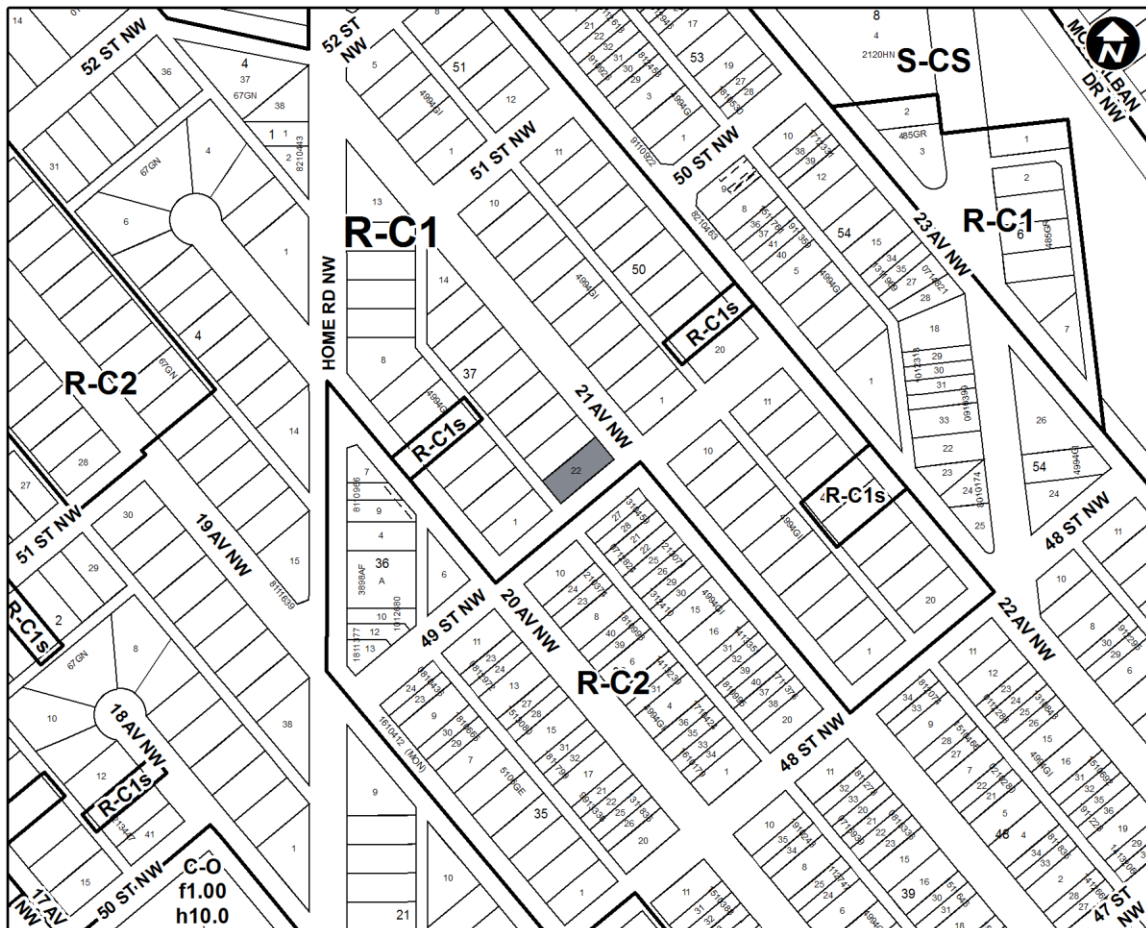
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0190/CPC2020-0415
BYLAW NUMBER 63D2020

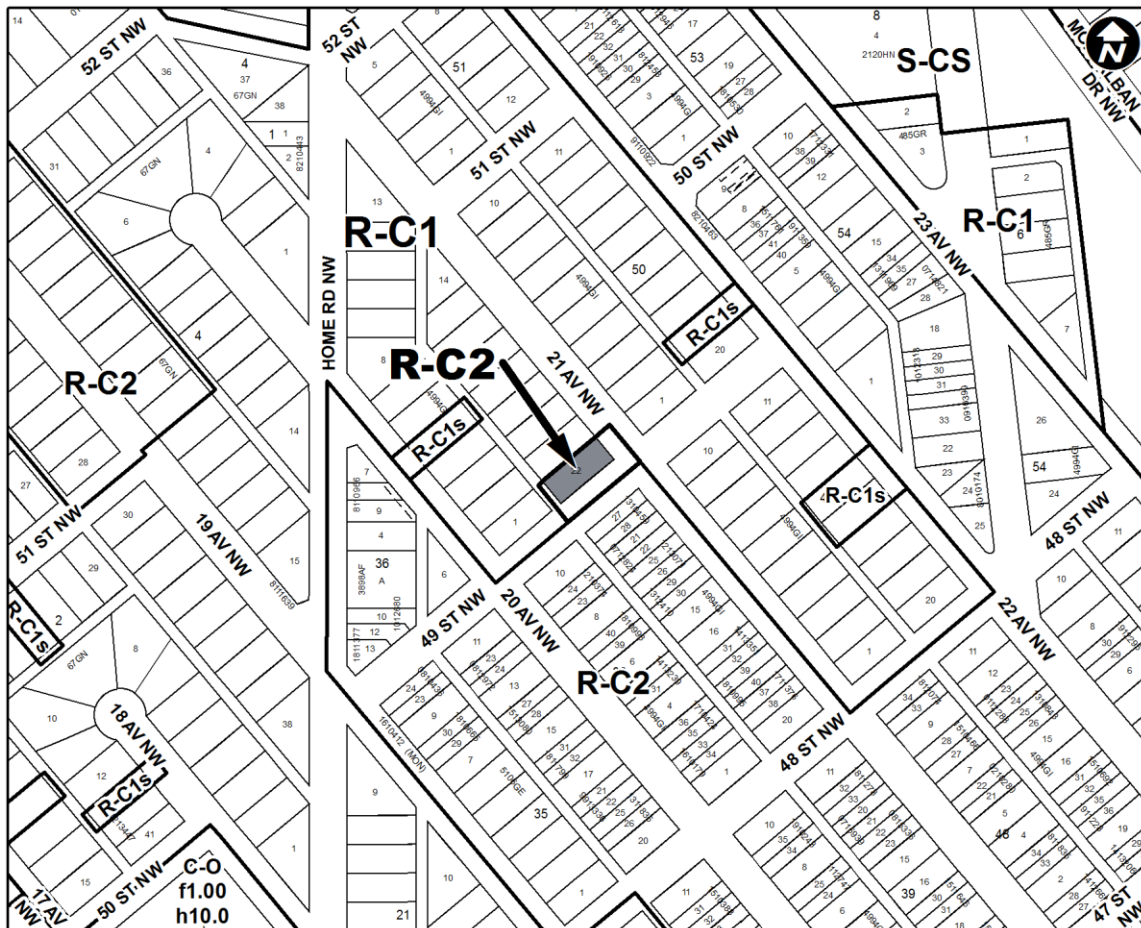
SCHEDULE A



PROPOSED

AMENDMENT LOC2019-0190/CPC2020-0415
BYLAW NUMBER 63D2020

SCHEDULE B



Calgary Planning Commission Member Comments



For CPC2020-0415
heard at Calgary Planning Commission
Meeting 2020 April 16



Member	Reasons for Decision or Comments
Commissioner Scott	<p>Reasons for Approval</p> <ul style="list-style-type: none">• The proposed redesignation is to accommodate a small-scale use change that is compatible with the existing uses and surrounding area.• There are large blocks of R-C2 zoning in the surrounding area, including directly across 49 Street NW from the subject site. Although the subject site is located in an 'island' of R-C1 zoning, R-C2 seems more logical given the context of the site, and provides for low scale, low density infill forms and sensitive, moderate densification.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0402

Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172

EXECUTIVE SUMMARY

This land use amendment application was submitted by MES Architecture on 2019 November 12 on behalf of landowner Irene Von Stetten. This application proposes to change the designation of the subject site from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- semi-detached and duplex homes in addition to building types already allowed (e.g. single detached homes and secondary suites);
- a maximum building height of 10 metres (no change from the current maximum);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-C2 District.

This proposal conforms to the relevant policies of the *Municipal Development Plan* and is supported by the objectives of the *South Shaganappi Communities Area Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.12 acres \pm) located at 4824 - 40 Avenue NW (Plan 7004JK, Block L, Lot 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 APRIL 16:

That Council:

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.12 acres \pm) located at 4824 - 40 Avenue NW (Plan 7004JK, Block L, Lot 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to the **Proposed Bylaw 62D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0402

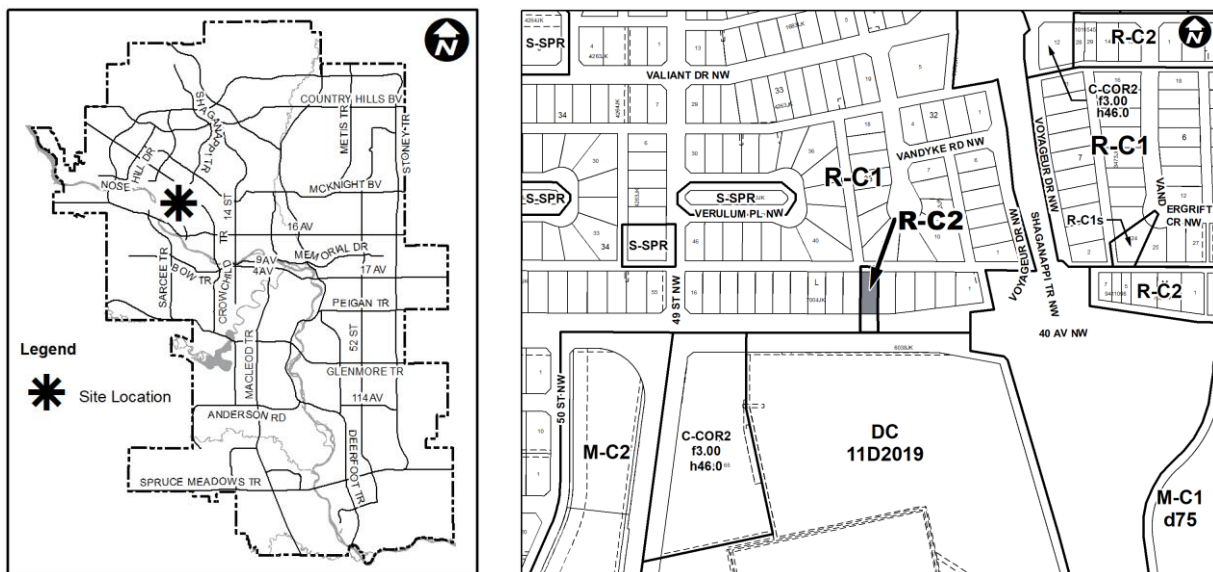
Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172

BACKGROUND

This land use amendment application was submitted by MES Architecture on 2019 November 12 on behalf of landowner Irene Von Stetten. No development permit has been submitted at this time. However, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit for a semi-detached dwelling with secondary suites in the near future.

At present, Administration has not received many residential redevelopment or land use amendment applications of this nature within the community of Varsity.

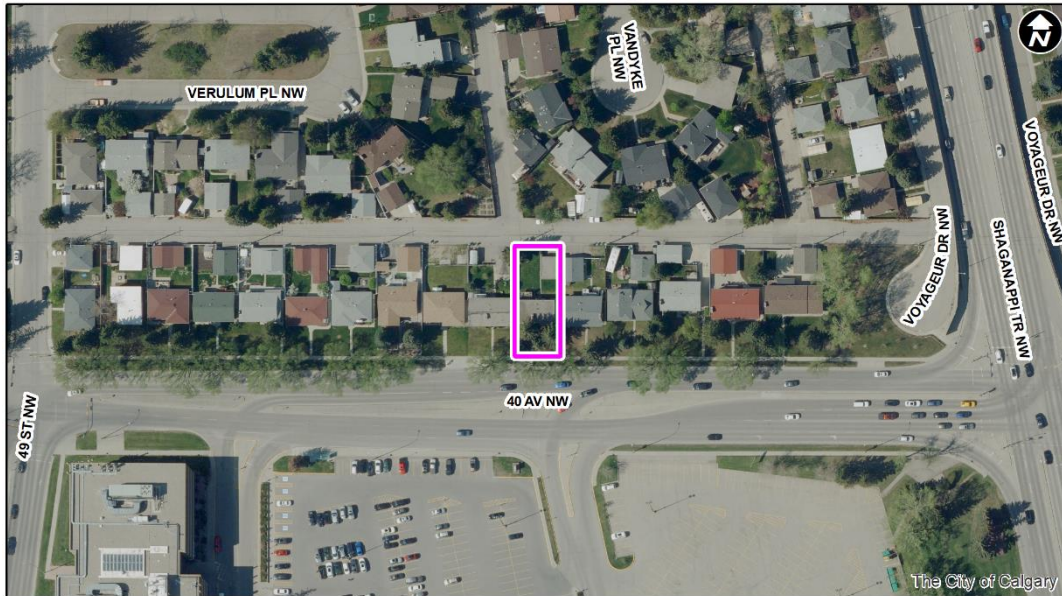
Location Maps



Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0402

Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172



Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172



Site Context

The subject parcel has a total area of approximately 557 square metres and approximate dimensions of 15 metres in width and 35 metres in depth. Located in the northwest quadrant of Calgary, the subject parcel is midblock along 40 Avenue NW within the community of Varsity. The site currently contains a one-storey single detached dwelling with detached garage. A rear lane exists along the northern boundary of the site.

Market Mall shopping centre is the nearest Community Activity Centre and is located immediately south of the parcel. Similarly, the University of Calgary (U of C) and Foothills Hospital are located less than two kilometres away, respectively.

Current data indicates that Market Mall employs over 2,000 employees within its 200 retail units and has over 10.6 million visitors annually, making it the city's primary Northwest commercial and employment hub.

In terms of built form, the community is characterized by a mix of single and semi-detached homes. There are pockets of development which contain a higher mix of residential densities, specifically to the south and east of the subject site respectively. There is also an array of small-scale pocket parks and schools within a one kilometre radius of the site.

Varsity's urban design and dominant building typologies are consistent with an established neighbourhood that was developed in the 1960's and 70's.

Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172

As shown in *Figure 1*, the community of Varsity has seen its population decrease only slightly from its peak in 1981.

Figure 1: Community Peak Population

Varsity	
Peak Population Year	1981
Peak Population	13,645
2019 Population	12,874
Difference in Population (Number)	-771
Difference in Population (Percent)	-5.7%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Varsity](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes to redesignate the subject parcel from the R-C1 District to the R-C2 District to facilitate a further variety of low density residential uses. At present, this is one of the first applications received by Administration for a redesignation of this nature within this community. The current proposal meets the objectives of all applicable planning policies as described in the Strategic Alignment portion of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District allows for low density residential developments with a maximum of one dwelling unit and a maximum building height of 10 metres. Single detached dwellings and secondary suites are intended uses for this district.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Secondary Suites are a permitted use within this district. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. The intent of the R-C2 District is to accommodate existing development and contextual redevelopment in a nature that does not disturb the overall character of the community. This proposal maintains the low-density nature of the neighbourhood as the uses listed above comprise a majority of the existing housing stock within Varsity.

Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172

Development and Site Design

If the application is approved by Council, the rules of the proposed Residential – Contextual One / Two Dwelling (R-C2) District will provide basic guidance for the future site development, including appropriate building height, massing and setbacks, land uses and parking. Given the specific context of the site, additional items that will be considered through the development process include, but are not limited to the following:

- Respecting the immediate and privacy of adjacent residential developments;
- Providing the minimum number of motor vehicle parking for all dwelling units; and
- Ensuring direct vehicle access from the rear lane.

Environmental

There are no environmental concerns associated with the site or current proposal.

Transportation

Pedestrian access to the subject site is available from 40 Avenue NW. Vehicular access to the parcel is available from the rear lane. Street parking is not permitted along 40 Avenue NW. As identified by Map 3: Road and Street Network of the *Municipal Development Plan*, 40 Avenue NW is classified as a Collector Road. The nearest major arterial roadway is Shaganappi Trail, which is located less than 150 metres east of the subject site.

The area is served by Calgary Transit. Base service is provided along 40 Avenue NW as the Route 53 has a stop located directly adjacent to the property; providing a direct connection from Bowness to Brentwood LRT Station via Market Mall. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are all available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with the Administration's standard practices, this application was circulated to all relevant stakeholders and notice posted on-site. Notification letters were also sent to adjacent landowners and the application was advertised online. No public meetings were held by the applicant or Administration in relation to this application.

The Varsity Community Association responded to the circulation and have expressed some initial reservations to the application (Attachment 2). Concerns have been raised in regards to

Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172

the building heights allowed under the R-C2 District and how the proposal will integrate with existing built form in the community.

Administration received five citizen responses in opposition noting concerns related to the proposed land use redesignation and potential future development. The citizen concerns are generally summarized as follows:

- increase in traffic, noise and parking issues;
- increase in height, density, and lot coverage;
- reduced privacy on neighbouring properties; and
- general concern about higher density residential developments within neighbourhood.

The applicant has contacted the Varsity Community Association, Ward 1 Councillor's office and adjacent neighbours at the recommendation of Administration to conduct further engagement.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposal is considered low-density and the proposed density increase is compatible with the surrounding neighborhood. Design and parking requirements will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSPR) which directs population growth in the region to the Cities and Towns and promotes efficient use of land

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential-Developed-Established area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification within established communities that is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the proposed R-C2 District is a low density residential district that provides for a modest increase in density that is sensitive to existing residential development in the form of duplex dwellings, semi-detached dwellings and single detached dwellings within an established community.

The proposed land use amendment is in keeping with applicable policies of the *Municipal Development Plan*. The recommended R-C2 designation is aligned with the vision for the Residential-Developed-Established areas. Although the proposed land use represents a change to the existing land use pattern on this block, the proposed R-C2 District is compatible with adjacent land uses and allows for redevelopment that can complement the existing built form in the area.

South Shaganappi Communities Area Plan (Non-Statutory – 2011)

The subject parcel is located within the Established Residential land use typology as shown on Map 3: Development Strategy and Urban Structure in the [South Shaganappi Communities Area Plan](#) (SSCAP). The applicable SSCAP policies encourages new residential development to encompass a variety of typologies which include but are not limited to: duplexes, semi-detached dwellings and multi-dwelling housing. New development shall provide modest intensification in a form and nature that respects scale and character of the neighbourhood context.

The proposal is in keeping with relevant SSCAP policies as the R-C2 District is a low-density land use typology that allows for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Social, Environmental, Economic (External)

The proposed land use district will provide a further range of housing types than the existing R-C1 District. The proposed land use district allows for a wider range of combined housing types and as such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

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Land Use Amendment in Varsity (Ward 1) at 4824 - 40 Avenue NW, LOC2019-0172

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal aligns with applicable policy directives of the *Municipal Development Plan* and objectives of the *South Shaganappi Communities Area Plan*. The proposal represents a low-density building form that would allow for a modest increase in density for an established area parcel but still be compatible with the built form and character of the existing community. Furthermore, the proposal provides modest redevelopment in an established area that is near a Community Activity centre and base transit service that is easily accessible through an established pedestrian network.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 62D2020**

Applicant's Submission

November 19, 2019

4824 40th Ave NW is currently a split-level single family dwelling originally built in 1972 in the Varsity neighbourhood. The lot is located directly across the street to the north from Market Mall Shopping Mall and Professional building. The lot is a 50 x 124 rectangular with the front yard facing to the south onto 40th avenue NW. Several old growth trees are present along the boulevard and adjacent properties.

This application is to redesignate the parcel from the existing RC-1 district to RC-2 to allow for a wider range of housing forms. The current proposal is for a semi detached dwelling on the subject site with an option for a secondary suite in the basement of each unit respectively.

In terms of context, the property has a crosswalk to the mall directly in front of it along with Calgary Transit bus stop adjacent to the parcel. Furthermore, there is also a bus stop located across the street from the property. There are considerable amenities in the neighbourhood including: food and drink, shops, businesses, and several bus routes that provide local and crosstown service to and from the community of Varsity.

We believe that due to an abundance of nearby amenities, schools, bus, CTrain, open space, and the University of Calgary this parcel is in a perfect location and well suited for higher density. We will be able to provide 2 primary residences with secondary suites at a reasonable cost in an excellent neighbourhood that will allow for a more diverse housing stock and rental opportunities for prospective applicants.

Applicant's Submission



Applicant's Submission



Community Association Letter

December 13, 2019
City of Calgary
Calgary Building Services
Planning & Development

To Allan Singh

Subject: Land Use Amendment Application LOC 2019-0172
4824, 40th Avenue NW

Good afternoon Allan.

Thank you for sending the above noted Land Use Application to the Varsity Community Association for comments.

The Varsity Community Association is very concerned with respect to this application in terms of how it will affect the neighboring properties now and in the future. It is our understanding that the Applicant wishes to amend the current zoning in order to accommodate what we gather will be a DUPLEX DEVELOPMENT.

We note that in the Current LAND USE BYLAW that the height of a DUPLEX could be as high as eleven meters which would be significantly higher than the single family homes in the direct vicinity of the property in question.

The applicant did contact the Varsity Community Association General Manager sometime last year regarding an intent to rezone her property to a RC-2 District. We asked the applicant to provide drawings to scale in order for the Varsity Civic Affairs Committee to determine what actually was anticipated to be built. The response that we received from the Applicant was that it would be too expensive to provide any drawings to scale unless there was certainty that the Land Use re-designation would be approved by the Varsity Community Association. The Applicants version of a drawing as you will note in the application was something on a faded piece of paper with an X on four corners of the paper. Hardly a proper drawing to say the least.

The Varsity Civic Affairs Committee believes that it would be of value in order to better understand this request for a Land Use Re-designation if there were proper drawings to scale in the first place which would show the front, sides and rear elevations of this property and how this use may or may not affect the existing front streetscape would also be very helpful. Thank you and we look forward to your response.

Yours truly,

Darlene Feil
Chair Varsity Civic Affairs Committee Director,
VCA Board of Directors

PROPOSED

CPC2020-0402
ATTACHMENT 3

BYLAW NUMBER 62D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0172/CPC2020-0402)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

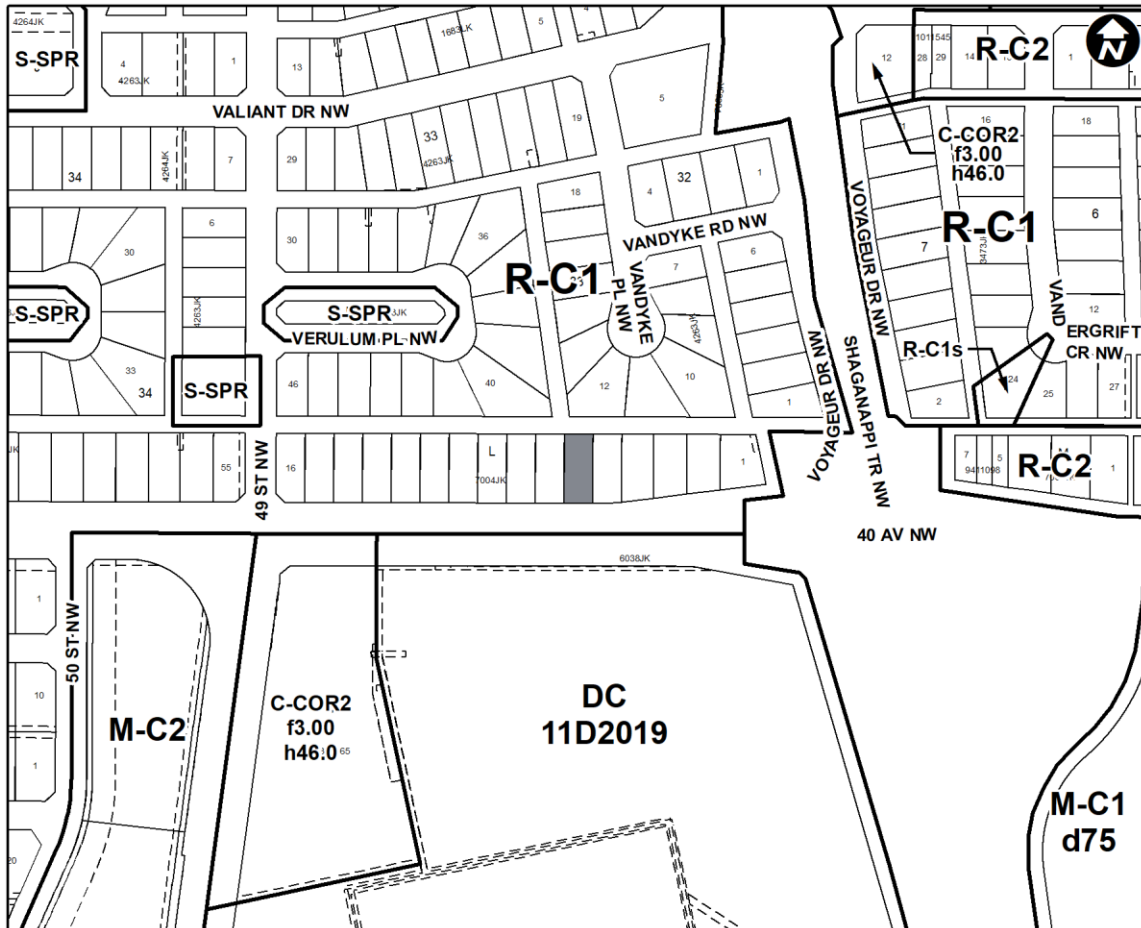
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0172/CPC2020-0402
BYLAW NUMBER 62D2020

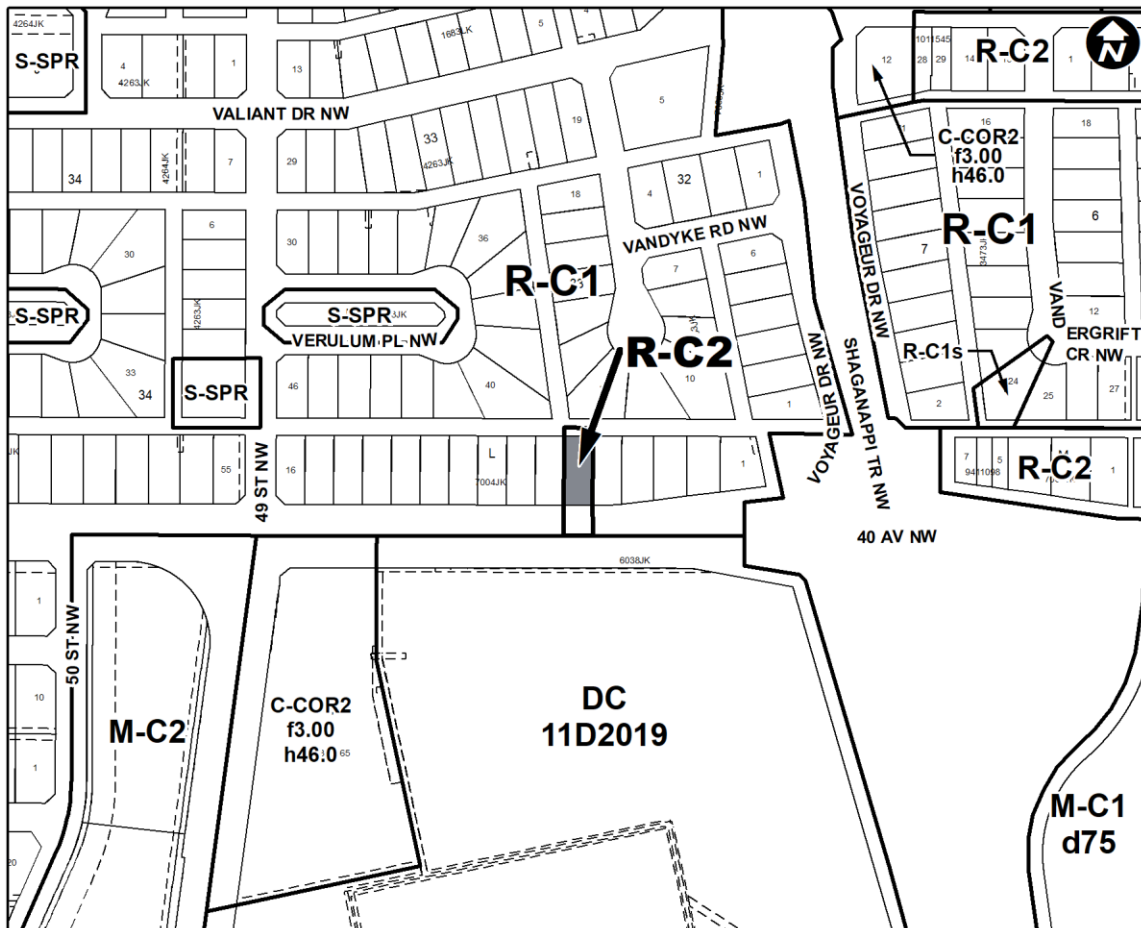
SCHEDULE A



PROPOSED

AMENDMENT LOC2019-0172/CPC2020-0402
BYLAW NUMBER 62D2020

SCHEDULE B



Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0329

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at
3217 Centre Street NW, LOC2019-0041**

EXECUTIVE SUMMARY

This application was submitted by K5 Designs on 2019 March 27 on behalf of the landowner, Sai Keung Kenneth Leung. The application proposes to change the designation of this parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District to allow for:

- a mix of residential and commercial uses in street-oriented buildings with either commercial or residential uses at street level;
- a maximum building height of 23 metres, or approximately six to seven storeys (an increase from the current maximum of 10 metres);
- a maximum building floor area of approximately 1,951 square metres, based on a floor area ratio (FAR) of 4.0; and
- the uses listed in the MU-1 District.

A minor map and textual amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal is in conformance with the applicable policies of the *Municipal Development Plan* (MDP) and the ARP, as amended.

No development permit has been submitted at this time.

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CPC2020-0329

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217
Centre Street NW, LOC2019-0041**

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use - General (MU-1f4.0h23) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 APRIL 16:

That Council:

1. Adopt, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 24P2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District; and
4. Give three readings to the **Proposed Bylaw 66D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted by K5 Designs on behalf of the landowner, Sai Keung Kenneth Leung on 2019 March 27. While no development permit application has been submitted at this time, the future intent of the landowner is to explore development of this vacant parcel in the form of a mixed use development as noted in the Applicant Submission (Attachment 1).

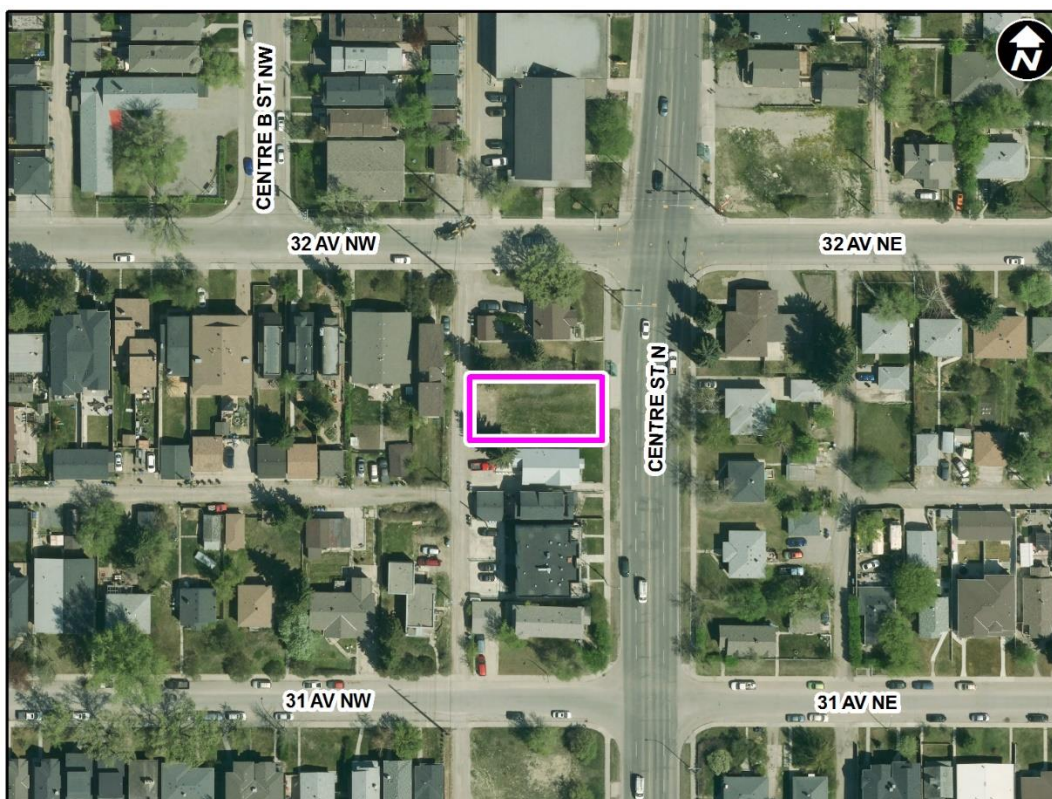
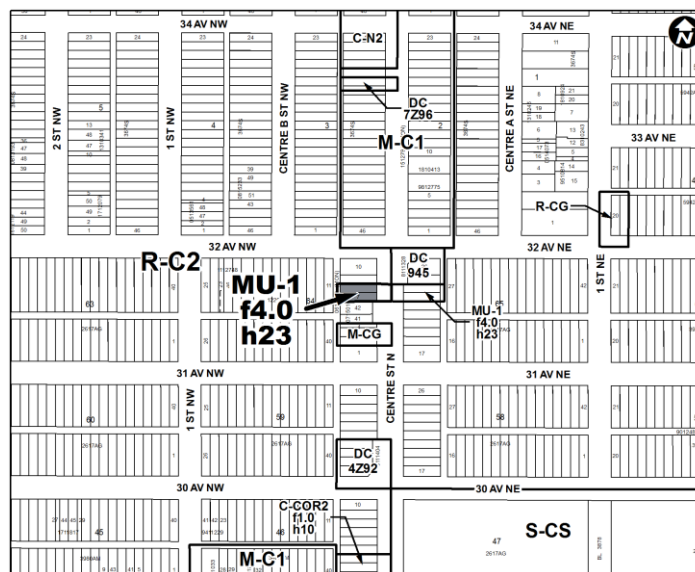
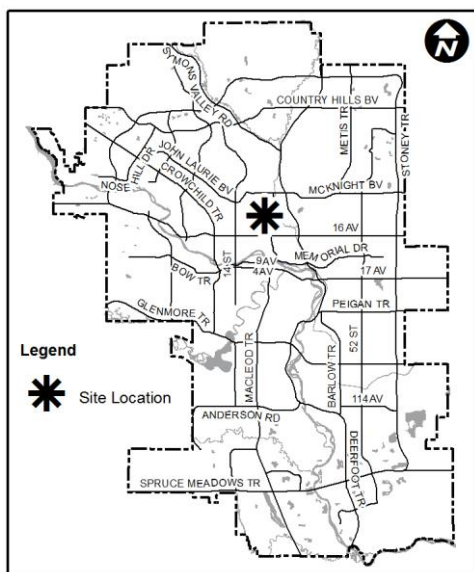
On 2019 July 22 Council approved the same land use district (MU-1f4.0h23) at 3216 Centre Street NE ([LOC2019-0001](#)) directly to the east and across Centre Street N from the subject site (Bylaw 153D2019). Both parcels have the same site size and property dimensions and front onto Centre Street N.

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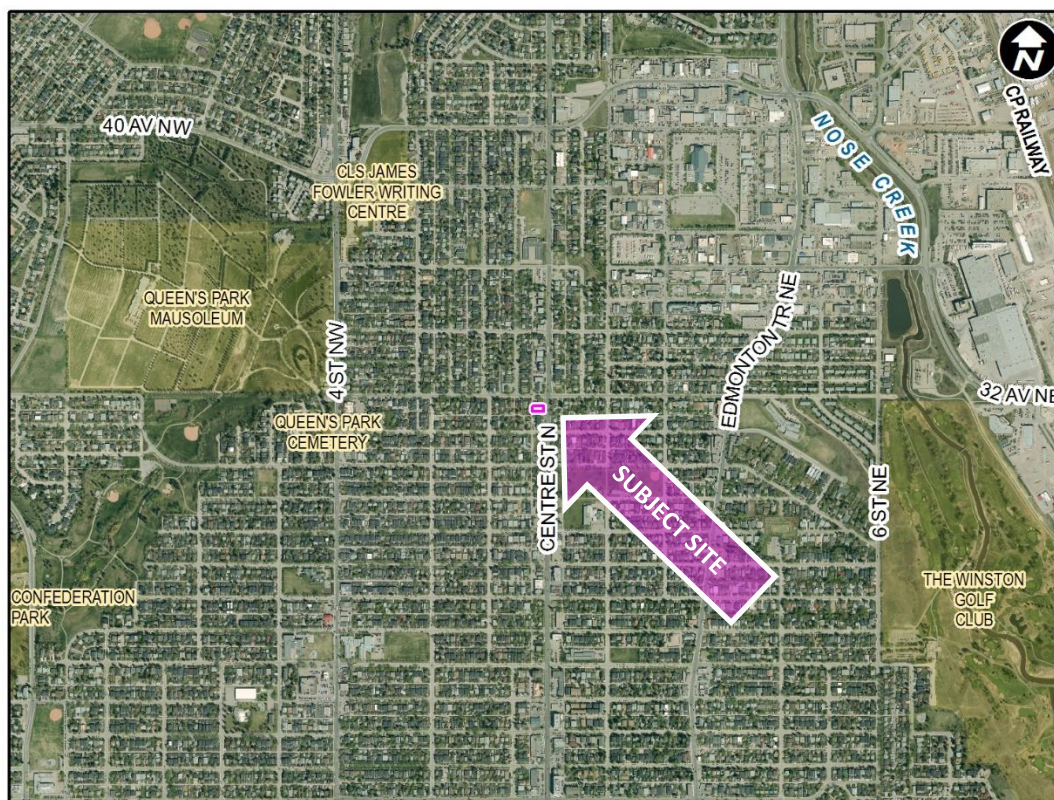
ISC: UNRESTRICTED
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Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217
Centre Street NW, LOC2019-0041

Location Maps



**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217
Centre Street NW, LOC2019-0041**



Site Context

The subject site is located on the west side of Centre Street N in the community of Tuxedo Park, one parcel south of 32 Avenue NW. The area directly surrounding the subject site contains primarily low density single detached dwellings, although numerous infill multi-residential and mixed use developments in the form of apartments with residential or commercial at grade are becoming evident along Centre Street N.

Surrounding uses consists of the following:

- North - single detached dwellings, a Place of Worship and apartment buildings under the Multi-Residential – Contextual Low Profile (M-C1) District north of 32 Avenue NW;
- East - a parcel with the same land use (MU-1f4.0h23) district as proposed by the subject application as well as single detached dwellings and a small-scale business;
- West - low density residential in the form of single and semi-detached dwellings;
- South - low and medium density residential in the form of a three-storey apartment building and several vacant parcels.

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217 Centre Street NW, LOC2019-0041

The site is situated approximately 300 metres (a five minute walking distance) north of the proposed Green Line LRT Station planned at 28 Avenue N and Centre Street N. A high frequency bus rapid transit service is currently operating along Centre Street N among other local bus routes.

The site is approximately 0.05 hectares (0.12 acres) in size, is vacant and slopes down from north to south. The parcel is roughly 15 metres by 30 metres and has rear lane access.

As identified in Figure 1, the community of Tuxedo Park reached its peak population in 2018.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	2018
Peak Population	5,165
2018 Current Population	5,165
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Tuxedo Park](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed MU-1f4.0h23 District would provide for a mix of commercial and residential uses, while allowing for increased density that utilizes the land more efficiently. Further analysis on how this proposal aligns with applicable City policies is provided in the following Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The current land use designation for the site is Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. This district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

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The proposed Mixed Use - General (MU-1f4.0h23) District is intended to accommodate commercial and residential uses in street-oriented buildings. The district allows for the potential of both commercial and residential uses at street level with a floor area ratio of 4.0 at a maximum building height of 23 metres (approximately six to seven storeys).

Development within the MU-1 District is intended to respond to the local area context by establishing a maximum building height and density for individual parcels and includes contextually sensitive height rules that further regulates building height within proximity to low-density residential districts. The proposed height increase of 13 metres (about three to four additional storeys) is lowered by the required step backs from low density residential lands allowing a transitional building height. Since the parcels to the north and south of the subject site on Centre Street N will also support an increase in density and are consistent with the draft [*North Hill Communities Local Area Plan*](#) (presented to Planning and Urban Development 2020 March 04), it is expected that Centre Street N would undergo some form of intensification in the future. In consideration of the future Green Line planned along Centre Street N, the height increase is considered acceptable and will be in context with future development. The height restriction will still be applicable along the rear lane adjacent to the low density residential uses to the west of the subject site.

The proposed land use district, with an increase in floor area ratio and height, is appropriate for the following reasons:

- it recognizes the existing and future context of the subject site within an area of intensifying land uses along Centre Street N;
- it supports the vision of Centre Street N as an Urban Main Street in the *Municipal Development Plan*;
- Centre Street N is part of the Primary Transit Network and considered an existing Transit Oriented Development corridor with the bus rapid transit to downtown Calgary; and
- the future LRT Green Line, with a proposed station at 28 Avenue N, further supports Transit Oriented Development with slightly higher development intensities.

Development and Site Design

A development permit application has not been submitted at this time. Due to the proposed land use district only affecting a single parcel, providing adequate vehicular parking and adhering to the required height chamfers may be a challenge and will be evaluated during the development permit process. The MU-1 District requires grade orientation along Centre Street and will have to respect the context and privacy of adjacent residential uses.

The rules of the proposed Mixed Use - General (MU-1) District and policies of the *North Hill ARP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this sloping site on Centre Street, additional items that will be considered through the development permit process include, but are not limited to:

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217
Centre Street NW, LOC2019-0041**

- ensuring an engaging built interface along the Centre Street frontage;
- improving pedestrian connections along Centre Street to the transit stops by ensuring vehicle access to the site is off the rear lane; and
- mitigation of shadowing, overlooking, and privacy concerns due to the slope of the site.

Environmental

No environmental issues were identified for the subject site.

Transportation

The site is located along Centre Street N, approximately 300 metres (approximately five minute walking distance) from the future 28 Avenue North Green Line LRT station. Currently, Bus Rapid Transit services the area along Centre Street N. No improvements to the street network are required until the Green Line is implemented, however, the existing right of way needs to be widened to allow for Green Line infrastructure.

There is a 3.81 metre bylaw setback for public realm enhancements along Centre Street from 32 Avenue NE to Memorial Drive NE, which includes the subject parcel. These setbacks are intended for public realm enhancements, and in this case are to facilitate future Green Line Infrastructure. This will be addressed during the development permit process.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site, but the specific servicing arrangements will be discussed and reviewed in detail through the development permit process. The developer will be required to provide a Sanitary Servicing Study and a Required Fire Flow calculation in conjunction with a development permit application.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant external stakeholders and a notice was posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

No comments were received from the Tuxedo Park Community Association at the time of writing this report. No public meetings were held by the applicant or Administration. One letter of concern was received from the public regarding parking. The concern relates to the potential lack of on-site parking resulting in illegal parking in the rear lane.

Following this Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Planning Commission's recommendation and the date of the Public Hearing will be advertised.

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217
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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) aims to shape a more compact urban form and directs a greater share of new growth to be focused in Activity Centres and Main Streets in a manner that:

- creates a compact, mixed-use, high-quality urban development;
- concentrates jobs and people in areas well served by primary transit service;
- provides a mix of employment, residential, retail and service uses that support the needs of adjacent communities;
- creates an urban environment and streets that promote walkability and local connectivity; and
- ensures transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.

The subject site is also located within the Urban Main Street typology as identified on Map 1 of the *Municipal Development Plan*. Urban Main Streets should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of population. Urban Main Streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

North Hill Area Redevelopment Plan (Statutory – 2000)

The [North Hill Area Redevelopment Plan](#) (ARP) identifies Centre Street N as the 'Main Street' of Tuxedo Park, serving as a linear node of commercial activity and providing area residents with a wide variety of goods and services. The ARP outlines land use intensification along Centre Street N, south of 30 Avenue N, that supports a more compact, mixed use environment. A wide variety of residential, commercial and transit supportive uses are encouraged while ensuring a form and character compatible with adjacent development.

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On Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo, the ARP identifies parcels north of 30 Avenue N where the subject site is located, that should retain their low-density residential character under the existing Residential – Contextual One / Two Dwelling (R-C2) District. This application therefore requires an amendment to the ARP to facilitate the development of a mixed-use building. A similar land use and policy amendment was recently approved by Council in the immediate vicinity of the subject parcel.

The proposed amendment to the Medium Density Multi Dwelling and/or Local Commercial typology of the ARP is appropriate and includes relevant guidance for mixed use developments along Centre Street. A minor textual amendment is proposed to facilitate commercial development on the site as shown in Attachment 2 of this report.

The *North Hill Area Redevelopment Plan* was approved prior to the adoption of the *Municipal Development Plan* (MDP) and the classification of Centre Street N as an Urban Main Street. In addition, the *North Hill Area Redevelopment Plan* has been reviewed by Administration as part of the proposed *North Hill Communities Local Area Plan*, which received support at the Standing Policy Committee on Planning and Urban Development (PUD2020-0164) on 2020, March 04. The *North Hill Communities Local Area Plan* (LAP) is being recommended for approval by Council. The proposal in this application is in alignment with the Urban Form and Building Scale categories of the draft LAP.

Transit Oriented Development Policy Guidelines (Non-Statutory – 2005)

The [Transit Oriented Development \(TOD\) Policy Guidelines](#) provide direction for the development of areas typically within a radius of 600 metres (10 minute walking distance) of an existing or planned LRT station. The guidelines call for higher density, walkable, mixed-use areas around LRT stations to optimize the use of transit infrastructure and create mobility options for residents. This site is within 600 metres of a future Green Line station at 28 Avenue N and Centre Street N.

The TOD guidelines call for mixed-use activity nodes near LRT stations, which is intended to provide increased services, employment and a variety of housing options within the community. The proposed MU-1f4.0h23 District aligns with TOD guidelines, providing a variety of use options and providing active frontages and pedestrian oriented development. Specific design elements, such as parking, site access, massing and height next to the low-density housing will be evaluated further through the development permit.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The *Location Criteria for Multi-Residential Infill* is generally intended to apply to pure multi-residential infill development, however, the criteria are a broad set of best practices for where intensification is most appropriate. Administration therefore considers the criteria helpful and applicable in considering the proposed infill development where the commercial is less than the residential component.

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3217 Centre Street NW, LOC2019-0041

The criteria for infill development provide preferred conditions where multi-residential development may be considered acceptable among other existing low density residential development. The proposed land use amendment meets six of the eight *Location Criteria for Multi-Residential Infill*.

The subject site meets the criteria in the following ways:

1. it is situated with a bus transit stops directly in front of the site on Centre Street N;
2. it is situated approximately 300 metres of an existing primary transit stop at 28 Avenue NW and Centre Street N;
3. it is situated on Centre Street N which is an Urban Boulevard;
4. it is situated in close proximity to existing multi-residential development and adjacent to planned future mixed use and medium density residential development;
5. the site is not adjacent to an existing park space as per the criteria, but is within 200 metres of a park and playground to the south of the site;
6. it is situated on Centre Street N which is a planned corridor and part of the future Green Line LRT redevelopment along Centre Street N; and
7. the subject site gains vehicular access by means of a rear lane.

While these criteria are not used as a checklist, they do provide a framework in which Administration evaluates a parcel's appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive intensification.

Social, Environmental, Economic (External)

The proposed land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics in Tuxedo Park.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal however, there is the potential that the site may not be able to develop to the full extent of the FAR and height proposed in this application. As described in the Land Use section of this report, parking, landscaping and

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setback requirements may prevent the subject site to develop to its potential if approved by Council. Further to the standard MU-2 land use district setback, there is an additional Bylaw (1P2007) setback of 3.81 metre. In addition, the Green Line North right-of-way has not been determined and may have further setback impacts on the subject site.

The applicant and landowner of the subject site provided written acknowledgment of the abovementioned risk, which will be assessed during a future development permit application.

REASONS FOR RECOMMENDATIONS:

The proposed land use redesignation and minor policy amendments to the *North Hill Area Redevelopment Plan* conform to the policies of the *Municipal Development Plan* regarding land use intensification along the Centre Street Urban Main Street. In addition, the height and intensity of the proposed land use district provide for development that has the ability to meet the objectives of the *North Hill Area Redevelopment Plan*, as amended, and that appropriately responds to its context within the neighbourhood.

ATTACHMENTS

1. Applicant Submission
2. **Proposed Bylaw 24P2020**
3. **Proposed Bylaw 66D2020**

Applicant Submission

March 27, 2019

This application proposes to redesignate the parcel 3217 Centre Street NW from R-C2 (Residential - Contextual One/Two Dwelling District) to MU-1 f4.0 h23 (Division 3: Mixed Use - General District).

The subject site is a middle single vacant lot, centrally located on the busy artery Centre Street, 31st and 32nd Avenue NW. To the East of the site flanked by Centre Street are mixtures of old bungalows. To the North and South of the site are mixtures of commercial buildings, old bungalows and apartment buildings. Centre Street transitions to multi-residential development. To the West of the site flanked by a lane are mixtures of old bungalows and apartment buildings.

The subject site is identified within the existing North Hill ARP as a low-density area transitions to higher densities to the south. This lot is further identified within the Municipal Development Plan, part of the Centre Street Urban Corridor and the ongoing Main Street Project initiated by City of Calgary. Urban Corridor development strongly supports intensification of density and the opportunity to boost local businesses/employment, with the highest densities facing onto the main street. It further encourages variety of housing types, including Mixed-Use developments to provide more attractions to local communities. Centre Street is well serviced by City Buses and the support of the planned future Green Line LRT station.

The proposed application is intended to support development of 4 story residential and commercial opportunities on the ground floor. Due to close proximity of transits and businesses, alternative transportations such as walking, biking, ride sharing are encouraged.

Key planning features of the site include:

1. Making efficient use of the available lot along a major transportation corridor to enhance the pedestrian realm
2. Creating a welcome gate into the city by redeveloping with updated buildings improving public space
3. Increased population through Mixed-Use units that provide housing while increasing local employment opportunities

We believed the proposed MU-1 f4.0 h23 zoning will contribute to achieving appropriate density along Centre Street, providing diverse housing opportunities and encourage alternative transportation. It also align with the Municipal Development Plan and Calgary Transit Plan.

PROPOSED

CPC2020-0329
ATTACHMENT 2

BYLAW NUMBER 24P2020

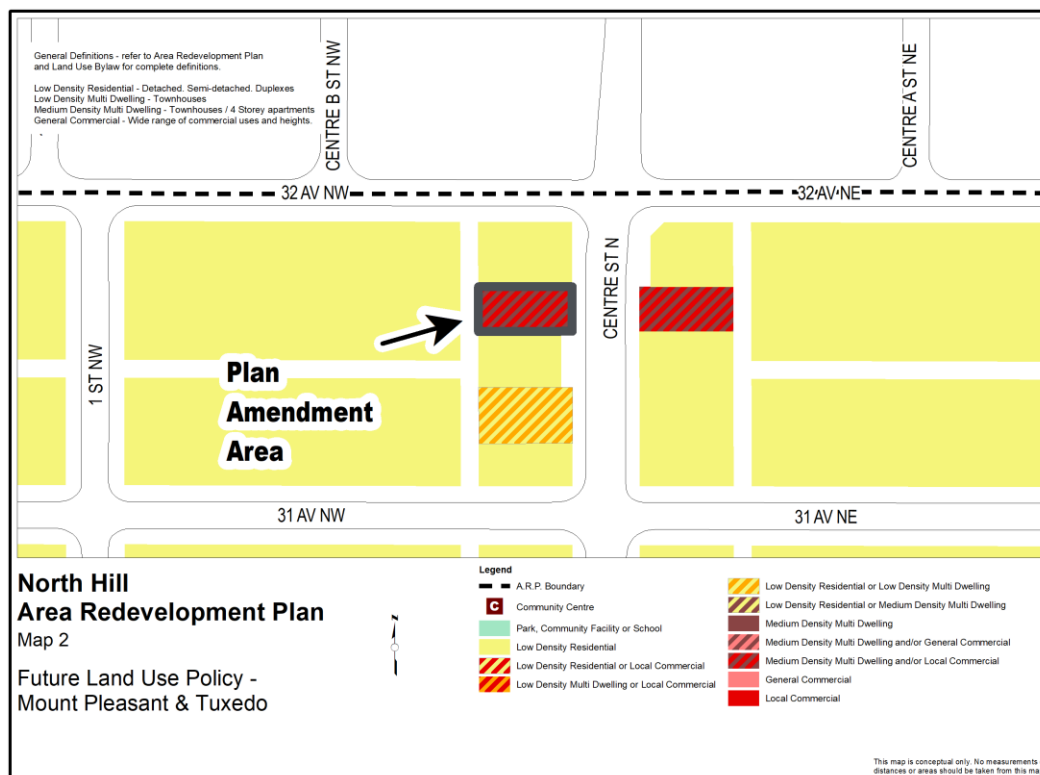
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE NORTH HILL AREA REDEVELOPMENT PLAN BYLAW 7P99 (LOC2019-0041/CPC2020-0329) *****

WHEREAS it is desirable to amend the North Hill Area Redevelopment Plan Bylaw 7P99, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

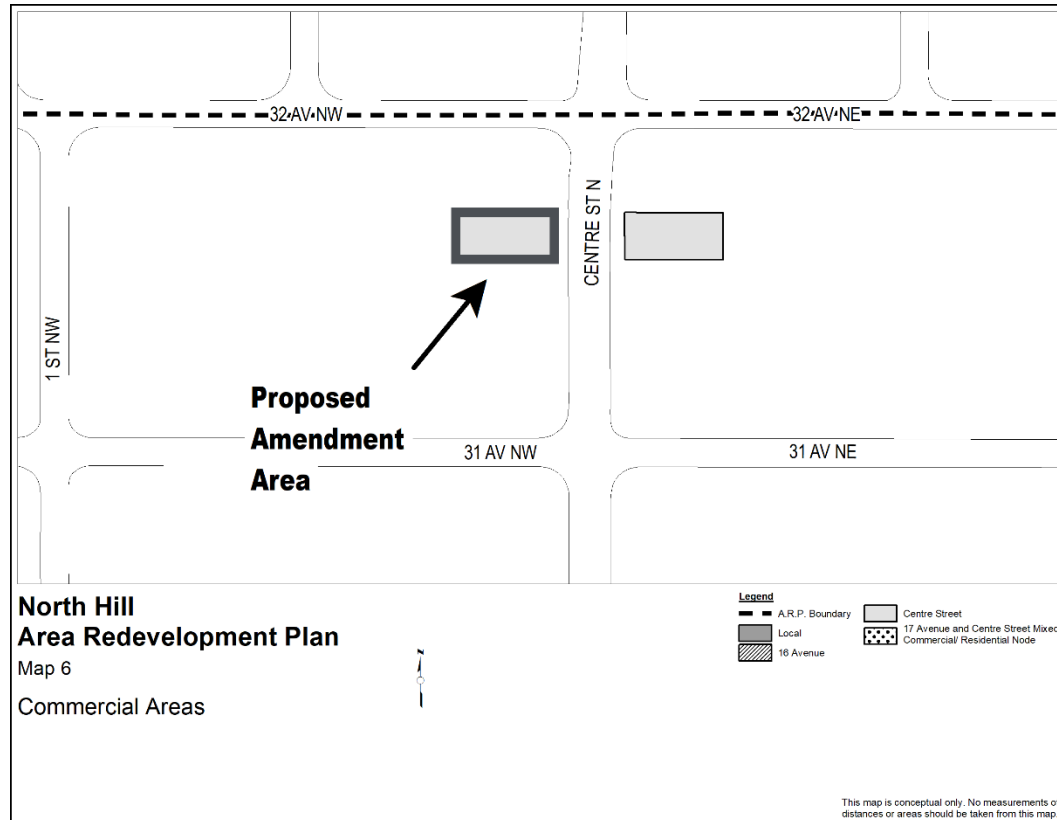
1. The North Hill Area Redevelopment Plan attached to and forming part of Bylaw 7P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 2 entitled 'Future Land Use Policy – Mount Pleasant & Tuxedo', by changing 0.05 hectares \pm (0.12 acres \pm) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) from 'Low Density Residential' to 'Medium Density Multi Dwelling and/or Local Commercial' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 24P2020

- (b) Amend Map 6 entitled 'Commercial Areas', by changing 0.05 hectares \pm (0.12 acres \pm) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) to 'Centre Street', as generally illustrated in the sketch below:



- (c) Under Section 4.4.3 Policies, under Policy 24, replace the second sentence with the following text:

“Expansion of commercial uses north of 30 Avenue is strongly discouraged, with the exception of the existing DC designation on 32 Avenue as well as the sites at 3216 Centre Street NE and 3217 Centre Street NW.”

PROPOSED

BYLAW NUMBER 24P2020

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

CPC2020-0329
ATTACHMENT 3

BYLAW NUMBER 66D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0041/CPC2020-0329)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2019-0041/CPC2020-0329
BYLAW NUMBER 66D2020

SCHEDULE A



PROPOSED

AMENDMENT LOC2019-0041/CPC2020-0329
BYLAW NUMBER 66D2020

SCHEDULE B



Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0319

Proposed Community Name and Street Names within Residual Sub-Areas 02L and 02K (Ward 2), SN2020-0002

EXECUTIVE SUMMARY

This community name and street name application was submitted by Stantec Consulting Ltd, on behalf of Ronmor Developers and Shane Communities, on 2020 January 13. The affected lands are located within the *Glacier Ridge Area Structure Plan*, Community A, Neighborhoods 1 to 5 inclusive. The community name and street names are intended for use within the outline plan area, LOC2017-0368, which was approved by Calgary Planning Commission on 2020 January 23 with the corresponding land use approval by City Council on 2020 March 16.

The proposed community name is Glacier Ridge, which was the name included as part of the larger *Glacier Ridge Area Structure Plan* approved by Council 08 December 2015. Nineteen street names have also been proposed and are listed in the background section of the report. The street names generally reflect sites in the region of Jasper National Park.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, of the proposed community name of Glacier Ridge.
2. **ADOPT**, by Resolution, the proposed street names: Annette, Antler, Aquila, Ashlar, Bastion, Beauvert, Chetamon, Drystone, Edith, Franchere, Maligne, Marmot, Merlin, Oldhorn, Samson, Throne, Tekarra, Tonquin and Watchtower.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 APRIL 16:

That Council adopt the Administration Recommendations contained in Report CPC2020-0319.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The subject application, submitted by Stantec Consulting Ltd on behalf of Ronmor Developers and Shane Communities, on 2020 January 13, requested the proposed community name, Glacier Ridge, and the proposed street names, Annette, Antler, Aquila, Ashlar, Bastion, Beauvert, Chetamon, Drystone, Edith, Franchere, Maligne, Marmot, Merlin, Oldhorn, Samson, Throne, Tekarra, Tonquin and Watchtower, for use within the approved outline plan, LOC2017-0368. The subject area is located in the northwest portion of the city, north of 144 Avenue NW and east of 69 Street NW.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0319

**Proposed Community Name and Street Names within Residual Sub-Areas 02L
and 02K (Ward 2), SN2020-0002**

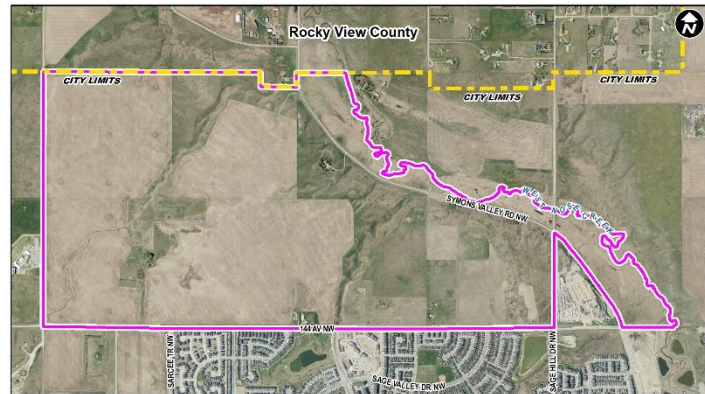
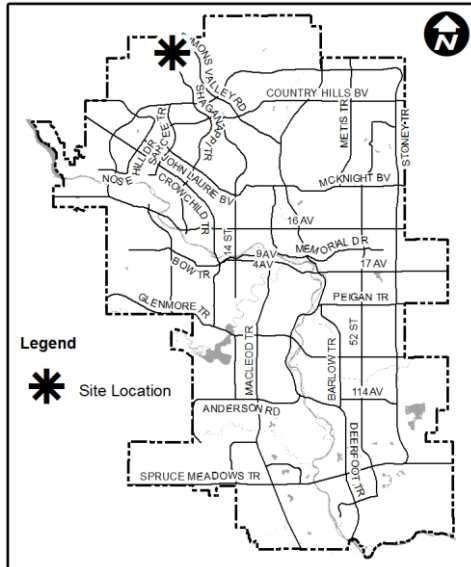
As noted in the applicant's submission (Attachment 1), the developer selected Glacier Ridge as a community name to complement and support the mountainous theme throughout the proposed community's rolling terrain and unique landscape. The influence of the Rocky Mountains and the glacial impact to the landscape is captured by the name Glacier Ridge. The street names were chosen to represent names of geographical features such as mountain peaks and basins located in the Jasper National Park region. The intent of the names is to complement elements of the foothills known throughout the City of Calgary, particularly in the west/northwest districts. The proposed development plan area will capture views of the Rocky Mountains to the west and will reflect the mountainous theme throughout the community's landscape.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

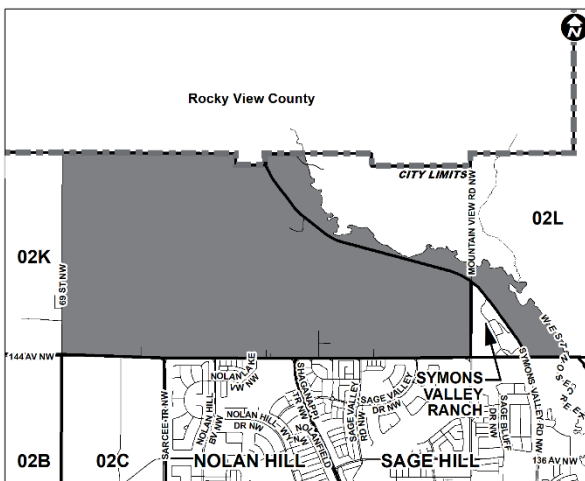
ISC: UNRESTRICTED
CPC2020-0319

Proposed Community Name and Street Names within Residual Sub-Areas 02L
and 02K (Ward 2), SN2020-0002

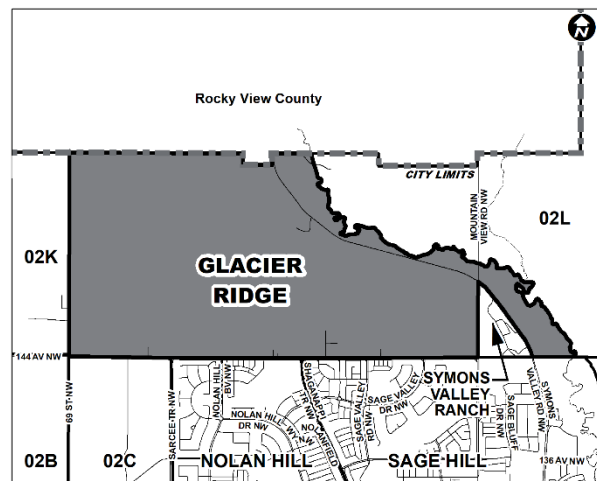
Location Maps



Existing Community Name



Proposed Community Name



Proposed Community Name and Street Names within Residual Sub-Areas 02L and 02K (Ward 2), SN2020-0002

Site Context

The subject lands are located north of 144 Avenue NW, east of 69 Street NW, south of the municipal boundary with Rocky View County and west of West Nose Creek. The area is identified in the *Glacier Ridge Area Structure Plan* as Community A, Neighborhoods 1 to 5 (Attachment 2).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Stakeholder Engagement, Research and Communication

The subject application was circulated to various City of Calgary business units and other agencies for review. No objections to the proposed community name were received. However, there will be restrictions regarding street “types” for some of the proposed street names. This is explained further in the strategic alignment section below.

Strategic Alignment

The *Glacier Ridge Area Structure Plan*, Map 4: Communities and Neighborhoods, identifies four communities. The proposed development will be located in Community A, Neighborhoods 1 to 5 inclusive.

The proposed community name and street names comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*. Two of the street names will have restricted street types:

- Marmot: street types Crescent, Place and Street shall not be used as they conflict with street names currently utilized in Banff, AB.
- Merlin: street types Court, Place and Way shall not be used as Merlin sounds similar to Marlyn, which is a street name used in the community of Marlborough.

Social, Environmental, Economic (External)

As per the *Municipal Naming, Sponsorship and Naming Rights Policy*, municipal naming plays an important role in providing simple and unambiguous identification of location and navigation within the city.

Financial Capacity

Current and Future Operating Budget

There are no impacts to the current or future operating budgets.

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0319

**Proposed Community Name and Street Names within Residual Sub-Areas 02L
and 02K (Ward 2), SN2020-0002**

Current and Future Capital Budget

There are no impacts to the current or future operating budgets.

Risk Assessment

There are no significant risks with the proposed name.

REASON FOR RECOMMENDATIONS:

Administration recommends approval as the community name and proposed street names comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*.

ATTACHMENTS

1. Applicant's Submission
2. Glacier Ridge ASP – Communities and Neighborhoods

Applicant's Submission



Stantec Consulting Ltd.
200 – 325 25 Street SE, Calgary AB T2A 7H8

March 10, 2020
File: 116500381.220

Attention: Vivian Barr
Subdivision Services
City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

Dear Ms. Barr,

Reference: LOC2017-0368 Community and Street Naming Proposal

On behalf of Ronmor Developers ('Ronmor') and Shane Communities ('Shane'), Stantec Consulting Ltd. ('Stantec') is proposing the community name "**Glacier Ridge**" for the Outline Plan (LOC2017-0368) application, illustrated in **Figure 1.0**. Additionally, the following street names are proposed for use within the LOC2017-0368 plan area:

- | | | |
|------------|-------------|--------------|
| • Annette | • Drystone | • Oldhorn |
| • Antler | • Edith | • Samson |
| • Aquila | • Franchere | • Throne |
| • Ashlar | • Maligne | • Tekarra |
| • Bastion | • Marmot | • Tonquin |
| • Beauvert | • Merlin | • Watchtower |
| • Chetamon | | |

The above names have been chosen to represent names of significant geographical features such as mountain peaks and basins located in the Jasper National Park region, closely tied to the connection with Calgary and the Rocky Mountains. The intent of the names is to complement and support characteristic elements of the foothills known throughout the City of Calgary, particularly in the west/northwest districts. The Outline Plan road network being tailored towards capturing views of the Rocky Mountains to the west will reflect and enhance the mountainous theme throughout the community's landscape and lifestyle.

With the unique rolling terrain of Glacier Ridge, extensive ravine system, and abundant views of the mountains evident from this location, the spirited influence of the Rocky Mountains and glacial impacts to the topography is experienced throughout the Outline Plan area. Utilizing the above names will invoke a connection for residents and visitors to the mountainous lifestyle synonymous with northwest Calgary.

The following page provides context and origins of the proposed street names listed above.

Design with community in mind

Applicant's Submission

March 10, 2020
Vivian Barr
Page 2 of 3

Reference: LOC2017-0368 Community and Street Naming Proposal

Prefix	Description
Annette	Lake in the Jasper National Park region named after Annette Astley, wife of a local entrepreneur.
Antler	Antler Mountain is a part of the Maligne Range, rising above the headwaters of Jeffrey Creek near Jasper, and is also the name of a lake located in the same Maligne Range.
Aquila	Aquila Mountain is a mountain summit located in the Athabasca River valley of Jasper National Park, named on account of eagles in the area (aquila meaning "eagle" in Latin).
Ashlar	Ashlar Ridge is located in the Jasper National Park region approx. 10 km west of Juno.
Bastion	Bastion Peak is located on the shared border of Jasper National Park and Mt Robson Provincial Park in British Columbia. Named by Edouard Gaston Deville for its similarity to that of a bastion on a castle.
Beauvert	Beauvert Lake is located across the Athabasca River from Jasper, in proximity to Mount Tekarra.
Chetamon	Chetamon Mountain is a 2,606 m mountain summit located in Jasper National Park.
Drystone	Drystone is a creek name in Jasper National Park region close to Ashlar peak (converging with the Athabasca River).
Edith	"Edith" is contained within the name for Mount Edith Cavell in the Jasper National Park region and is also the name of a lake in Jasper, close to Mount Edith Cavell.
Franchere	Franchere Peak is a 2,805 m mountain summit located in the Asotria River valley of Jasper, named for Gabriel Franchere; author and explorer of the Pacific Northwest who wrote the first account of a journey over the Athabasca Pass in 1814.
Maligne	Maligne is the name of both the largest natural lake in the Canadian Rockies (Maligne Lake), originally known as "Chaba Imne" (Beaver Lake) by the Indigenous people who lived in Jasper, as well as Maligne Mountain; a 3,200 m summit located east of Maligne Lake.
Marmot	Marmot Mountain is located approx. 8 km south of Jasper, just west of the Athabasca River. The Marmot Basin is known throughout Alberta for its ski hills with over 91 runs on four mountain faces, catering to thousands of skiers per year.
Merlin	Mount Merlin is a 2,447 m mountain summit located approx. 20 km northeast of Jasper.
Oldhorn	Oldhorn Mountain located in the Tonquin Valley in Jasper.
Samson	Samson Peak is a 3,081 m mountain summit located on the eastern shore of Maligne Lake in Jasper National Park.
Tekarra	Mount Tekarra is a 2,694 m mountain summit located in the Athabasca River valley of Jasper National Park. Its nearest higher peak is The Watchtower, approx. 7 km to the east.
Throne	Throne Mountain is a 3,120 m summit located in the Jasper region.
Tonquin	The Tonquin mountain pass & hiking trail links the Tonquin Valley in Jasper National Park to Mount Robson Provincial Park and adjoining areas of British Columbia.
Watchtower	Mt. Watchtower is located in the Maligne River valley of Jasper.

Design with community in mind

Applicant's Submission

March 10, 2020
Vivian Barr
Page 3 of 3

Reference: LOC2017-0368 Community and Street Naming Proposal

The selected names are unique in the Calgary context and are not presently used for any other residential communities or streets to the best of our knowledge. The thematic association of Jasper mountain range peaks, lakes, and associated features are intended to aid in the overall wayfinding and placemaking for the community.

Additional roads within the Outline Plan are proposed to continue existing City numbered street names, including:

- Shaganappi Trail
- Sarcee Trail
- 69 Street NW
- 144 Avenue NW
- 37 Street NW (in conjunction with the adjacent Outline Plan LOC2017-0232)
- Symons Valley Road NW

We trust that you will find this naming proposal in order. Should you have any questions, please do not hesitate to contact the undersigned.

Regards,

Stantec Consulting Ltd.



Claire Woodside MPL, RPP, MCIP
Planning Team Lead, Senior Planner
Phone: 403.716.8229
Fax: 403.716.8099
claire.woodside@stantec.com

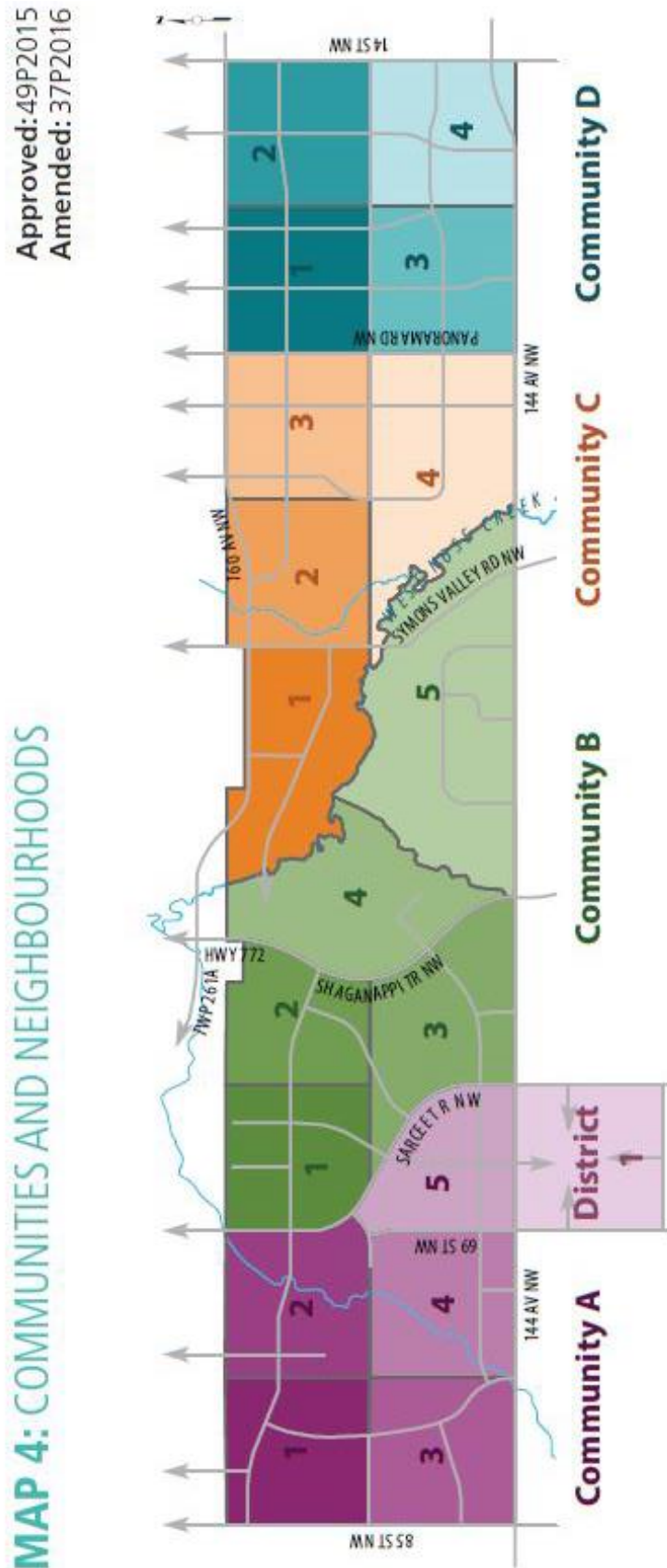
Attachment: Figure 1.0 Community – Glacier Ridge

- c. Peter Schryvers, City of Calgary
Kelly Fischer, City of Calgary
Jay German, Ronmor Developers
Brenden Montgomery, Shane Communities
Francisco Lourido, Stantec Consulting Ltd.
Greg Chamberlain, Stantec Consulting Ltd.

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Design with community in mind

Glacier Ridge ASP – Communities and Neighborhoods



Planning & Development Report to
Combined Meeting of Council
2020 May 25

ISC: UNRESTRICTED
C2020-0600

Supplemental Report - Responding to Council Questions on the Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet

EXECUTIVE SUMMARY

2020 April 27 Council heard report C2020-0463 and referred the item back to Administration to address the questions that arose and return to the next Regular Combined Meeting of Council, 2020 May 25. This report summarizes the answers to Council's questions.

ADMINISTRATION RECOMMENDATION:

That Council approve the recommendations outlined in Attachment 1 – Council Innovation Fund Application for Downtown Accelerator Program – 1 Million Square feet (C2020-0463) to:

1. Approve this application to the Council Innovation Fund for the Downtown Accelerator Program - 1 Million Square Feet (1M), in the amount of \$250,000;
2. Approve amendments to the Calgary Downtown Association's 2020 budget to reflect expenses and associated grant revenue for the proposed project (Attachment 3);
3. Direct Administration to execute an agreement with the Calgary Downtown Association that, among other items, identifies that the Calgary Downtown Association is to only use approved grant funds to cover the proposed project expenses; and,
4. Direct Administration to report back to the Priorities and Finance Committee on the outcomes of this project by Q2 2022.

PREVIOUS COUNCIL DIRECTION / POLICY

2020 April 27 Combined Council Meeting, Report C2020-0463, Council referred the item back to Administration to address the questions that arose at that meeting and return to the next Regular Combined Meeting of Council, 2020 May 25.

2020 February 3 Combined Council Meeting, Report PFC2020-0012 2020 Business Improvement Area Budgets and Enabling Bylaws, Council approved the following recommendation:

- Approve the proposed 2020 BIA budgets (Attachment 1) and authorize each BIA board to amend its respective budget by: (a) transferring amounts to or from a BIA board's reserves, and (b) transferring amounts between expenditures so long as the amount of the total expenditures is not increased.

2019 October 07 Strategic Meeting of Council, Report C2019-1302, a presentation entitled "Calgary's Comeback", was distributed along with a Verbal Report. The following was adopted; that Council:

- Receive the verbal report and presentation for the Corporate Record;
- Direct the Mayor and Councillors Farkas, Gondek and Sutherland to work with the City Manager on establishing performance management measures; and
- Direct that the Closed Meeting discussions remain confidential pursuant to Section 24 (Advice from officials) of the Freedom of Information and Protection of Privacy Act.

**Planning & Development Report to
Combined Meeting of Council
2020 May 25**

**ISC: UNRESTRICTED
C2020-0600**

**Supplemental Report - Responding to Council Questions on the Council
Innovation Fund Application for Downtown Accelerator Program - 1 Million
Square Feet**

2019 July 22 Combined Council Meeting, Report PFC2019-0664, Council approved the following recommendation:

- Direct Administration to continue implementing the Downtown Strategy, as identified through this report.

2019 April 01 Strategic Meeting of Council, Report C2019-0415, a presentation entitled "Downtown Strategy and Focus" was given. Council approved the following recommendations:

- Endorse the direction as presented (C2019-0415 - Downtown Strategy and Focus);
- Direct Administration to provide an update on the further development of a Downtown Strategy to the Priorities and Finance Committee in 2019 July and October; and,
- For the July Priorities and Finance Committee, Administration further refine the Downtown Strategy to include: heritage, safety, and competitive research.

BACKGROUND

On 2020 April 27, Administration presented Council with an application for the Council Innovation Fund (CIF). The application is to support an economic revitalization program in downtown Calgary that would see the uptake of long-term leases in vacant or underutilized commercial and office spaces. It responds to both the economic hardships experienced uniquely in downtown Calgary and the high office vacancy rates. The program has three main objectives:

- 1) accelerate and cultivate tenants into long term leases;
- 2) change the image of downtown to a place of active and vibrant amenities; and,
- 3) stimulate private investment into buildings and leasehold space by facilitating collaborative lease agreements.

This initiative is even more pertinent with the current global COVID-19 pandemic. The sweeping closures required to reduce the spread of the pandemic will cause the permanent closures of some business. These more recent closures will only amplify the previous critical situation of vacant retail spaces and diminished office space opportunities. Post pandemic, the 1M program would support the comeback of commercial services and public activity back to the downtown. The program would support new businesses by providing easier access to vacant spaces with temporary and flexible lease agreements, coordination of commercial offerings across the pilot area to test concepts that are integrated and complementary, with program assistance to facilitate terms with landlords to create long term leases and space improvements.

The associated funding request for this application is \$250,000 which, if successful, would be matched by private sector contributions, thus doubling The City's investment in rebuilding the health of Calgary's downtown lease market. This application is sponsored by Councillors Farrell and Woolley and is also in partnership with the Calgary Downtown Association (CDA). The CDA, as a project partner, will manage the program and Administration, specifically Calgary Growth Strategies would oversee it.

See Attachment 1 – Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet (C2020-0463) for additional background and specifics of the application.

**Planning & Development Report to
Combined Meeting of Council
2020 May 25**

**ISC: UNRESTRICTED
C2020-0600**

**Supplemental Report - Responding to Council Questions on the Council
Innovation Fund Application for Downtown Accelerator Program - 1 Million
Square Feet**

INVESTIGATION: ALTERNATIVES AND ANALYSIS

At the 2020 April 27 Combined Meeting of Council, questions were raised about the process and alignment of the requested CIF application. Below is a list of the questions that were raised as well as responses from Administration and project partners.

How many jobs would be created by the proposed program?

The full impact of the COVID-19 emergency is not yet understood. The number of jobs will be monitored during the program, but the following provides a best case scenario based on pre-COVID considerations. For retail and restaurants, the standard analysis ratio outlined in the Guide to the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) is 1 job per 50 square metre of floor area. The overall goal of the Downtown Accelerator Program - 1 Million Square Feet ("1M program") is to fill 1,000,000 square feet of retail floor space with active businesses, and secure long-term leases with those businesses. Phase 1 of the program targets 350,000 square feet (32,516 sq.m), this could result in approximately 650 jobs, plus some temporary construction jobs that would be needed for building improvements. If the program was successful in securing 1 million square feet of lease space over the 18 months, this would provide about 1,850 jobs, including roughly 8 temporary construction jobs (92,900 sq.m/50=1858). It is acknowledged that this projection may include jobs moved by business relocation from another area within the city. However, there are important economic, social, safety and public realm benefits and efficiencies associated with a strong downtown economy that support the entire city.

How is the requested \$250,000 being spent?

Funds supporting the program will accelerate and cultivate tenants into long term leases, change the image of downtown and stimulate private investment into buildings and leasehold space by facilitating collaborative lease agreements. Through the 1M program, the Calgary Downtown Association and its consultants will work to achieve these goals. This work will include research and inventory of existing businesses in the first pilot area, analysis of market demands for services, preparation of potential tenants that could serve potential customers, connecting with building owners and potential tenants, developing marketing plans and arranging for delivery of communication and marketing with third party companies. The program would be charged staff time for assistance to the potential tenants, for concept development, support for temporary and long-term lease agreements and documentation. The 1M program would also be charged for tracking and monitoring the success of the program including sale, client and tenant performance. Tracking of the program would occur throughout the 18 month duration of the program. Third party groups would also bill and invoice the 1M program. City of Calgary staff would not charge any staff time to the program. There are only minor start up and reporting time required by City staff for the proposed program.

What are the procurement requirements for this program?

Should this application get approved, this funding will be a grant by The City of Calgary to the Calgary Downtown Association (CDA) (a Business Improvement Area), funded through the Council Innovation Fund. The City of Calgary is not directing the work, nor is the work being singled sourced by The City. If the grant is approved, the CDA and The City will enter into a

Supplemental Report - Responding to Council Questions on the Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet

grant agreement. The agreement will outline the terms and conditions including all applicable Council policy and trade agreements. The program and any required procurement will be directly managed by the Calgary Downtown Association, in accordance with the agreement.

Is the proposed program aligned with all City of Calgary civic partners? Does the program meet the goals and objectives of *Calgary in the New Economy: An economic strategy for Calgary* and the work of Calgary Economic Development?

Yes, the proposed 1M program is very much aligned with civic partners and does meet the objectives of the *Calgary in the New Economy: An economic strategy for Calgary*. Calgary Economic Development has been involved in the development of the program and have provided a letter of support for the program (Attachment 4). Providing easier access to lease space for potential tenants will enable business growth.

The 1M program is implementing strategic goals in the *Calgary in the New Economy: An economic strategy for Calgary*. While the program supports all four strategic focus areas within this strategy, the 1M program most directly actions the Place and Business Environment areas. Goals of the Place focus are being delivered within the pilot area of the 1M program as the area will be enhanced by commercial activity. The experience of users will be improved with more commercial offerings and more interesting options, the image of the area will improve with people activity, building enhancements and downtown employees and visitors will have access to more services and amenities.

Supporting the 1M program is not only good for the downtown, but it is good for the whole city. The Calgary Downtown Association and Makespace Group Inc. are committed to this proposed program and the program will be even more important post pandemic as businesses and public partners will focus heavily on economic health, recovery and revitalization efforts. Based on the current economic climate, businesses may struggle to regain a place in the market, especially in downtown Calgary where office and business vacancy rates were high prior to the covid-19 pandemic. Supporting this program now is essential as the retail, hospitality and restaurant sector will need support to help reposition its businesses in the market.

Is the proposed program aligned with all project work included in the Downtown Strategy?

The Downtown Strategy and its external partner committee are working towards the comeback of the downtown. They are committed to making life better every day for citizens, customers, residents and businesses by focusing on the four pillars of Calgary's Downtown Strategy:

1. Place - Building and supporting programming in the downtown that creates a destination and experience for all Calgarians and visitors to enjoy.
2. Work - Supporting the development of new and existing business in downtown Calgary by ensuring our policies and services support business success in Calgary.
3. Live - Ensuring that downtown is a neighbourhood of choice to reside by providing the amenities to enhance the quality of life for people living downtown.
4. Connect - Creating and managing the frameworks and networks that connect people, goods, information and ideas.

**Planning & Development Report to
Combined Meeting of Council
2020 May 25**

**ISC: UNRESTRICTED
C2020-0600**

**Supplemental Report - Responding to Council Questions on the Council
Innovation Fund Application for Downtown Accelerator Program - 1 Million
Square Feet**

The proposed Downtown Accelerator Program - 1 Million Square Feet (1M), aims to achieve the same goals, with specific and thoughtful implementation actions for the Place, Work, Live and Connect pillars. The 1M program is aligned with and delivers on the goals of the Downtown Strategy, as well as Calgary's Comeback. The 1M program supports the recovery of Calgary's downtown while leveraging private sector investment and the capacity of the local Business Improvement Area (Calgary Downtown Association) to revitalize commercial areas.

The 1M program was presented to the Downtown Strategy Leadership Team on 2020 January 16 where it was supported as a worthwhile initiative to promote business development and improve downtown private and public spaces. This economic support not only helps Calgary's downtown, but it is beneficial for the whole city in attracting investment, tenants and innovators to take up leases in Calgary.

How is accountability and progress being reported?

The Council Innovation Fund Grant Agreement is under development, this agreement will include use of funds and reporting on project financials. The CIF request is funding start up costs for the program, this start up cost is matched by private contributions. The first phase of the proposal would be for \$100,000, as this amount is currently secured to be matched by CDA for this project. No further funds will be released until CDA reports on the expenses charged to the 1M program and status of the program. Additionally, the release of the additional funds from the CIF grant would be dependent on matching private funds. Status of the program would be a review of events for the start of the program, concepts tested, amount of tenant space in temporary and long-term leases and data on sales performance of the new commercial services. Reporting would occur at the end of phase 1, approximately March 2021, and then at the end of the program, in the spring of 2022.

Stakeholder Engagement, Research and Communication

See Attachment 1 - Council Innovation Fund Application for Downtown Accelerator Program – 1 Million Square Feet (C2020-0463).

Strategic Alignment

See Attachment 1 - Council Innovation Fund Application for Downtown Accelerator Program – 1 Million Square Feet (C2020-0463).

Social, Environmental, Economic (External)

See Attachment 1 - Council Innovation Fund Application for Downtown Accelerator Program – 1 Million Square Feet (C2020-0463).

Financial Capacity

See Attachment 1 - Council Innovation Fund Application for Downtown Accelerator Program – 1 Million Square Feet (C2020-0463).

Risk Assessment

See Attachment 1 - Council Innovation Fund Application for Downtown Accelerator Program – 1 Million Square Feet (C2020-0463).

Planning & Development Report to
Combined Meeting of Council
2020 May 25

ISC: UNRESTRICTED
C2020-0600

**Supplemental Report - Responding to Council Questions on the Council
Innovation Fund Application for Downtown Accelerator Program - 1 Million
Square Feet**

REASON(S) FOR RECOMMENDATION(S):

The Downtown Strategy aims to support the recovery of Calgary's downtown and the 1M program uses private sector investment and leverages capacity of the local Business Improvement Area (Calgary Downtown Association) to revitalize commercial areas in a phased approach with limited City investment that achieves many objectives of Council policy priorities.

ATTACHMENT(S)

1. Attachment 1 - Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet (C2020-0463)
2. Attachment 2 – Application for Council Innovation Fund: Downtown Accelerator Program – 1 Million Square Feet
3. Attachment 3 – Downtown Accelerator Program - 1 Million Square Feet | Year One Budget
4. Attachment 4 – Letters of support

Planning & Development Report to
Combined Meeting of Council
2020 April 27

ISC: UNRESTRICTED
C2020-0463

Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet

EXECUTIVE SUMMARY

Councillors Farrell and Woolley are sponsoring this application to the Council Innovation Fund that will be managed through the Calgary Downtown Association with the release of City funds to be overseen by Calgary Growth Strategies, Planning and Development. The application is seeking \$250,000 to support a lease accelerator program in the downtown. The Council Innovation Fund (CIF) amount would be matched by private sector contributions, providing a total of \$500,000 for start up and operational costs for the program. Private investment, mostly in leasehold improvements, is anticipated to generate more than \$500,000 in construction value. The proposed program goal is to fill empty building space with permanent leases by the end of the 18-month program.

This initiative is even more pertinent with the current global COVID-19 pandemic. The sweeping closures required to reduce the spread of the pandemic will cause the permanent closures of some business. These more recent closures will only amplify the previous critical situation of vacant retail spaces and diminished office space opportunities. Post pandemic, the 1M program would support the comeback of commercial services and public activity back to the downtown. The program would support new businesses by providing easier access to vacant spaces with temporary and flexible lease agreements, coordination of commercial offerings across the pilot area to test concepts that are integrated and complementary, with program assistance to facilitate terms with landlords to create long term leases and space improvements.

The Calgary Downtown Association and Makespace Group Inc. would lead the lease space accelerator program. This program aims to activate one million square feet of retail and amenity space in the downtown through a curated mix of pop-up, special events and entrepreneur development programming. The deployment of many of these tactics would need to wait until post pandemic, when more regular commercial access resumes. The program has three main objectives: accelerate and cultivate tenants into long term leases; change the image of downtown to a place of active and vibrant amenities; and, stimulate private investment into buildings and leasehold space by facilitating collaborative lease agreements.

A funding agreement between the Calgary Downtown Association and the City of Calgary would specify that this \$250,000 would be only available for the accelerator program. Funds would be released as the complementary match of private funds are secured. Initially, \$100,000 would be released, since the same amount has been secured to date by outside sources. Additional funds from the requested \$250,000 from the CIF would be released in a phased approach once the previous funds spent had shown success; if results were not realized, the funds would be returned to the Council Innovation Fund. To align with the Business Improvement Regulation, the Council approved budget for the Calgary Downtown Association requires an amendment to reflect management of the project fund, and this adjustment is reflected in the recommendations.

Calgary Growth Strategies will submit an update report to the Chief Financial Office within 12 months of project completion detailing how the Council Innovation Fund grant was spent and the outcomes of the program. The Chief Financial Office will submit the summary report to Council through Priorities and Finance Committee, as per the Council Innovation Fund Terms of Reference requirements.

Approval(s): **Stuart Dalgleish** concurs with this report. Author: **Kevin Barton**

Planning & Development Report to
Combined Meeting of Council
2020 April 27

ISC: UNRESTRICTED
C2020-0463

**Council Innovation Fund Application for Downtown Accelerator Program - 1
Million Square Feet**

ADMINISTRATION RECOMMENDATION:

That Council:

1. Approve this application to the Council Innovation Fund for the Downtown Accelerator Program - 1 Million Square Feet (1M), in the amount of \$250,000;
2. Approve amendments to the Calgary Downtown Association's 2020 budget to reflect expenses and associated grant revenue for the proposed project (Attachment 2);
3. Direct Administration to execute an agreement with the Calgary Downtown Association that, among other items, identifies that the Calgary Downtown Association is to only use approved grant funds to cover the proposed project expenses; and,
4. Direct Administration to report back to the Priorities and Finance Committee on the outcomes of this project by Q2 2022.

PREVIOUS COUNCIL DIRECTION / POLICY

2020 February 3 Combined Council Meeting, Report PFC2020-0012 2020 Business Improvement Area Budgets and Enabling Bylaws, Council approved the following recommendation:

- Approve the proposed 2020 BIA budgets (Attachment 1) and authorize each BIA board to amend its respective budget by: (a) transferring amounts to or from a BIA board's reserves, and (b) transferring amounts between expenditures so long as the amount of the total expenditures is not increased.

2019 October 07 Strategic Meeting of Council, Report C2019-1302, a presentation entitled "Calgary's Comeback", was distributed along with a Verbal Report. The following was adopted; that Council:

- Receive the verbal report and presentation for the Corporate Record;
- Direct the Mayor and Councillors Farkas, Gondek and Sutherland to work with the City Manager on establishing performance management measures; and
- Direct that the Closed Meeting discussions remain confidential pursuant to Section 24 (Advice from officials) of the Freedom of Information and Protection of Privacy Act.

2019 July 22 Combined Council Meeting, Report PFC2019-0664, Council approved the following recommendation:

- Direct Administration to continue implementing the Downtown Strategy, as identified through this report.

2019 April 01 Strategic Meeting of Council, Report C2019-0415, a presentation entitled "Downtown Strategy and Focus" was given. Council approved the following recommendations:

- Endorse the direction as presented (C2019-0415 - Downtown Strategy and Focus);
- Direct Administration to provide an update on the further development of a Downtown Strategy to the Priorities and Finance Committee in 2019 July and October; and,

Approval(s): Stuart Dalgleish concurs with this report. Author: Kevin Barton

Planning & Development Report to
Combined Meeting of Council
2020 April 27

ISC: UNRESTRICTED
C2020-0463

Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet

- For the July Priorities and Finance Committee, Administration further refine the Downtown Strategy to include: heritage, safety, and competitive research.

BACKGROUND

Calgary's Comeback includes actions to facilitate revitalizing downtown with guidance from the Downtown Strategy, a strategy that brings together civic and community partners through coordinated and collaborative work guided by Calgary in the New Economy: An economic strategy for Calgary. Committed to making life better every day for citizens, customers, residents and businesses by focusing on four pillars:

1. Place - Building and supporting programming in the downtown that creates a destination and experience for all Calgarians and visitors to enjoy.
2. Work - Supporting the development of new and existing business in downtown Calgary by ensuring our policies and services support business success in Calgary.
3. Live - Ensuring that downtown is a neighbourhood of choice to reside by providing the amenities to enhance the quality of life for people living downtown.
4. Connect - Creating and managing the frameworks and networks that connect people, goods, information and ideas.

The proposed Downtown Accelerator Program - 1 Million Square Feet (1M), aims to achieve the same goals, with specific and thoughtful implementation actions for the Place, Work and Live pillars.

Recent amendments to the Land Use Bylaw include new rules that are supportive of this initiative, including, the permanent adoption of the Centre City Enterprise Area (CCEA). The CCEA was instituted as a pilot in July of 2017 (30P2017) to make it easier for tenants and new businesses to set up operations; and for building owners to make improvements to their buildings to accommodate and attract new tenants. The CCEA exempts a change of use in most of the downtown area from a Development Permit. Within a temporary period, ending July 2021, building additions and alterations within the CCEA do not require a Development Permit. The new uses of Pop-Up and Interim Uses added to the Land Use Bylaw (June 2019 Bylaw 42P2019) allow uses that have a low to moderate impact on surrounding areas to use commercial space for pop-up and interim periods without a Development Permit. All these bylaw changes support flexibility to pilot concepts and deliver these ideas to the leasehold spaces quickly. The Calgary Downtown Association and the Makespace Group have building owners willing to create a comprehensive test area that leverages these changes.

This application is limited in area, specifically chosen to align with existing amenities and assets, such as recent lobby and podium upgrades and access to LRT. The program aligns with Council and City efforts focused on enhancing Stephen Avenue, but it is the intention of the program to be transferred to other commercial areas throughout the downtown once successes are realised. Lessons learned can ultimately be used in other areas outside the downtown,

Approval(s): Stuart Dalgleish concurs with this report. Author: Kevin Barton

Planning & Development Report to
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C2020-0463

Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet

Including Main Streets or Transit Oriented Development areas, and could be used by other Business Improvement Areas to curate new lease and amenity opportunities.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

With job losses and sharp declines in office occupancy in the downtown commercial area, the ability of existing retail, restaurants, recreational amenities and other commercial services to remain open is becoming more of a challenge. As non-office businesses close, downtown employees and visitors have fewer options and services to choose from, further reducing the enjoyment and viability of the downtown.

Innovation and assistance are required to change the current situation. Recent policy support and Land Use Bylaw changes have increased flexibility and reduced regulatory barriers, but innovation by the private sector is also necessary to take advantage of these new opportunities. This proposal provides a new approach, supported by new lease options, performance evaluation and assistance to establish long term leases. The program will:

- evaluate the existing offering of commercial services in the first pilot area
- determine a complementary program of commercial services
- reduce competing services
- assist with lease creation, documentation and terms
- test retail and restaurant concepts
- provide activity spaces; and
- evaluate successes to secure long-term leases.

Once successes have been identified as a result of the program, they will be transferable to other areas of the downtown, using the same process.

Stakeholder Engagement, Research and Communication

The creation of ideas and approaches in many emerging and new businesses are often dynamic and outside traditional practices. More and more, start-up companies require a modern approach to leasing, marketing and flexibility to access capital. The conventional methods of property owners, lease agents and City regulations can limit the capacity of some new businesses. Today, many employees are seeking a work place that provides a blended experience of productive work time and time to recharge and relax with a variety of amenities. An amenity-rich environment complements modern worker desires and attracts all Calgarians and tourists to explore and enjoy an active downtown.

Project Goals and Actions

There are three primary goals for the proposed downtown accelerator program - 1 Million Square Feet (1M):

1. Accelerate and grow full time tenants
2. Change the Image of downtown
3. Spark and leverage private investment

Fostering new tenants will start with an examination of the test area and the participating buildings. The program will then map and curate a vision for the area, determine ideal uses and activations and then create short term lease arrangements to accommodate these uses. The

Approval(s): Stuart Dalgleish concurs with this report. Author: Kevin Barton

Planning & Development Report to
Combined Meeting of Council
2020 April 27

ISC: UNRESTRICTED
C2020-0463

Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet

program will also prototype temporary retail and amenity uses thus supporting building owners and tenants with leases, marketing and other services.

This project will fund and facilitate the relationship between the landlord and tenant. It will create new tools that allow successful test concepts to move into permanent leases with associated leasehold improvements. An overarching objective of the program is to build knowledge and techniques that allow more flexibility in landlord/tenant agreements.

Project Phases

Implementation would focus on a project area with the support of several of the building owners and would be executed in two separate phases. The first project area is concentrated on five buildings (The Edison, Stephen Avenue Centre, Stephen Avenue Place, Brookfield Place and the Alberta Block) from 9 Avenue S to 7 Avenue S between Centre Street and 2 Street SW. The project would have an 18-month term, with two individual cohorts of tenants for the delivery and piloting of commercial services. This will eventually lead to some long-term leasing of space.

The project area was chosen because of the number of anchor office towers with redeveloped lobbies, the interesting mix of historic buildings, access to the LRT, concentration of indoor and public spaces available for programming and the ongoing Future of Stephen Avenue project. The rethink and redesign of Stephen Avenue was a key driver to choose this as a project area. The recent Council Innovation Fund request for The Future of Stephen Avenue – Activate + Experiment (PFC2020-0274) was approved by Council 2020 April 06 for approval will implement public realm activations that will complement the tenant concept testing and leasehold improvements and activities of the Downtown Accelerator Program - 1 Million Square Feet (1M).

1M will create an investment and governance model, define and gather commitments for tenant space with building partners, determine desired uses and potential locations. Recruitment for applications for prospective projects will occur with the first cohort, followed by a launch event. Lease space for the selected projects will be designed and built. Once in operation, the success of new business ventures will be monitored and evaluated. Long-term leases will be signed for financially viable ventures. Once the first cohort of businesses have transitioned into lease agreements, the second cohort will use the experience of the first round to follow a similar delivery method and incorporate lessons learned. It is expected that the second cohort would begin in February or March 2021.

Strategic Alignment

The 1M proposal aligns with Calgary's Comeback and the goals and objectives of the Downtown Strategy, is complementary to the Future of Stephen Avenue project and is guided by Calgary in the New Economy: An economic strategy for Calgary. Recent Land Use Bylaw updates have reduced regulatory barriers and allowed flexibility to pilot and test temporary business concepts. 1M will leverage this reduction in red tape to curate thoughtful retail and amenity spaces in the test area.

Success of the proposal will be transferable to other locations within the downtown. Future buildings and areas in the downtown can continue the program, support business growth and provide an attractive and desirable environment that will further attract more office tenants. The

Approval(s): Stuart Dalgleish concurs with this report. Author: Kevin Barton

Planning & Development Report to
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Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet

methods and approaches of the proposal can be a model for other commercial concentrations outside the downtown, such as Main Streets or Transit Oriented Development areas.

Social, Environmental, Economic (External)

The proposed program aligns and aims to action a triple bottom-line approach that supports small business start up and growth and increase the attractiveness of the downtown for potential office tenants. Calgary needs to attract new businesses and retain talent; the downtown has a high office vacancy rate, which will likely be further impacted by the COVID-19 pandemic, and the provision of commercial services and amenities is declining as the number of employees in the downtown decreases. Fewer numbers of employees and visitors to the downtown is impacting the vitality and attractiveness of the area.

Social

The 1M program will provide more retail and other commercial services to the downtown and will help to improve the vitality, economic viability and the vibrancy of the area. The new businesses will fill vacant storefronts and will intentionally have dynamic and active interfaces with public spaces and sidewalks. More foot traffic, more activity and more vitality in the project test area will attract more Calgarians and tourists to visit the downtown and provide a safer environment.

Environmental

Active and interesting streets, plazas and sidewalks will promote walking and cycling as many of the test concepts will intentionally seek pedestrian interaction. The increased attractiveness and comfort of the sidewalks will likely increase the use of alternate modes of travel to the downtown. This improved environment and usage supports the goals of The City's Cycling and Pedestrian Strategies.

Economic

Calgary's Comeback, the Downtown Strategy and the Future of Stephen Avenue project all recognize and aim to address the current challenges faced in the downtown, where low occupancy in office buildings resulted in a significant reduction in downtown workers, and thereby reduced viability of retail and commercial business. This, along with an increase in social disorder, impacted the image and attractiveness of the downtown for growing the commercial sector.

This program, in the immediate term, activates vacant commercial spaces with vibrancy, testing concepts expected to lead to long term leases. Long term leases increase cash flow to building owners, increase the assessment value of the leased space and contribute more revenue to the City of Calgary. A stronger, more active retail sector in the downtown increases the potential to lease office floor space since office tenants often seek the commercial amenities within or near their building.

Financial Capacity

As of 2020 April 6 the balance of the Council Innovation Fund is approximately \$3.1M. This application is a one-time funding request of \$250,000.

Approval(s): Stuart Dalgleish concurs with this report. Author: Kevin Barton

Planning & Development Report to
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C2020-0463

Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet

Current and Future Operating Budget:

It is anticipated that the \$250,000 from the CIF will be matched by private sector corporate sponsors, including \$50,000 from Makespace Group Inc. and \$50,000 from the Calgary Downtown Association. This request would require matching funds from external partners prior to releasing City funds. Funds will be released incrementally, with an initial release of \$100,000 and the remaining funds released based on performance of the program.

The Council Innovation Fund will support operational and start-up costs for the program, staff time for supporting the activities, including marketing, technology, legal, design, inventory and development of a 1M project dashboard.

Calgary Growth Strategies would provide oversight regarding the release of City funds based on a funding agreement between The City and the Calgary Downtown Association. The operation of the 1M program would be the responsibility of the Calgary Downtown Association.

Under the Business Improvement Area Regulation (the Regulation), a Business Improvement Area's budget must be approved by Council. BIA 2020 budgets, including the 2020 budget prepared by Calgary Downtown Area's board, were approved by Council on 2020 February 3 in PFC2020-0012 2020 Business Improvement Area Budgets and Enabling Bylaws. Under the Regulation, a BIA board can only make an expenditure if the expense is included in the board's budget and the budget has been approved by Council. As the proposed expenditures are outside of the 2020 budget approved by Council, this report recommends that Council approve an amendment to the CDA's budget to include the proposed project expenditures as presented in Attachment 2. Any project expenditures will be covered by related grant revenue and will not impact the previously approved total expenditures approved by Council for 2020.

Current and Future Capital Budget:

No impact on City of Calgary capital projects.

Risk Assessment

The downtown continues to struggle with job losses and empty retail and office spaces. The current global COVID-19 pandemic will likely further negatively impact this situation. This proposal aims to accelerate lease growth, test concepts and develop long term leases that ultimately increase the amount of commercial services and the attractiveness for new office tenants. The proposed program term is 18 months to completion and requires efforts for program set up prior to delivery thereby highlighting the importance of proceeding with this work as of Spring 2020.

Not approving the funding will limit the ability of the private sector to take advantage of recent Land Use Bylaw changes that support the ability to pilot new concepts and occupy vacant spaces quickly. The Calgary Downtown Association and Makespace Group have building owners willing to leverage these funds with private investment and resources. This private sector investment is available now and The City should support this private effort for innovation.

There is a risk that approving the funding of the program may not deliver long term results for longer term leases. While short-term activation will be beneficial, the long goal is to secure stable leases. However, this risk is mitigated by the proposed funding agreement that will see

Approval(s): Stuart Dalgleish concurs with this report. Author: Kevin Barton

Planning & Development Report to
Combined Meeting of Council
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ISC: UNRESTRICTED
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**Council Innovation Fund Application for Downtown Accelerator Program - 1
Million Square Feet**

The City only release the entire amount upon a demonstration of success in a first phase. The first phase area leverages the upcoming temporary activations and long-term improvements for the Stephen Avenue pilot program. Efforts of this work and of the Stephen Avenue work mutually support common goals of attracting investment into the city's downtown and have the potential to amplify each other's impact.

REASON(S) FOR RECOMMENDATION(S):

The Downtown Strategy aims to support the recovery of Calgary's downtown and this proposal uses private sector investment and leverages capacity of the local Business Improvement Area (Calgary Downtown Association) to revitalize commercial areas in a phased approach with limited City investment that achieves many objectives of Council policy priorities.

ATTACHMENT(S)

1. Attachment 1 – Application for Council Innovation Fund: Downtown Accelerator Program – 1 Million Square Feet – C2020-0463
2. Attachment 2 – Downtown Accelerator Program - 1 Million Square Feet | Year One Budget – C2020-0463
3. Attachment 3 – Letters of Support – C2020-0463

Approval(s): Stuart Dalgleish concurs with this report. Author: Kevin Barton

Application for Council Innovation Fund: Downtown Accelerator Program – 1 Million Square Feet



APPLICATION FOR COUNCIL INNOVATION FUND

CC 941 (R2019-10)

** Be sure to save your completed document to your desktop before you print and/or email the form for submission so you do not lose your content. Please email your desktop copy and other attachments to the [CFOD Administrative Assistant](#) (see Contact Information on the CFOD myCity page for details), who will confirm receipt.*

Date of Submission

2020-03-23

Name of Project

Council Innovation Fund Application for Downtown Accelerator Program - 1 Million Square Feet (1M)

Sponsoring Councilor

Druh Farrell, Evan Woolley

Applicant Name

Kevin Barton

Applicant Contact Number

(403) 268-5927

Include area code, no spaces

Applicant Business Unit or Name of Organization

Calgary Growth Strategies

Affected Business Units and/or Departments

Calgary Growth Strategies

Amount of Funds Requested - please attach budget breakdown details in an attachment

\$250,000.00

Draft PFC cover report attached

☐ Yes ☒ No

Please list supporting documents provided.

Draft Budget

Applications for the Council Innovation Fund are to be submitted to the Chief Financial Officer Department (name of person) no later than six (6) weeks in advance of the targeted Priorities and Finance Committee (PFC) meeting date.

Only completed applications supported by a PFC cover report will be submitted for placement on the PFC agenda. The PFC will review the report and proposal and provide their recommendation to Council. The recommendation and report will then be forwarded to Council at their next scheduled meeting.

Provide a summary description of the project to a maximum of 2 pages.

Councillor Farrell and Woolley are sponsoring this application to the Council Innovation Fund that will be

managed through Planning and Development, Calgary Growth Strategies and the Calgary Downtown Association. The application is seeking \$250,000 to support a lease accelerator program in the Downtown. The Council Innovation Fund amount would be matched by private sector contributions, providing a total of \$500,000 for start up and operational costs for the program, which is anticipated to generate more than \$500,000 in private investment in leasehold improvements and fill empty building space with permanent leases by the end of the 18 month program.

The Calgary Downtown Association and Makespace Group Inc. would lead the lease space accelerator program that aims to activate one million square feet of retail and amenity space in the downtown through a curated mix of pop-up, special events and entrepreneur development programming. The program has three main objectives: accelerate and cultivate tenants into long term leases; change the image of downtown to a place of active and vibrant amenities; and, stimulate private investment into buildings and leasehold space by facilitating collaborative lease agreements.

A funding agreement between the Calgary Downtown Association and the City of Calgary would specify that this \$250,000 would be only available for the accelerator program, funds would be released as the complementary match of private funds were secured and additional funds would be released in a phased approach once the previous funds spent showed success. The Council approved budget for Calgary Downtown Association requires an update to accommodate receiving the additional \$250,000, and this adjustment is reflected in the recommendation.

Calgary Growth Strategies will submit an update report to the Chief Financial Office within 12 months of the project completion detailing how the Council Innovation Fund grant was spent and the outcomes of the program. The Chief Financial Office will submit a summary report to Council through Priorities and Finance Committee, as per the Council Innovation Fund Terms of Reference requirements.

Identify how this project meets the criteria as outlined in the Terms of Reference for the Council Innovation Fund.
Please attach additional information as required.

The 1m proposal will create a new approach to fill empty commercial space with active and interesting pilot business, that will be supported by the program committee, building owners and program aspects that will take the businesses to permanent leases. The second phase of the 1M proposal will take lessons learned from the first group of business ventures, apply the program to additional floor space to allow more commercial uses to test concepts and move to permanent leases. A repeated and sustainable model can continue to be applied in other areas of the downtown, and potential to other commercial areas in the city. The grant will be soundly managed the Calgary Downtown Association and phased release of funds will have oversight by Calgary Growth Strategies.

Outline the proposed timeline for this project, including the final report back date.

The program will have a duration of 18 months with two cohorts or phases of tenant support. The first phase will include a program kick off event, followed by start up and development and test concepts chosen and temporary uses deployed, within 2 months. Evaluation of the test business, then transitions to lease agreements in about 10 months. Lessons learned and data analysis from the first cohort will support phase two, with second round of uses deployed about 8 months from the start of the program. Tentatively starting in May or June 2020, finishing this initial program in October 2021.

Calgary Growth Strategies will submit an update report to the Chief Financial Office within 12 months of the project completion detailing how the Council Innovation Fund grant was spent and the outcomes of the program.

Identify what success looks like, and how it will be measured.

There are three primary goals for the proposed downtown accelerator program - 1 Million Square Feet (1M):

1. Accelerate and grow full time tenants.
2. Change the image of downtown
3. Spark and leverage private investment

Fostering new tenants will start with an examination of the test area and the participating buildings, the project will map and curate a vision for the area. Determine ideal uses and activations and then create short term lease arrangements to accommodate these uses. Prototype temporary retail and amenity uses and support building owners and tenants with lease, marketing and other services.

A downtown image that attracts creative businesses with incubator services and aligned complementary uses. Exciting and active uses will enhance the value of the area by uptake in lease space with a range of interesting businesses and services that should attract more customers, generate a more active street and create natural surveillance.

This project will fund and facilitate the relationship between the landlord and tenant. Create new tools that allow successful test concepts to move into permanent leases with associated leasehold improvements. Build knowledge and techniques that allow more flexibility in landlord/tenant agreements.

Specific measures will include amount of floor space secured with new leases, value of leasehold improvements and value of retail/commercial service provided by new businesses.

Your personal information is being collected, used and disclosed for the administration and processing of your application for funding under the Council Innovation Fund Project. Your information is collected pursuant to section 33(c) of The Freedom of Information and Protection of Privacy Act ("FOIP Act") of Alberta. If you have any questions about the collection, use or disclosure of your personal information, please contact The City of Calgary's Chief Financial Office (#8003), The City of Calgary P.O. Box 2100, Stn. M, Calgary, AB T2P 2M5 and by calling at 403-268-5664.

Downtown Accelerator Program - 1 Million Square Feet | Year One Budget

A start-up operating grant of \$250,000 from the City of Calgary will be used towards start-up and operating expenses over the first 18 months of the program. This is leveraged against direct private sector commitments from partner developers and other corporate sponsors. The Calgary Downtown Association will manage the budget.

Funding 2020/21

Makespace Group Inc.	\$50,000
Calgary Downtown Association	\$50,000
The City of Calgary	\$250,000
Landlord program contributions (5 x \$35,000)	\$175,000
Landlord tenant improvements	TBD
Incentives (matching grants, tax deferrals, etc)	TBD
Additional program partners, sponsors	\$25,000
Total contributions	\$550,000

Expenses 2020/21

Start-up costs (development, website, materials)	\$20,000
Program management, development, recruitment	\$90,000
Accelerator seed funds (~\$25,000/project)	\$250,000
Capital expenses, space enhancements	TBD
Events and activations (summits, labs, lobby fest)	\$100,000
Project dashboard and downtown index/report	\$40,000
Project contingency (10%)	\$50,000
Total expenses (18-month)	\$550,000

Program budget does not include capital expenditures, tenant improvements and building enhancements, determined on a project basis.

Letters of Support



May 14th 2020

Mayor Nenshi and City Council
The City of Calgary
P.O. Box 2100, Station M
Calgary, AB, T2P 2M5

RE: CALGARY ECONOMIC DEVELOPMENT SUPPORT FOR DOWNTOWN ACCELERATOR PROGRAM – 1 MILLION SQUARE FEET

Dear Mayor Nenshi,

We greatly appreciate the opportunity to outline points of alignment between the work of Calgary Economic Development (CED), our community's Economic Strategy, *Calgary in the New Economy* (which will serve as a blueprint for economic recovery in the COVID-19 response), and the Makespace and Calgary Downtown Association (CDA) 1M Accelerator.

With an office vacancy rate of 27.17% in the Downtown and Beltline areas, it shows just how much unoccupied office supply we have. It stands to reason that these numbers may increase post-COVID as companies look to cut costs and become more accommodating of employees with work-from-home preferences. Activating these spaces will require creative, tech-enabled solutions - solutions like 1M. We have worked closely over the years with Ken Bautista and Makespace and he has dedicated time and effort in serving on our Place Committee (and Industry Engagement Sub-Committee).

The 1M Accelerator also has direct implications for the **Talent, Place, Innovation, and Business Environment** pillars of Calgary in the New Economy. It is rare that projects move the needle across all four, and in a post-COVID Calgary, we must support our community's strategies with tangible action:

Talent: Our goal is to attract companies that serve as a magnet for talent, while empowering local Calgary creatives and skilled workers to help transform our city. 1M's focus on building talent density that gives our city and companies a competitive edge is incredibly important. Pre-COVID there were approximately 2,000 open technology jobs in the city and the pandemic has affirmed the importance of digital skills in Calgary's recovery.

Place: Our goals are to "accelerate urbanization and connectivity in the Core" and "target investment to build on existing assets." 1M aims to do exactly that. Their platform will activate one million square feet of vacant storefronts and under-utilized spaces, grow full-time retail tenants, and leverage private investment. With a current commitment of over 30 spaces (and direct investment forthcoming), we are confident that helping fund startup/operational costs will quickly accelerate 1M's impact on our downtown. Furthermore,

32nd floor, 500 Centre Street SE
Calgary, AB, Canada T2G 1A6
calgaryeconomicdevelopment.com

phone: (403) 221-7831
fax: (403) 221-7828
toll free: 1-888-222-5855

Page 1 of 2



the accelerator directly aligns with key placemaking initiatives like the Downtown Strategy, 9 Block, and the Future of Stephen Avenue.

Innovation: Our goal is to create the Calgary Innovation Corridor with an immediate need to "connect and expand innovation places and spaces in the downtown core" and "develop relationships within the innovation ecosystem." By working with multiple building owners one block at a time, 1M can establish connections between services and amenities that were previously disjointed. The model also rewards entrepreneurial operators who take risks in providing workers and visitors to downtown with unique experiences.

Business Environment: Our goal is to develop Calgary as a Living Lab to spur co-creation and innovation activities that support businesses (specifically in our downtown). Not only does 1M describe its platform as "a living lab for creators and consumers," but it allows property owners and developers to rapidly prototype ideas that ultimately increase dwell time and benefit tenants (e.g. small and medium-sized retailers who may continue to struggle post-COVID). Lagging investments in social infrastructure and slow growth in successfully developing a "nighttime economy" in Calgary's downtown require bold solutions like 1M. Focusing public resources, leveraged against private investment (especially post-COVID) will allow us to execute faster on key strategies and transformations in our city.

Thank you for your time and for helping us build a resilient and dynamic Calgary, which as you know, is not possible without a vibrant downtown. We look forward to supporting the Council Innovation Fund application in any way we can as we believe the project will provide socio-economic, financial, and cultural benefits to Calgarians. Please contact us if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Mary Moran". The signature is written in a cursive, flowing style.

Mary Moran, President & CEO
Calgary Economic Development



Suite 1445, The Edison Building
150 - 9 Avenue SW, Calgary, Alberta T2P 3H8
(403) 215-1575 | info@downtowncalgary.com
downtowncalgary.com

January 15, 2020

Attn:
The City of Calgary
Council Innovation Fund

To whom it may concern,

On behalf of the Calgary Downtown Association (CDA), please accept this letter in support of Makespace Group Inc. and the 1M project and space accelerator.

CDA's role is to spearhead prosperity for downtown businesses by intentionally shaping the character of Calgary, generating dynamic spaces, places and integrated communities.

We see a clear strategic alignment between 1M's objectives and our own goals to attract talent to the downtown, spark investment, fill vacant space, and create buzz and activity that makes Calgary's downtown a destination - all day, every day.

As we at CDA work with our other partners on public realm revitalization projects such as the Stephen Avenue Redevelopment, we recognize the need to engage and leverage private investment and initiatives that meet the immediate challenges for businesses, developers, and landlords suffering the effect of high vacancy rates in our downtown towers. It is our belief that 1M provides a tangible project for multiple stakeholders to participate in towards shared outcomes, creating compelling and diverse retail and amenity offerings that spark economic growth, creating a culture of entrepreneurship, and attracting more talent into downtown to build and transform our city.

CDA is therefore taking a leadership role in 1M alongside Makespace, providing funding, governance and strategic support, resources and expertise, and will serve as a champion and key communicator to our stakeholders and members.

If you have any questions, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'Marco DeJaco', written over a horizontal line.

Marco DeJaco
Executive Director

Calgary Downtown Association marcod@downtowncalgary.com

makespace.

January 15, 2020

To Whom It May Concern:

With over one million square feet of space in our portfolio, our company offers a unique perspective, blending insights around brand building, cultural activation and physical space to each project. We have gathered thousands of people through our spaces, using interactivity, programming, architecture and design to engage and inspire.

We're living in an era for cities where talent density and connectivity matters to company building. Modern creators and consumers need places to build, to create, to advance, to socialize, to grow and to share. This generation is driving a shift toward more flexible, entrepreneurial and collaborative work and life styles, transforming the way we work, build and gather together in our fast-growing cities.

In Calgary, we've reimagined retail spaces such as turning ATB branches into places to gather on Stephen Avenue and Eighth Avenue Place. We've worked with the Calgary Stampede on a new campus vision for youth, and recently, led the strategy and development of the new Platform Innovation Centre being built in East Village.

As an entrepreneur, I've built two tech companies, founded Startup Edmonton, home to over 800+ members and startups, started a seed fund called Flightpath Ventures, led entrepreneurship and innovation at Edmonton Economic Development, and was a founding advisor of the Startup Canada Communities initiative. This experience over the years has shaped a belief that innovation isn't about technology. **The twin drivers of innovation in cities are people and place.** It's this principle that led us to creating IM as an accelerator platform to advance the next wave of talent, retail growth and real estate value in modern cities and downtowns.

IM activates buildings with brands, experiences and services that align with the interests of modern creators and consumers in the area - filling vacant, ground level spaces and storefronts with transformational businesses and gathering spaces. IM invests aggressively and entrepreneurially into talent-focused infrastructure, alongside building owners, creators, startups and community partners like Calgary Downtown Association. IM is a downtown solution that isn't about 2 or 3 mega moves, but rather hundreds of small, fast, and visible moves meant to spark momentum.

Calgary has the potential to build a resilient, durable, confident and high performing innovation ecosystem, with downtown as its centre of gravity. With your support for IM, we're building a downtown for the next wave of innovation in this city - one block, one million square feet at a time.

Sincerely,



Ken Bautista
CEO & Managing Partner
Makespace Group Inc.
ken@makespacegroup.com



April 8, 2020

RE: LETTER OF SUPPORT FOR THE 1M CALGARY PROJECT

To Whom It May Concern,

I wish to express my support of Makespace and Calgary Downtown Association's application for funding to initiate the 1M Calgary Project. We believe this initiative will add much-needed activity, vibrancy, and focus to Calgary's downtown. These are elements this district needs to address its relevancy for all stakeholders, now and into the future.

TrioVest has worked with Makespace previously and appreciate their unique understanding and approach to how we, as landlords, can best engage with users (tenants and occupants). We feel the platform they and CDA are creating with the 1M Calgary Project will not only have a positive impact on our properties in downtown Calgary, but should also address the relevance of downtown Calgary to all its users and will serve as a catalyst for our industry to invest alongside and help solve the many challenges we face as a city.

TrioVest is actively working to support the 1M Calgary Project through a combination of space and resources, built primarily around our investment in Stephen Avenue Centre (Stephen Avenue, between Centre First Streets West). We look forward to bringing new life to our properties and the street in an effort to drive foot traffic, experience, and, ultimately, deliver value for our tenants. We believe working with Makespace and CDA is a key tool to making that vision a reality.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Mannix", written over a horizontal line.

Mike Mannix

Executive Vice President

Portfolio Management, TrioVest Properties

mmannix@triovest.com

**Clerks Note to
Combined Meeting of Council
2020 May 25**

**ISC: UNRESTRICTED
C2020-0598**

Establishment of Terms of Reference for the Selection Committee for the Integrity Commissioner, C2020-0598

Background

At the 2020 March 16, Combined Meeting, Council appointed Councillor Farrell, Councillor Farkas, Councillor Colley-Urquhart, Mayor Nenshi, and City Solicitor and General Counsel Jill Floen to the search committee for the Integrity Commissioner.

Excerpt from the Minutes of the Combined Meeting of Council, held 2020 March 16:

“14.2.2 Personnel Item (Verbal), C2020-0378

Administration in attendance during the Closed Meeting discussions with respect to Report C2020-0378:

Clerks: L. Kennedy and M. A. Cario. Law: J. Floen. Advice: D. Duckworth. Observers: None.

Moved by: Mayor Nenshi

Seconded by: Councillor Colley-Urquhart

That with respect to Verbal Report C2020-0378, the following be adopted:

That the following members:

Councillor Farrell, Councillor Farkas, Councillor Colley-Urquhart, Mayor Nenshi, and City Solicitor and General Counsel Jill Floen be appointed to the search committee for the Integrity Commissioner. Any further appointment requirements the Committee requires will report back to Council for further direction.

And further, that discussions be kept confidential pursuant to Section 17 (Disclosure to personal privacy) and 19 (Confidential evaluations) of the *Freedom of Information and Protection of Privacy Act*.

MOTION CARRIED”

RECOMMENDATION:

That Council adopt the Terms of Reference for the Selection Committee for the Integrity Commissioner.

Attachment:

Proposed Terms of Reference for the Selection Committee for the Integrity Commissioner

1. Authority

The Selection Committee for the Integrity Commissioner was established by Council on 2020 March 16 (Report C2020-0378).

2. Mandate

The purpose of the Selection Committee for the Integrity Commissioner is to select an Integrity Commissioner for The City of Calgary to assist Council in furthering the achievements of its objectives in regard to enhancing the openness, transparency and accountability of its decision making.

3. Advisory Responsibilities

Specific responsibilities of the Selection Committee for the Integrity Commissioner include:

- Review and evaluate external recruitment firms to develop a recruitment process for the Integrity Commissioner;
- Retain an external recruitment firm to execute the recruitment process, and establish selection criteria for the Integrity Commissioner position, including, but not limited to the following:
 - o Qualifications and competencies;
 - o Suitability; and
 - o Term length.
- Review and consider a short list of applications from the external firm's recruitment process;
- Create an interview list of applicants who meet the minimum established selection criteria;
- Interview applicants, and assess the results of the recruitment process; and
- Recommend to Council the appointment of the Integrity Commissioner.

4. Reports To

The Selection Committee for the Integrity Commissioner reports to Priorities and Finance Committee and Council.

5. Composition

The Selection Committee for the Integrity Commissioner is composed of five Members appointed by a resolution of Council, as follows:

- The Mayor;

- Three Councillors;
- City Solicitor and General Counsel.

6. Working Group

The Selection Committee for the Integrity Commissioner may establish working groups to undertake specific time-limited tasks as required. Membership of the working group may include members of Selection Committee for the Integrity Commissioner or other appointees as the Committee deems necessary. The Chair will serve in that position for any working groups formed.

7. Meeting Support

The City Clerk's Office will provide legislative support services to the Selection Committee for the Integrity Commissioner in accordance with Council Policy CP2016-03 titled "Governance and Appointments of Boards, Commissions and Committees" and Procedure Bylaw 35M2017.

The City Clerk and representatives from Human Resources will act as a resource to the Selection Committee for the Integrity Commissioner.

8. Term

Initial appointment and term of Councillors to Selection Committee for the Integrity Commissioner is made by Council resolution. Members are appointed for a term set to expire on the day of the appointment of an Integrity Commissioner.

9. Quorum

Quorum is established as greater than 50% of voting members, that is, three (3) voting members.

10. Chair and Vice-Chair

The Mayor will serve as the Chair. The Vice-Chair must be elected by the Selection Committee for the Integrity Commissioner at the first meeting.

11. Meetings

The initial meeting of Selection Committee for the Integrity Commissioner will be called by the Chair. Subsequent meetings will be called or cancelled at the call of the Chair. Notice of meetings must comply with the Municipal Government Act, Section 195 and 196(2). Meetings will occur in the Municipal Complex, with remote participation from Members, as required, in accordance with the practices established for meetings of Council and Committee.

Meetings are open to the public. However, the Selection Committee for the Integrity Commissioner, by majority vote, will decide when it is appropriate to meet in a Closed Meeting and shall give reasons for doing so in accordance with the *Freedom of Information and Protection of Privacy Act*. The confidentiality of Closed Meetings will comply with the applicable provisions of the *Municipal Government Act* and the *Freedom of Information and Protection of Privacy Act*.

12. Procedures

- a) Selection Committee for the Integrity Commissioner shall act in accordance with Council Policy CP2016-03 titled "Governance and Appointments of Boards, Commissions and Committees Policy".
- b) The Chair and Vice-Chair, in consultation with the City Clerk or designate, will establish the meeting agenda. The Committee must consider items referred to it by Council and may consider items referred to it by a Member of Council. Agenda distribution is limited to Members of the Selection Committee for the Integrity Commissioner.
- c) The Selection Committee for the Integrity Commissioner will ensure that there is purposeful dialogue between The City, established entities and key stakeholders to provide information to inform sound decision-making.
- d) *FOIP*: The confidentiality of Selection Committee for the Integrity Commissioner meetings and of records submitted to the Committee is governed by the applicable provisions of the *Municipal Government Act* and the *Freedom of Information and Protection of Privacy Act*.

13. Governance

Selection Committee for the Integrity Commissioner and the Committee Working Group Members and any attending Members of Council will act in accordance with the *Municipal Government Act*, Bylaw 26M2018 *Code of Conduct for Elected Officials* or Council Policy CC045, *Code of Conduct for Citizen Members Appointed to Council Established Boards, Commissions and Committees* as appropriate to position held and any other relevant Council Policies and in the best interest of The City taking into account the City as a whole, and without regard to the Member's personal interests. They will consider all issues consistently and fairly, and in the light of all relevant facts, opinions and analysis of which the Member should be reasonably aware. In addition, all Members will endeavor to incorporate the following Guiding Principles into the oversight and guidance they provide regarding the mandate delivery of Selection Committee for the Integrity Commissioner and the Committee Working Group Members:

- Accountability
- Citizen-centric



- Diversity
- Inclusion and authentic
- Neutrality
- Respect
- Responsive and committed
- Timeliness
- Transparency

**Community Services Report to
SPC on Community and Protective Services
2020 May 13**

**ISC: UNRESTRICTED
CPS2020-0532**

Banning Conversion Therapy

EXECUTIVE SUMMARY

The City of Calgary strives to be a welcoming city for all people regardless of sexual orientation, gender identity or gender expression. Conversion therapy has been deemed a harmful and unscientific practice that requires all orders of government to play a role in protecting Calgarians from the harms associated with it.

Council has directed Administration to draft a bylaw to prohibit the business practice of conversion therapy including a fine for those advertising or offering conversion therapy services within Calgary. Council has the authority through the *Municipal Government Act* to enact bylaws with respect to the safety, health and welfare of people and the protection of people and property along with enacting bylaws related to businesses, business activities and persons engaged in business. In response to Council direction, Administration has developed a proposed Prohibited Businesses Bylaw to prohibit engagement in or operation of conversion therapy as a business practice in Calgary.

ADMINISTRATION RECOMMENDATION:

That the Standing Policy Committee on Community and Protective Services recommend that Council give three readings to the proposed Prohibited Businesses Bylaw (Attachment 1).

RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON COMMUNITY AND PROTECTIVE SERVICES, 2020 MAY 14:

That Council give three readings to proposed Bylaw 20M2020.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2020 February 03 Council approved Notice of Motion PFC2020-0116 directing Administration to draft a bylaw to prohibit the business practice of conversion therapy including a fine for those advertising or offering conversion therapy services within Calgary. Council also requested advocacy letters be sent to both the provincial and federal governments urging them to end the practice of conversion therapy within their jurisdiction.

BACKGROUND

Conversion therapy has become the common umbrella term to refer to any attempts to modify a person's sexual orientation, gender identity, or gender expression. Other terms used include: reparative therapy, gay cure, ex-gay therapy, gender critical therapy, sexual orientation change efforts (SOCE), and sexual orientation gender identity or gender expression change efforts (SOGIECE).

Conversion therapy has existed in Canada in various forms since the 1950s; it gained prominence during the 1980s and 1990s, and became increasingly used on Lesbian, Gay, Bisexual, Transgender, Queer and Two-Spirited (LGBTQ2S+) Canadians. In a recent Canadian study, it was estimated that as many as 47,000 Canadian LGBTQ2S+ (gay, bisexual, transgender, queer, and two-spirit) men have experienced some form of conversion therapy, however, this number could be higher due to conversion therapy having never been formally tracked in Canada. Attachment 2 provides a summary of the study results.

**Community Services Report to
SPC on Community and Protective Services
2020 May 13**

**ISC: UNRESTRICTED
CPS2020-0532**

Banning Conversion Therapy

Conversion therapy has been widely denounced as a harmful and unethical practice by many major medical and human rights organizations around the world including the World Health Organization, World Psychiatric Association, International Society of Psychiatric Mental Health Nurses, World Medical Association, and Amnesty International. In Canada, these organizations include the Canadian Psychological Association, Canadian Psychiatric Association, Canadian Pediatric Society, Canadian Association of Social Workers, College of Alberta Psychologists, and Alberta Teachers Association. Many other professional health organizations/associations have also denounced conversion therapy as a deceptive, dangerous, and harmful practice (Attachment 3).

In 2019 December, the Prime Minister directed the Minister of Justice and Attorney General to amend the Criminal Code to ban the practice of conversion therapy and take other steps required with the provinces and territories to end conversion therapy in Canada. On 2020 March 09, there was a first reading of *Bill C-8 An Act to amend the criminal code (conversion therapy)*. This bill addresses conversion therapy as harmful both to those who have been subjected to the practice and to society, as it propagates myths and stereotypes about sexual orientation and gender identity.

To date, five Canadian provincial governments have introduced or enacted legislation which prohibits and/or restricts conversion therapy involving minors and one province has a health care guiding statement in place (Attachment 4). The Government of Alberta has not yet taken any formal legislative action to ban this practice.

Since 2019, six Alberta municipalities/counties have enacted bylaws related to prohibiting conversion therapy as a business, with others currently working towards addressing this issue (Attachment 4).

INVESTIGATION: ALTERNATIVES AND ANALYSIS

To respond to the Notice of Motion, Administration undertook three areas of investigation to inform this report and proposed bylaw:

1. **Review of Municipal Authority:** Administration has determined that The City, through the authority granted by the *Municipal Government Act*, can enact bylaws with respect to the safety, health and welfare of people and the protection of people and property along with enacting bylaws related to businesses, business activities and persons engaged in business. This broad authority is provided so that municipal councils can effectively respond to present and future issues within their communities.
2. **Provincial Municipal Bylaw Scan:** Alberta municipalities/counties were scanned for relevant bylaws banning the business practice of conversion therapy. At the time of writing this report six municipalities have developed or amended existing bylaws to include prohibiting the business of conversion therapy. Attachment 4 provides a summary of the municipal, provincial and federal scan.
3. **Conversion Therapy Definition Research:** A working group led by an Edmonton-based university researcher examined multiple definitions from other countries and municipalities that have prohibition legislation in place, and adapted elements of these definitions to the Canadian context. Notably, some of the conversion therapy prohibition legislation has been tested in American courts and all have withstood legal challenges.

**Community Services Report to
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2020 May 13**

**ISC: UNRESTRICTED
CPS2020-0532**

Banning Conversion Therapy

The definition proposed was reviewed by conversion therapy survivors and has since been used in bylaws regulating conversion therapy for the City of Edmonton and Rocky Mountain House. Further improvements have been made to the definition of conversion therapy as a result of feedback from academics, legal researchers, and members of the LGBTQ2S+ community.

In 2020 April, His Worship Mayor Nenshi, on behalf of Council, sent letters advocating to provincial and federal governments to end the practice of conversion therapy in Alberta and across Canada.

Stakeholder Engagement, Research and Communication

The focus of the stakeholder engagement was feedback on clarity of the definitions of business, conversion therapy, and on the fines and violation sections of the proposed bylaw. A summary of key learnings can be found in Attachment 5.

A survey on these definitions was sent to 58 organizations that were selected based on the potential impact of the bylaw to their overall organization and consisted of both faith and LGBTQ2S+ organizations. Administration identified organizations through research, those that expressed interest through City Councillors' offices, and organizations that heard through word of mouth.

Feedback from the survey resulted in improvements to the clarity of the bylaw, in designing public education, and in training Community Peace Officers.

Strategic Alignment

This report aligns with the following 2019-2022 Citizen Priorities:

A City of Safe and Inspiring Neighbourhoods: Every Calgarian lives in a safe, mixed and inclusive neighbourhood, and has the right and opportunity to participate in civic life. All neighbourhoods are desirable and have equitable public investments.

A Well-Run City: Calgary has a modern and efficient municipal government that is focused on resilience and continuous improvement to make life better every day for Calgarians by learning from citizens, partners, and others

Social, Environmental, Economic (External)

Moving forward with this bylaw allows The City to advance the Social Wellbeing Principles of prevention and equity identified in the Social Wellbeing Policy. Prohibiting the practice of conversion therapy allows The City to use a prevention approach, and as defined, "strengthens the healthy development, safety and wellbeing of individuals across the lifespan". In addition, an equity lens was used in the development of the bylaw. Administration considered the unique and diverse experiences of Calgarians impacted by this issue including within LGBTQ2S+ community. Conversion therapy has a disproportionate negative impact on the LGBTQ2S+ community and as a result an equity lens has informed the proposed bylaw.

Community Services Report to
SPC on Community and Protective Services
2020 May 13

ISC: UNRESTRICTED
CPS2020-0532

Banning Conversion Therapy

Financial Capacity

Current and Future Operating Budget:

There are no current operating budget impacts associated with this report.
If Council approves the proposed Prohibited Businesses Bylaw, all costs associated with bylaw enforcement would be absorbed into the existing operating budget.

Current and Future Capital Budget:

There are no current or future capital budget impacts associated with this report.

Risk Assessment

The proposed fine amount for this bylaw is substantially more than other City bylaws, and there is a risk that setting the specified fine to \$10,000 could be challenged in court and lower fines set as a result. Administration believes that this risk is acceptable and has recommended the fine of \$10,000 after careful consideration of other Alberta jurisdictions that have imposed the same fine, as well as the inherent harm and egregious nature of the practice as outlined by numerous health and professional organizations (Attachment 3).

Additionally, there is a risk that the proposed Prohibited Businesses Bylaw may require changes as the federal government amends the criminal code to ban the practice of conversion therapy. Administration believes that this risk is acceptable and will monitor *Bill C-8* and make amendments to the bylaw if there is interference with the federal criminal law. *Bill C-8* had its first reading in 2020 March.

REASON(S) FOR RECOMMENDATION(S):

Council directed Administration to draft a bylaw to prohibit the business practice of conversion therapy within Calgary. This report is in response to the Notice of Motion PFC2020-0116 approved at the Combined Meeting of Council on 2020 February 03.

ATTACHMENT(S)

1. **Proposed Bylaw 20M2020**
2. Canadian Survey Result Summaries on Conversion Therapy
3. Position Statements of Major Organizations Against Conversion Therapy
4. Municipal, Provincial, and National Scan
5. What We Heard Stakeholder Report
6. **Public Submissions (refer to Attachment 11 Clerks Note)**
7. **Public Submissions – Batch 2 (refer to Attachment 11 Clerks Note)**
8. **Public Submissions – Batch 3 (refer to Attachment 11 Clerks Note)**
9. **Public Submissions – Batch 4 (refer to Attachment 11 Clerks Note)**
10. **Public Submissions – Batch 5 (refer to Attachment 11 Clerks Note)**
11. **Clerks Note**
12. **Further Public Submissions**
13. **Revised Agenda Public Submissions**

PROPOSED

CPS2020-0532
ATTACHMENT 1

BYLAW NUMBER 20M2020

BEING A BYLAW OF THE CITY OF CALGARY TO AUTHORIZE THE COUNCIL OF THE CITY OF CALGARY TO PROHIBIT BUSINESS *****

WHEREAS under the section 3(c) of the *Municipal Government Act*, RSA 2000, c. M-26, the purposes of a municipality are to develop and maintain safe and viable communities;

AND WHEREAS Council of the City of Calgary may pass bylaws respecting the safety, health and welfare of people;

AND WHEREAS Council of The City of Calgary may, in passing a bylaw, regulate or prohibit, or provide for a system of licenses, permits or approvals, for any development, activity, industry, business or thing, until a license, permit or approval has been granted, which can include terms and conditions, and fines and penalties;

AND WHEREAS Council deems it necessary to provide for the regulation and licensing of all businesses carried on within the municipality;

AND WHEREAS the practice of conversion therapy is opposed by the Canadian Psychological Association and the College of Alberta Psychologists;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

PART I

GENERAL

SHORT TITLE

1. This Bylaw may be cited as the “Prohibited Businesses Bylaw”.

INTERPRETATION AND DEFINITIONS

2. (1) Unless otherwise specified, words used in this Bylaw have the same meaning as defined in the *Municipal Government Act*.
- (2) In this Bylaw:
 - (a) “business” means:
 - (i) a commercial, merchandising or industrial activity or undertaking,
 - (ii) a profession, trade, occupation, calling or employment; or

PROPOSED

BYLAW NUMBER 20M2020

- (iii) an activity providing goods or services;

Whether or not for profit and however organized or formed, including a co-operative or association of persons;

- (b) “*City*” means The City of Calgary;
 - (c) “*City Manager*” means the City’s chief administrative officer or delegate;
 - (d) “*officer*” means a bylaw enforcement officer appointed pursuant to Bylaw 60M86, a peace officer appointed pursuant to the *Peace Officer Act*, SA 2006, C. P-3.5, or a member of the Calgary Police Service;
 - (e) “*person*” means an individual human being or a corporation and includes a partnership, an association or group of persons acting in concert unless the context explicitly or by necessary implication otherwise requires;
- (3) Nothing in this Bylaw relieves a *person* from complying with any Federal or Provincial law or regulation, other bylaw or any requirement of any lawful permit, order or license.
 - (4) Any headings or subheading in this Bylaw are included for guidance purposes and convenience only, and shall not form part of this Bylaw.
 - (5) All Schedules attached to this Bylaw shall form part of this Bylaw.
 - (6) Specific references to laws in this Bylaw are meant to refer to the current laws applicable within the Province of Alberta as at the time this Bylaw was enacted and as they are amended from time to time, including successor legislation.

PART II

PROHIBITED BUSINESSES

PROHIBITED BUSINESSES

- 3. A *person* must not engage in or operate a business listed in Schedule A.

ADVERTISING

- 4. In a prosecution for a contravention of this Bylaw, proof of one transaction in the business or that the business has been advertised is sufficient to establish that a *person* is engaged in or operates the business.

PROPOSED

BYLAW NUMBER 20M2020

SUMMARY CONVICTION OFFENCE

5. (1) Any *person* who contravenes any provision of this Bylaw by doing any act or thing which the *person* is prohibited from doing, or by failing to do any act or thing the *person* is required to do, is guilty of an offence pursuant to this Bylaw.
- (2) The owner of real property, who is registered on title at the Land Titles Office, shall be responsible for any act of a *person* carrying on business on the premises located on the property that constitutes an offence under this Bylaw, in the same manner and to the same extent as though the act were done by the owner.
- (3) For the purposes of this Bylaw, an act by an employee or agent of a *person* is deemed to be an act of the *person* if the act occurred in the course of the employee's employment or agency relationship with the *person*.
- (4) If a corporation commits an offence under this Bylaw, every principal, director, manager, officer, employee, or agent of the corporation who authorized, assented to, acquiesced, or participated in the act that constitutes the offence is guilty of the offence whether or not the corporation has been prosecuted for the offence.
- (5) If a partner in a partnership is guilty of an offence under this Bylaw, each partner in the partnership who authorized, assented to, acquiesced, or participated in the act that constitutes the offence is guilty of the offence.
- (6) Any *person* who is convicted of an offence pursuant to subsection (1) is liable on summary conviction to a fine not exceeding TEN THOUSAND (\$10,000.00) DOLLARS and in default of payment of any fine imposed, to a period of imprisonment not exceeding ONE (1) YEAR.

SPECIFIED PENALTIES

6. The specified penalty applicable for an offence under this Bylaw is TEN THOUSAND (\$10,000.00) DOLLARS.

ENFORCEMENT

7. (1) Where an *officer* believes that a *person* has contravened any provision of this Bylaw, the *officer* may commence proceedings against the person by issuing a violation ticket in accordance with the *Provincial Offences Procedure Act*, RSA 2000, c. P-34.
- (2) This section shall not prevent an *officer* from issuing a violation ticket requiring a court appearance of the defendant, pursuant to the provisions of the *Provincial Offences Procedures Act*, or from laying an information in lieu of issuing a violation ticket.

PROPOSED

BYLAW NUMBER 20M2020

COMMENCEMENT OF BYLAW

8. This Bylaw comes into force on the day it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

PROPOSED

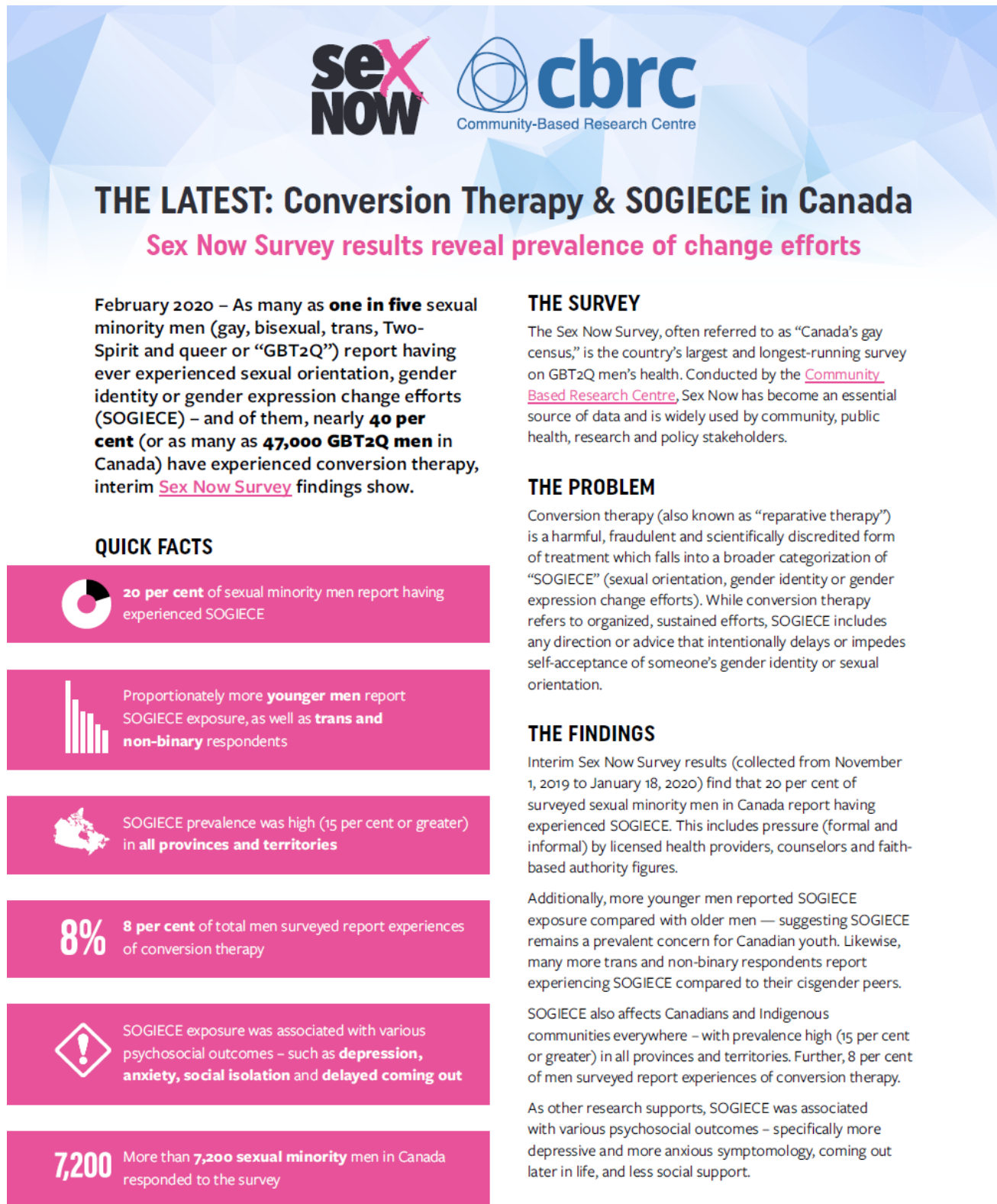
BYLAW NUMBER 20M2020

SCHEDULE A

PROHIBITED BUSINESSES

BUSINESS	PROHIBITED BUSINESS ACTIVITY
Conversion Therapy	<p>“Conversion therapy” means a practice, treatment, or service designed to change, repress, or discourage a person’s sexual orientation, gender identity, or gender expression, or to repress or reduce non-heterosexual attraction or sexual behaviour. For greater certainty, this definition does not include a practice, treatment, or service that relates</p> <ul style="list-style-type: none">(a) to a person’s social, medical, or legal gender transition; or(b) to a person’s non-judgmental exploration and acceptance of their identity or development

Canadian Survey Result Summaries on Conversion Therapy



WHY THIS MATTERS

While Sex Now contains important information on a wide array of issues impacting the health of sexual minority men, these SOGIECE findings are being shared early to inform immediate policy action – including the proposed federal conversion therapy ban. These new 2019 estimates show that as many as 47,000 GBT2Q men (or 8% of GBT2Q in Canada) have experienced conversion therapy, which is significantly higher than previous estimates of 20,000.

To protect people from this cruel treatment **all levels of government should work to undermine the efforts of people and organizations conducting SOGIECE** through both legislative bans and positive, affirming programs or campaigns.

Additionally, governments can better support survivors of SOGIECE, as well as funding research and community-led movements aiming to better understand the reach of conversion efforts in Canada.

FOR MORE INFORMATION

Questions about SOGIECE and conversion therapy can be directed to:

- ▶ [Travis Salway](#), Assistant Professor, Simon Fraser University, Faculty of Health Sciences

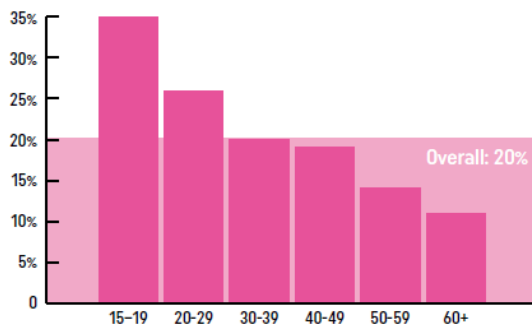
Questions about the Sex Now Survey and CBRC can be directed to:

- ▶ [Nathan Lachowsky](#), Sex Now Principal Investigator and Research Director, CBRC
- ▶ [Michael Kwag](#), Knowledge Exchange and Policy Development Director, CBRC

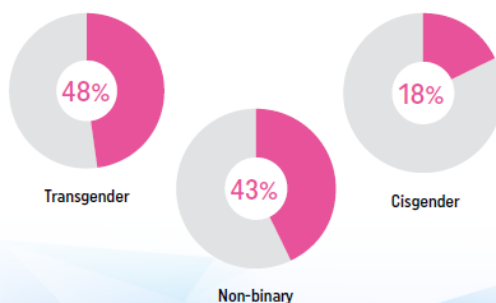
EXPOSURE TO SEXUAL ORIENTATION OR GENDER IDENTITY OR EXPRESSION CHANGE EFFORTS

% OF GBT2Q MEN* EXPOSED TO SOGIECE

By Age



By Gender Identity



By Province & Territories

British Columbia	23%
Alberta	22%
Saskatchewan	20%
Manitoba	26%
Ontario	22%
Quebec	15%
New Brunswick	19%
Prince Edward Island	19%
Nova Scotia	17%
Newfoundland & Labrador	24%
Territories	28%

In total, 7259 sexual minority men responded to the Sex Now Survey over a period of almost three months. These figures are based on a partial cut of the data, and estimates will change as data collection are complete.

**as well as non-binary respondents.*

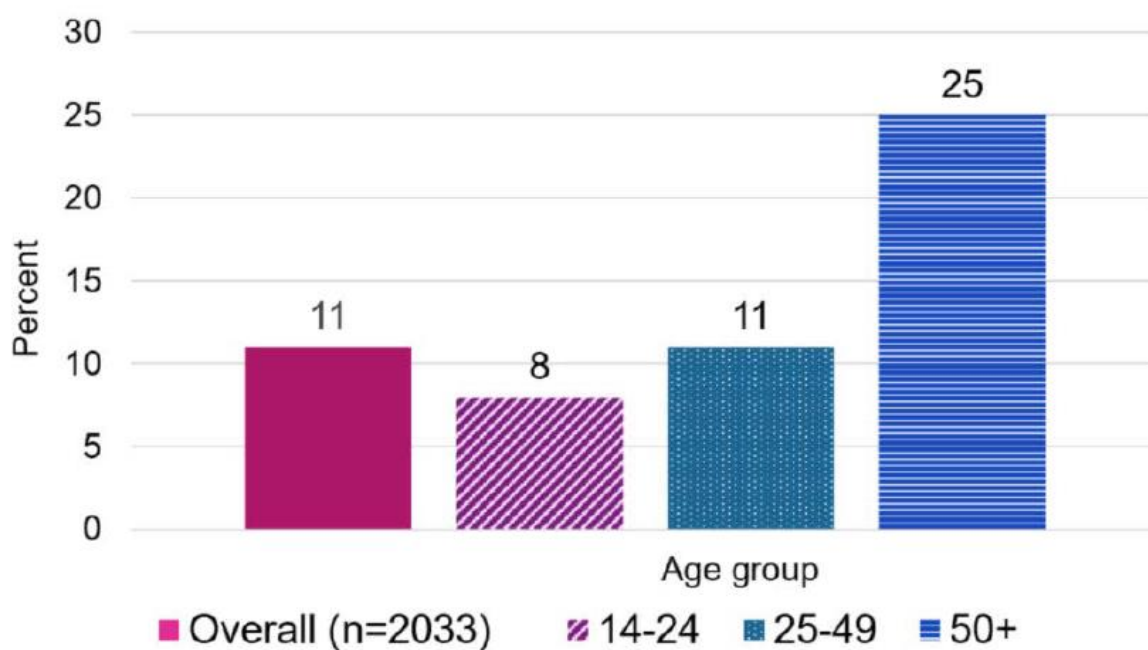
https://www.cbrc.net/sex_now_survey_results_reveal_prevalence_of_change_efforts



QuickStat #1

December 20, 2019

What proportion of transgender and non-binary people in Canada have undergone “conversion therapy” in an attempt to make them cisgender?



Citation: The Trans PULSE Canada Team. QuickStat #1 - Conversion Therapy. 2019-12-20. Available from: <https://transpulsecanada.ca/research-type/quickstats/>

<https://transpulsecanada.ca/research-type/quickstats/>

Position Statements of Major Organizations Against Conversion Therapy

International	
Organization	Position Statement
Pan American Health Organization: Regional Office of World Health Organization	“Reparative” or “conversion therapies” have no medical indication and represent a severe threat to the health and human rights of the affected persons. They constitute unjustifiable practices that should be denounced and subject to adequate sanctions and penalties
World Psychiatric Association	There is no sound scientific evidence that innate sexual orientation can be changed. Furthermore, so-called treatments of homosexuality can create a setting in which prejudice and discrimination flourish, and they can be potentially harmful (Rao and Jacob, 2012). The provision of any intervention purporting to “treat” something that is not a disorder is wholly unethical. [...] WPA considers same-sex attraction, orientation, and behaviour as normal variants of human sexuality. It recognizes the multi-factorial causation of human sexuality, orientation, behaviour, and lifestyle. It acknowledges the lack of scientific efficacy of treatments that attempt to change sexual orientation and highlights the harm and adverse effects of such “therapies”
International Society of Psychiatric-Mental Health Nurses	There have been sound arguments against the practice of reparative or conversion therapies. It is clear that these treatment modalities raise numerous ethical concerns and challenge the code of ethics of medical, psychological, nursing, and social work disciplines. Therefore, ISPN strongly opposes reparative therapy [...].
World Medical Association	“[C]onversion” or “reparative” procedures, which claim to be able to convert homosexuality into asexual or heterosexual behaviour and give the impression that homosexuality is a disease. These methods have been rejected by many professional organisations due to a lack of evidence of their effectiveness. They have no medical indication and represent a serious threat to the health and human rights of those so treated. [...] The WMA strongly asserts that homosexuality does not represent a disease, but rather a natural variation within the range of human sexuality. [...] The WMA condemns so-called “conversion” or “reparative” methods. These constitute violations of human rights and are unjustifiable practices that should be denounced and subject to sanctions and penalties. It is unethical for physicians to participate during any step of such procedures.
Amnesty International	Prohibit forced medical ‘treatment’ Medical “treatment” of LGBT people against their will and aimed at changing their sexual orientation or gender identity is cruel, inhuman or degrading treatment which could amount to torture. It should be prohibited in all circumstances. The involvement of health professionals in such “treatment” violates international codes of medical ethics prohibiting their involvement in torture or ill-treatment. 100 National medical associations that have not yet done so should affirm that homosexuality is not a medical disorder and should condemn, and prohibit their members from participating in, any treatment aimed at “curing” or “treating” it.
American Medical Association	AMA [...] opposes, the use of “reparative” or “conversion” therapy that is based upon the assumption that homosexuality per se is a mental disorder or based upon the a priori assumption that the patient should change his/her homosexual orientation. AMA will develop model state legislation and advocate for federal legislation to ban so-called reparative or conversion therapy for sexual orientation or gender identity.

	The support for legislative bans strengthens AMA's long-standing opposition to this unscientific practice.
American Psychiatric Association	<p>"The American Psychiatric Association does not believe that same-sex orientation should or needs to be changed, and efforts to do so represent a significant risk of harm by subjecting individuals to forms of treatment which have not been scientifically validated and by undermining self-esteem when sexual orientation fails to change. No credible evidence exists that any mental health intervention can reliably and safely change sexual orientation; nor, from a mental health perspective does sexual orientation need to be changed."</p> <ol style="list-style-type: none"> 1. APA reaffirms its recommendation that ethical practitioners refrain from attempts to change individuals' sexual orientation. 2. APA recommends that ethical practitioners respect the identities for those with diverse gender expressions. 3. APA encourages psychotherapies which affirm individuals' sexual orientations and gender identities. 4. APA encourages legislation which would prohibit the practice of "reparative" or conversion therapies that are based on the a priori assumption that diverse sexual orientations and gender identities are mentally ill.
American Psychological Association	<p>Therefore, be it resolved, that the American Psychological Association affirms that same-sex sexual and romantic attractions, feelings, and behaviors are normal and positive variations of human sexuality regardless of sexual orientation identity; Be it further resolved, that the American Psychological Association reaffirms its position that homosexuality per se is not a mental disorder and opposes portrayals of sexual minority youths and adults as mentally ill due to their sexual orientation; Be it further resolved, that the American Psychological Association concludes that there is insufficient evidence to support the use of psychological interventions to change sexual orientation; Be it further resolved, that the American Psychological Association encourages mental health professionals to avoid misrepresenting the efficacy of sexual orientation change efforts by promoting or promising change in sexual orientation when providing assistance to individuals distressed by their own or others' sexual orientation.</p>
Canada	
Canadian Psychological Association	<p>"The Canadian Psychological Association opposes any therapy with the goal of repairing or converting an individual's sexual orientation, regardless of age. Conversion therapy, or reparative therapy, refers to any formal therapeutic attempt to change the sexual orientation of bisexual, gay and lesbian individuals to heterosexual (e.g., Nicolosi, 1991; Socarides & Kaufman, 1994). It can include prayer or religious rites, modification of behaviours, and individual or group counselling (Bright, 2004; Nicolosi, 1991)."</p>
Canadian Psychiatric Association	<p>The CPA opposes the use of reparative or conversion therapy, given that such therapy is based on the assumption that LGBTQ identities indicate a mental disorder and (or) the assumption that the person could and should change their sexual orientation and (or) their gender identity and gender expression.</p>
Canadian Pediatric Society	<p>"Conversion or reparative therapy, where attempts are made to turn gay males or lesbians into heterosexuals, are clearly unethical and should not be provided by physicians, nor should physicians refer patients for such therapy"</p> <p>"Conversion and reparative therapies should not be provided because they do not work, and have the potential to heighten guilt and anxiety."</p>

Canadian Association of Social Workers	The Canadian Association of Social Workers unreservedly endorses and accepts the position of the Canadian Psychological Association and uses the same statements.
Professional Order of Sexologists of Quebec	<p>The Professional Order of Sexologists of Quebec wishes to inform those who wish to obtain such services [as conversion or restorative therapies], for themselves or for their child, that:</p> <ul style="list-style-type: none"> • the effectiveness of these therapies has not been demonstrated; • harmful psychological effects have been demonstrated on the people who followed them; • that they are banned in several regions of the world; <p>and by most professional associations of psychology, psychiatry and medicine as well as professional orders, including the Professional Order of Sexologists of Quebec as evidenced by this opinion</p>
Alberta	
College of Alberta Psychologists	<p>A psychologist shall not, in the course of providing a professional service, provide any treatment, counselling, or behaviour modification technique with the objective of changing or modifying the sexual orientation, gender identity, or gender expression of an individual who:</p> <p>6.3.1 is under 18 years of age, or</p> <p>6.3.2 is 18 years of age or older and lacks the ability to:</p> <p>6.3.2.1 understand the information that is relevant to a decision respecting consent to treatment, counselling, or a behaviour modification technique, and 6.3.2.2 appreciate the reasonably foreseeable consequences of the decision.</p> <p>6.3.3 Despite any other law, no person is permitted to give consent on behalf of an individual described in sections 6.3.1 or 6.3.2 to the provision of any treatment, counselling, or behaviour modification technique referred to in section 6.3.</p>
Alberta Teachers Association	6.2.15.7 The Government of Alberta should prohibit reparative therapies that purport to “change,” “cure,” “fix” or “repair” a person’s sexual orientation, gender identity or gender expression [2017].

Additional Worldwide Organizations with Position Statements Against Conversion Therapy

1. Australian College of Nurse Practitioners
2. Australian Medical Association
3. Australian Psychological Society
4. Queensland Psychoanalytic Psychotherapy Association
5. Royal Australasian College of Physicians
6. Royal Australian and New Zealand
7. College of Psychiatrists (regional) Australia
8. Austrian Public Health Association
9. Austrian Society for Psychiatry, Psychotherapy and Psychosomatics
10. Federal Council of Psychology
11. College of Psychologists of Quebec (regional)
12. Chilean College of Psychologists
13. Costa Rica Professional Association of Psychologists
14. German Medical Association
15. Hong Kong College of Psychiatrists
16. Hong Kong Psychological Society
17. Indian Psychiatric Society
18. Psychological Society of Ireland
19. Israel Medical Association
20. Israel Psychiatric Association
21. Israeli Adolescent Medicine Society
22. Israel Pediatric Association
23. Israel Association of Family Physicians
24. Israel Child and Adolescent Psychiatric Association
25. Lebanese Psychiatric Society
26. Aotearoa New Zealand Association of Social Workers
27. Norwegian Psychiatric Association
28. Paraguayan Society of Studies on Human Sexuality
29. Psychological Association of the Philippines
30. Polish Sexology Society
31. Psychological Society of South Africa
32. South African Society of Psychiatrists
33. Spain General Council of Psychology
34. Turkish Psychological Association
35. British Psychological Society
36. National Counselling Society (United Kingdom)
37. Royal College of Psychiatrists (United Kingdom)
38. Association for Family Therapy (United Kingdom)
39. Association of Christian Counsellors (United Kingdom)
40. British Association of Behavioural and Cognitive Psychotherapies
41. British Association of Drama Therapists
42. College of Sex and Relationship Therapists (United Kingdom)
43. Psychotherapy and Counselling Union (United Kingdom)
44. Royal College of General Practitioners (United Kingdom)
45. UK Council for Psychotherapy
46. National Association of School Psychologists (United Kingdom)
47. American Academy of Child Adolescent Psychiatry
48. American Academy of Nursing
49. American Academy of Pediatrics
50. American Academy of Physician Assistants
51. American Counseling Association
52. American Federation of Teachers
53. American Medical Women's Association
54. Child Welfare League of America
55. National Association of School Nurses USA
56. National Association of Secondary School Principals USA
57. National Education Association USA
58. School Social Work Association of America
59. American Association for Marriage and Family Therapy
60. American Association of Sexuality Educators, Counselors and Therapists
61. American College of Physicians
62. American Counseling Association
63. American Osteopathic Association
64. American Psychoanalytic Association
65. American School Counselor Association
66. American School Health Association
67. National Association of Secondary School Principals USA
68. National Association of Social Workers USA

Municipal, Provincial, and National Scan

Summary of Alberta Municipalities with Bylaws to Prohibit Conversion Therapy

Municipality	Name of Bylaw	Summary
St. Albert	Conversion Therapy Prohibition Bylaw link	In 2019 December , this local government passed a Conversion Therapy Prohibition Bylaw to prohibit the performing or offering to perform Conversion Therapy on any person and restricts the advertisement of conversion therapy for minors. The bylaw fine is set to an amount of not less than \$10,000 or to imprisonment for not more than one year, or both.
Edmonton	Prohibited Business Bylaw link	In 2019 December , this local government adopted a Prohibited Business Bylaw with the purpose of prohibiting certain businesses and business activities. Conversion therapy is listed as a prohibited business. The bylaw fine is set to an amount of not less than \$10,000.
Strathcona County	Conversion Therapy Prohibition Bylaw link	In 2019 September , this local government adopted a Conversion Therapy Prohibition Bylaw restricting the practice of conversion therapy on minors, protecting all persons from unwanted conversion therapy, and prohibiting the advertising of conversion therapy. The bylaw fine is set to an amount of not less than \$10,000. Additionally, Strathcona County adopted an Opposition to Conversion Therapy policy. Policy restricts the use of County funds and resources (facilities) from organizations that practice and promote conversion therapy.
Wood Buffalo (Fort McMurray)	Conversion Therapy Bylaw link	In 2020 January , this local government adopted a Conversion Therapy Bylaw prohibiting providing, performing, or imposing conversion therapy on any person, and additionally prohibits conversion therapy advertising. The bylaw fine is set to an amount of not less than \$1,000 and not exceeding \$10,000.
Rocky Mountain House	Business Licence Bylaw link	In 2020 February , this local government adapted an existing Business License Bylaw to regulate, license, and prohibit any conversion therapy business, which also includes fines and penalties. The specified fine set for providing conversion therapy services is \$10,000.
Spruce Grove	Conversion Therapy Prohibition Bylaw link	In 2020 April , this local government adopted a Conversion Therapy Bylaw prohibiting advertising and the operation of any conversion therapy business. The bylaw fine is set to an amount of not exceeding \$10,000.
Lethbridge	In progress link	Council approved drafting a bylaw for 2020 June to prohibit the business practice of conversion therapy and Council also voted to advocate to the Provincial Government to ban the practice of conversion therapy.

Red Deer	Rejected link	In 2020 February , Council discussed a notice of motion to take action against conversion therapy. The motion was defeated and did not move forward.
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Summary of Canadian Provincial Legislation to Prohibit Conversion Therapy

Province	Legislation	Summary
Ontario	Bill 77 Affirming Sexual Orientation and Gender Identity Act link	In 2015 , this government passed this Act to direct the amendment of the Health Insurance Act and the Regulated Health Professions Act regarding efforts to change sexual orientation or gender identity: Efforts to change sexual orientation or gender identity 1.1 Despite subsection (1) and subject to the regulations, if any, any services that seek to change the sexual orientation or gender identity of a person are not insured services. Sexual orientation and gender identity treatments 29.1 (1) No person shall, in the course of providing health care services, provide any treatment that seeks to change the sexual orientation or gender identity of a person under 18 years of age.
Nova Scotia	Bill 16 Sexual Orientation and Gender Identity Protection Act link	In 2018 , this government passed this Bill to protect Nova Scotia youth from damaging efforts to change their sexual orientation or gender identity. The Act identifies that any hospital or professional services that seek to change the sexual orientation or gender identity of a resident are not insured services under those Acts; and Clarifies that no one may give consent on a person's behalf for any services described in the Act.
Prince Edward Island	Bill 24 The Sexual Orientation and Gender Identity Protection Health Care Act link	In 2019 , this government passed this Act to prohibit regulated health professionals from providing conversion therapy to people under 18 years of age; Prohibit people giving consent for conversion therapy on a vulnerable person; and Prohibit the use of public funds for conversion therapy. Received Royal Assent on November 28, 2019.
New Brunswick	Bill 34 Sexual Orientation and Gender Identity Protection Act link	In 2020 March , a private member's Bill was introduced for <u>first reading</u> to prohibit regulated health professionals from providing conversion therapy to people under 19 years of age; Prohibit a person in a position of trust or authority in relation to a minor shall not provide, promote or fund conversion therapy to the minor; A parent, guardian or substitute decision maker shall not give consent on a minor's behalf to the provision of conversion therapy by a person in a position of trust or authority in relation to the minor; The provision of conversion therapy is not an entitled professional service for which a beneficiary or other person may be paid or reimbursed; Prohibit the expenditure of public funds for conversion therapy.
Yukon	Bill 9 Sexual Orientation and	In 2020 March , the government introduced a Bill to regulate the provision of conversion therapy:

	Gender Identity Protection Act link	by prohibiting conversion therapy from being provided to minors or to adults for whom there is a court-appointed guardian; by setting out that a substitute decision-maker does not have authority to consent to conversion therapy for a person; by clarifying that conversion therapy is not an insured health service.
Manitoba	Manitoba Health, Seniors and Active Living – a <i>policy position statement</i> link	In 2015 , the provincial government issued a policy position on conversion therapy, which states “It is the position of the Manitoba government that conversion therapy can have no place in the province’s public health-care system. Therefore, Manitoba Health, Seniors and Active Living expects the province’s regional health authorities and health profession regulatory colleges to ensure that conversion therapy is not practiced in Manitoba’s health-care system.”
British Columbia	Bill M 218-29019 Sexual Orientation and Gender Identity Protection Act link	In 2019 , an opposition Bill was introduced which sought to: Prohibit the provision of conversion therapy to minors by health professionals, as a hospital service or professional service, and by persons in a position of trust or authority; The payment or reimbursement of the cost of conversion therapy provided as a hospital service or professional service; and The expenditure of public funds for the provision of conversion therapy. The Bill <u>did not proceed past first reading</u> and has since died on the order paper. It is unclear if a new Bill will be introduced.

Summary of Canadian Legislation to Prohibit Conversion Therapy

Legislation		Summary
House of Commons	Bill C-8 An Act to amend the Criminal Code (conversion therapy) link	In 2020 March , the Federal Government introduced legislation, which proposes five new <i>Criminal Code</i> offences related to conversion therapy. These include: <ul style="list-style-type: none"> causing a minor to undergo conversion therapy; removing a minor from Canada to undergo conversion therapy abroad; causing a person to undergo conversion therapy against their will; profiting from providing conversion therapy; advertising an offer to provide conversion therapy.
Senate of Canada	S-202 An Act to amend the Criminal Code (conversion therapy) link	This Bill was introduced for a second time in 2019 December and seeks to amend the <i>Criminal Code</i> to make it an offence to advertise conversion therapy services for consideration and to obtain a financial or other material benefit for the provision of conversion therapy to a person under the age of eighteen. Legislation in the House of Commons supersedes legislation in the Senate and it is expected this Bill will no longer be considered.

What We Heard Stakeholder Report

Banning Conversion Therapy

February 28, 2020

Project overview

The City of Calgary Administration has been directed to develop a proposed Prohibited Business Bylaw that, if approved by Council, will prohibit the business practice of conversion therapy including a fine for those advertising or offering conversion therapy services within Calgary. The following definitions of business and conversion therapy were used as a starting point for the project. The definition of business is from the Municipal Government Act, the definition of conversion therapy and the fines and violations definitions are draft and taken from recently developed Alberta bylaws.

Business:

- (i) a commercial, merchandising, or industrial activity or undertaking,
- (ii) a profession, trade, occupation, calling, or employment, or
- (iii) an activity providing goods or services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

Conversion therapy:

The offering or provision of counselling or behaviour modification techniques, administration or prescription of medication, or any other purported treatment, service, or tactic used for the objective of changing a person's sexual orientation, gender identity, gender expression, or gender preference, or eliminating or reducing sexual attraction or sexual behaviour between persons of the same sex, not including

- (a) services that provide acceptance, support, or understanding of a person or that facilitate a person's coping, social support, or identity exploration or development, or
- (b) gender-affirming surgery or any service related to gender-affirming surgery.

Fines:

A person found guilty of an offence under this bylaw is liable to a fine of an amount not less than \$10,000.

Violation Ticket:

If a violation ticket is issued for an offence under this bylaw, the violation ticket may: (a) specify the fine amount established by this bylaw for the offence; or (b) require a person to appear in court without the alternative of making a voluntary payment. A person who commits an offence may, if a violation ticket is issued specifying the fine amount established by this bylaw for the offence, make a voluntary payment equal to the specified fine amount.

Engagement overview

For the development of the bylaw, Administration asked if the draft definitions were clear. The online survey was sent to 58 organizations. The 58 organizations emailed were selected based on the potential direct impact of the proposed bylaw to the overall organization.

Groups were identified through three channels:

- Research (online, internal City channels)
- City councillor offices forwarding group names that had reached out on the Notice of Motion
- Groups that reached out through the Engage email stating their interest in the survey.

The survey was open from February 12, to February 21, 2020 for it to inform the bylaw. We had 56 views of the survey. We received:

- 17 answers to question one (1a) about purpose of the Bylaw and the definition of a business,
- 15 answers to question one (1b) about the conversion therapy definition,
- 14 answers to question two (2) about the fines and tickets,
- 18 answers to questions three (3) about participant demographics, and
- Four (4) surveys with no answers to any questions.

What we asked

As a starting point we shared the definitions that other Canadian municipalities have in place for their bylaws. We then asked for feedback on the clarity of these definitions, specifically about the purpose of the bylaw, definition of business and conversion therapy, and clarity of the fines and violation section of the bylaw. Finally, we collected information about the participants. The survey asked the following three (3) questions:

- 1) We want to make sure that the purpose statement is clear. Is the statement clear to you? If not, please provide details on what is unclear to you. Below you will find two definitions. Are they clear and easy to understand? If not, please tell us what is unclear and why.
- 2) We want your feedback about the clarity of the proposed bylaw if it is violated. The two sections below are about fines and tickets. Are they clear? If not, tell us what is unclear and why.
- 3) Optional, please select from the following list of options:
 - a) I am answering on behalf of a faith organization
 - b) I am answering on behalf of a LGBTQ2S+ organization
 - c) I am answering for myself
 - d) I identify as LGBTQ2S+
 - e) I am answering as an individual of a faith group

What we heard

The engagement process, and questions, ask about clarity of the bylaw definitions. The first summary section will cover these answers. We did not hear any feedback about the purpose statement.

Feedback on clarity of business definition:

Six comments said that the definition was clear or sufficiently clear.

The rest shared the follow comments and questions about the clarity of the definition:

Overall definition of business	<ul style="list-style-type: none"> ○ Why is this definition being used for this bylaw? ○ Subsection iii is ambiguous, maybe overextended. ○ Some found the definition to be too broad for the purposes of this bylaw.
The word "calling"	<ul style="list-style-type: none"> ○ What is the definition of calling? ○ How is a calling a business? ○ Would calling include clergy and any other ordained religious leader?
Who falls under the term business?	<ul style="list-style-type: none"> ○ Does this apply to groups that do not take payment for service? ○ Does the bylaw apply to ad-hoc groups, clubs, independent of businesses and churches? ○ Can the bylaw apply to any person, specifically an individual? ○ There were questions about counseling and its fit into this definition, specifically gender counselling, and behaviour modification.

Feedback on clarity of conversion therapy definition:

Rights and criminal code	<ul style="list-style-type: none"> ○ How the definition relates to Charter and criminal code? ○ Concerns and questions about how this will impact religious rights. ○ Some found it too broad where as others found it needed additions. For additions and removal suggestions see page 4 of this report.
Practices are covered under this definition	<ul style="list-style-type: none"> ○ There was a need for clarification on how the definition applies when someone seeks out counselling or behaviour modification services. ○ What is the difference between trying to change someone's identity and supporting their identity exploration? ○ What is the difference between supporting someone through questions about identity and changing someone's identity? ○ If a pastor and talking to members about living a "Christian life" does it go against the bylaw?

Feedback on fines and violation definition:

Violations	<ul style="list-style-type: none"> ○ Confusion/desire for more implications about the bylaw and its implication on clergy. ○ Clarification about if the person(s) belong to a professional organization (teacher, guidance councillor, charity, etc.) would their designation be taken away? ○ Clarity about the criteria for guilt. ○ Desire for more clarity in the conversion therapy definition as it relates to the violation.
Fines	<ul style="list-style-type: none"> ○ Is it a maximum fine? ○ Is the fine against a person or the business? ○ Unclear if you get to make voluntary payment? ○ Confusion about section b and the second sentence.

What else we heard

In addition to providing clarification feedback, many provided additional comments and suggestions for the proposed bylaw.

Definition of business - elaborate on the definition

- Add charities, non-profit, sponsorship, co-operatives, associations, groups, faith and non-faith groups.
- Add service for free or a fee.
- Many groups that run this work operate rental spaces like community centres, churches, others operate in homes and public spaces like coffee shops, this needs to be considered/accounted for in the definition.
- Include gender-affirming medication and surgery or service/assessment related to social or medical transition.
- Consider writing the bylaw in a positive way.

We received one specific wording suggestion for the definition of business:

(iii) an activity providing goods or services, whether or not for profit, offered free of charge, or in exchange for any monetary instrument, goods or service, and however organized or formed, including individuals, co-operative or associations, or ad hoc group of persons, affiliated or not with any registered business, for-profit, or non-profit, registered charity or otherwise.

Definition of business - eliminate from the definition

We did not receive specific suggestions on what should be taken out. We did receive feedback that the definition, and for some the bylaw, is too broad. One participant stated that The City has the legal authority to regulate what services or activities are done by a church or people associated with it. Another talked about limiting the definition to:

Any commercial, merchandising, industrial activity or undertaking, any employment, any activity providing goods or services whether or not for profit in which there is an exchange (monetary or otherwise) for services or goods provided. A defining factor in business is an exchange or pay (in any form) for services provided - whether for profit or not.

Definition of conversion therapy- elaborate on the definition

We received several suggestions of additions to the definition.

- Addition of the words: manipulation, stigma, and shaming.
- The definition/bylaw should clearly state that this is intended to prohibit harmful, coercive or abusive practices.
- Include both social and medical transition into the definition.
- Emphasis that the intent of the practice for transgender people is to enforce/influence them to continue to identify with the gender assigned at birth.
- Add the word heterosexual into the definition.
- Address that many conversion therapy groups now don't talk about conversion, but about "behaviour correction" and that acting in a heterosexual way is the primary goal of the practice.
- Definition should have protection for those people who want to "cope with their gender or sexual attraction and orientation".

We received the following definition suggestions/modifications:

"Conversion therapy" means the offering or provision of counselling or behaviour modification techniques, administration or prescription of medication, or any other purported treatment, service, or tactic used for the objective of changing, repressing, or discouraging a person's sexual orientation, gender identity, gender expression, or gender preference, or eliminating or reducing sexual attraction or sexual behaviour between persons of the same sex, not including

i) services that provide non-judgemental acceptance, support, or understanding of a person or that facilitate a person's coping, social support, or identity exploration or development, or;

ii) gender-affirming surgery or any service or assessment related to gender-affirming surgery, social, or medical transition.

Changing or influencing a person's sexual orientation to remain behaviourally heterosexual and/or to identify as heterosexual, and changing or influencing someone's gender identity to revert to or abstain from identifying or acting in any way other than cisgender, changing or influencing someone's gender expression, or gender preference.

Definition of conversion therapy - eliminate from the definition or disagreement with the definition

- Removal of the words "sexual behaviour."
- Definition is too broad, should only be to "medical" means of therapy.
- Disagreement/preservation of heteronormative views. Desire for protection of the rights of those who want to change their "lifestyle."
- Challenge under the Charter and criminal code of Canada (section 176).
- Fine with protection of the vulnerable but not if it infringes on religious rights.

Fines and Violation – additions to the sections

We received the following three suggestions for additions to the fines and violations section of the Bylaw:

- To revoking of charitable status and/or business license
- Add prison time of 1 year
- Add “not less than” before the 10,000

Who answered the survey

As part of the survey we asked a non-mandatory question about the participants. Please note that this information, like all public engagement surveys is **not** representative. These numbers are used to show who participated and who did not. They shouldn't be read as typical or as an example of the whole city or a whole group. We present them here to show whom we heard from for this specific engagement survey.

- Eight (8) stated they are answering on behalf of a faith organization,
- Three (3) stated they were answering on behalf of a LGBTQ2S+ organization,
- Three (3) stated they were answering for themselves,
- Zero (0) identify as LGBTQ2S+,
- Four (4) stated that they were answering as an individual of a faith group.

Next steps

Where possible, Administration will take input from this report into consideration for public education of the bylaw, the presentation to Committee, implementation of the bylaw and training of Officers, and to inform any clarification changes within the bylaw itself.

This report will be an attachment to the Council report shared on 2020 May 13 at Standing Policy Committee on Community and Protective Services.

Clerks Note to
Combined Meeting of Council
2020 May 25

RE: Banning Conversion Therapy - CPS2020-0532

BACKGROUND:

At the 2020 May 13 Standing Policy Committee on Community and Protective Services Meeting, over 1800 public submissions were received, compiled, and distributed. These submissions, noted as Attachment 6-10, can be found [here](#) in the 2020 May 13 Standing Policy Committee on Community and Protective Services Agenda.



Public Submission

City Clerk's Office

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Adam

* Last name McAlonan

Email adam-mca@live.com

Phone 5877031184

* Subject Conversion Therapy Debate

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like to add my voice to the Current debate on Conversion Therapy. I agree that Conversion Therapy should be banned. In my mind Conversion Therapy is a form of persecution based on ones sexual preference. The Federal Government has said about Conversion Therapy that it is, "immoral", "does not reflect the values of Canadians", and has been identified as "unethical". I urge you council to live up to these Canadian values and not let them ring empty. I want to live in a city that is looked up to for being a progressive place, not one that has the moral outlook of the southern states, and I hope you do too. Thank you for your time.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Aidan

* Last name Bailey

Email theaidanbailey@gmail.com

Phone 5872169358

* Subject Concerning Conversion Therapy Ban (PFC2020-0116)

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City Council,

I'm writing to you with regards to the proposed Conversion Therapy legislation (PFC2020-0116). I believe that this proposed legislation imposes limitations on the LGBTQ2S+ community that will ultimately be harmful to the very people it seeks to protect. While I wholeheartedly agree with the sentiment that those who identify with the LGBTQ2S+ community should be protected from coercion into unwanted therapy, I fear that as-defined this by-law severely and detrimentally limits the counselling options that are available to a member of this community. Moreover, I fear that this by-law introduces a dangerous precedent in restricting democratic freedoms such as freedom of speech and thought, freedoms that the LGBTQ2S+ community has itself enjoyed as it has fought for acceptance in our society.

I respectfully request that you change the wording of this by-law to address forced & unwanted conversion therapy while preserving the legitimate counselling options available to the members of the LGBTQ2S+, as well as the Charter Rights of all Calgarians.

Sincerely,
Aidan Bailey.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Alexandra

* Last name Campbell

Email alexandra_campbell@outlook.com

Phone 4038086042

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I am so pleased with Council's intention to ban conversion therapy in Calgary. Please ensure the bylaw is passed AS-IS with no amendments or loopholes, to ensure the safety of everyone. Thank you.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Alexandra

* Last name Hardstaff-Gajda

Email alijadehardstaff@gmail.com

Phone

* Subject Conversion Therapy Ban Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi there! I'm writing to express my concern about the Conversion Therapy Bylaw and the ban on Conversion Therapy. I truly hope that the bylaw will be passed as it is written. More details or loopholes or ambiguity is not necessary, just as every beautiful human in this great city does not need to be changed. I hope everyone sees how important that is. Love is love! And I truly believe that Calgary can be a place to move past the bigotry and ignorance that has been seen in this area in the past. The LGBTQ + community does not need to be changed, they need to be supported in every way possible.

Thank you for taking the time to read my concerns!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Amanda

* Last name Labre

Email kuptnik@aol.com

Phone

* Subject In support of a ban...

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a born and raised Calgarian, I am shocked that conversion therapy would even be practiced in our great city. I have always known our community to be kind and supportive of each other, and I'm saddened to hear that that may not be everyone's experience. I firmly believe everyone should be able to live freely and with dignity, and fail to understand why this would even need to be banned in the first place (don't we all already know that conversion therapy is morally and ethically corrupt?). No one deserves to be treated with cruelty and/or face hardship just because of who they are. I support a ban for conversion therapy (and a harsher fine than that), and hope that our city remains a caring and supportive community for ALL Calgarians. :)



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Amy

* Last name Mykes

Email amykes76@gmail.com

Phone

* Subject Bylaw on the banning of conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support this bylaw, AS IT IS WRITTEN, with NO AMENDMENTS, to ban the practice of conversion therapy in the City of Calgary



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Andrew

* Last name Brandsma

Email andrew.brandsma@gmail.com

Phone 4035548510

* Subject Conversion Therapy Ban Concerns

Hi there,

I've been following the dialogue and updates as it pertains to the upcoming council vote regarding conversion therapy bans.

I'm concerned about the wording being used and the impact it will have on people who are seeking help (of their own volition) and their inability to obtain it should they decide to make a life impacting change to their bodies. Criminalizing doctors, counsellors, pastors or anyone for that matter, for providing support to this community is a massive overreach of government and quite honestly, a dangerous decision for the very community it is intending to help. Providing alternatives in a loving and respectful environment, including requests for prayers and spiritual support, is a hallmark of a supportive and loving society and in no way sparks hate or discrimination to the individual considering conversion therapy or not.

I ask the council at the very least, to consider amending the wording in the current proposal as to exclude support networks from being incriminated for the loving care and support they provide to those in this community who are seeking guidance, advice, or alternatives.

Thank you for your consideration

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Anita

* Last name Afquir

Email abowick@telus.net

Phone

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please stop this archaic form of punishment against people who just want to be who they are!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Anna

* Last name Pederson

Email graceartistry@gmail.com

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I am not in favor with the Conversion Therapy Ban, as parents and friends reserve the right to share their beliefs with those they care about. This seems to go against our freedom of speech.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Anthony & Alyssa

* Last name Dewit

Email tonymdewit@hotmail.com

Phone 4039928459

* Subject Conversion Therapy Ban

Dear City of Calgary Council,

We want to thank you for the work that you do as a City Council, and recognize the difficulty in representing and protecting the rights and values of the many citizens of Calgary, with the wide diversity of cultural backgrounds, religious views, worlds views and values.

We also thank you for the opportunity to provide input on the proposed conversion therapy ban. When reviewing the proposed bylaw, we urge you to closely consider the following:

- 1) The rights of all individuals, to choose for themselves what type of counseling or support they wish to seek. If protecting the right of a person to seek counseling or support when exploring or accepting homosexual attraction is important, it must be equally important to protect the right of a homosexual person who is exploring or seeking support in transitioning to a heterosexual lifestyle.
- 2) The rights of people who are asked to provide the above services, in either case.
- 3) The religious freedoms which permit individuals to offer their perspectives and views when requested, in a non abusive or coercive ability, respecting the rights of the individual who is asking for help.
- 4) The reality that while many (especially younger) people have questions about their sexual orientation or identity, this does not mean that they are homosexual and that there will be cases where counselling will help them find their sexual orientation which

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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Unrestricted

May 14, 2020

10:10:35 PM



Public Submission

City Clerk's Office

may be heterosexuality.

We are Christians, and we believe that every individual has inherent dignity and worth. We believe that all people deserve love and should be supported by law. As Christians we support banning abusive and coercive practices. And we recognize that as Council you must represent and protect all people with their unique values.

For this reason we urge you to amend the proposed bylaw to keep the definition of conversion therapy focused on coercive and abusive practices, that you consult and collaborate with different religious communities, that you protect the freedoms of counselors, and most importantly, that you protect the rights and freedoms of adults and teens to seek out and get the help, advice and support that they are looking for and that they deserve.

Thank you, and may God be with you in your decision and continued work as City Council,
Anthony & Alyssa Dewit



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Audra

* Last name Symbalisty

Email foxywife1@gmail.com

Phone 4037744170

* Subject Commenting

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It doesn't matter what by background is our my believe system.I'm my opinion every human had the right to sell hello from whatever organisation they choose.This includes Christian counseling especially concerning sexual issues of required.Inn very sensitive with this issue as I feel are losing some choices that's are very important for.our future.I'm totally against attempting to take this away



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Bailey

* Last name Davis

Email

Phone (403) 239-9430

* Subject Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Conversion therapy is a barbaric, Machiavellian practice with absolutely zero scientific backing in regards to being a "treatment" for homosexuality. It serves solely as a form of savage abuse unto whomever it is inflicted and has no place within the bounds of a civilized society. The fact that our community is even debating the legality of this primitive exercise is quite frankly, sickening. Conversion therapy is nothing more than a repulsive excuse to instill pointless shame, suffering, and trauma onto human beings.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Becki

* Last name MRAVUNAC

Email becki@telusplanet.net

Phone (403) 540-5884

* Subject The ban on conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I just wanted to voice my support and express that I am in favour of banning conversion therapy. It has no place in today's society and I hope council will do the right thing.



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* First name Benjamin

* Last name Butcher

Email BenjaminButcherHimself@gmail.com

Phone

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi! Frankly, it would be foolish to inform the city how I feel about conversion therapy. A much better approach would be to direct the attention of those leading us to the stories which surround conversion therapy. A good case in point would be "Boy Erased". While I have no problem with any consenting adult engaging in whatever therapy they wish to, the reality is that the only obligation any parent has to their child is to mould them as best they can into an incredible being. Sexual orientation has no more to do with whether a person is or isn't amazing than the colour of their eyes.. A ban on conversion therapy protects the lives and minds of the young among us, and is really just an extension of the pre-existing legislated protections for queer people. Be on the side of history which recognizes the humanity of this minority.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Beth

* Last name Hedva

Email drbeth@hedva.com

Phone 4832471441

* Subject End Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the change in by-law...It is long over-due.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Bill

* Last name Skinner

Email tutor.skinner@gmail.com

Phone

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City of Calgary,

I am writing to support the freedom of the people of Calgary to seek counselling of their choice. I am concerned that bylaw limitations on counselling could have unintended consequences that make matters worse for those seeking counsel. I am concerned that limiting forms of counselling, such as through Christian Churches and Charities among others, would have large scale detrimental effects on mental health.



Public Submission

City Clerk's Office

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Blesilda

* Last name Bautista

Email blessbautista15@gmail.com

Phone

* Subject City counselling ban the teaching of sexuality

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I strongly agree that we should allow individual to seek the counselling about sexuality immorality and need to teach because it was written in the bible.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Bonnie
* Last name	Mcandrew
Email	bmmcandrew@gmail.com
Phone	
* Subject	Stop conversation therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	There is no use for anything as terrible as conversion therapy. It leads to self harm and suicide As a city we cannot condone anything that causes harm. People can love who they want to love and it's no one else's business. Keep Canada a place where people feel safe and can be themselves.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Brent
* Last name	Sellers
Email	bsellers@hotmail.ca
Phone	4033893518
* Subject	Opposed to current measures proposed regarding "conversion therapy"
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>To Calgary City Counsel,</p> <p>I'm writing to express my opposition to the current proposed measures for banning "conversion therapy". I believe that these measures, though they seem progressive, as they currently stand are already outdated. Imposing such a ban using the term "conversion therapy" fails to account for the reality that this term has aged since it was coined, it is a term generally misunderstood and misapplied in our society, and the practices to which it originally referred have already been widely left behind. I fear that the measures proposed will--inadvertently or wrongfully with intent--harm organizations, private practitioners, and faith groups whose counselling practices are not only willfully sought by their clientele or parishioners, but do not in anyway represent the practices of "conversion therapy" which the term was coined to represent.</p> <p>It is my belief that any adult should have the right to seek counselling of their choice--especially as it pertains to their faith. Furthermore, any counselling organization or private practitioner should be unencumbered by such a ban--especially as it pertains to the faith they choose to practice--and should submit solely to the accrediting body or college to which they belong. These guardrails protect religious freedom as a pillar of our Canadian society. We must find ways of protecting freedoms without impeding those of others. We can find a way forward protecting the rights of all--and I implore you to seek such a path, beginning with tabling this ban for rewording and reworking based on further research and consultation with the public.</p>

ISC:

1/2

Unrestricted

May 14, 2020

11:18:32 PM



Public Submission

City Clerk's Office

Respectfully submitted.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Britta

* Last name Eriksson

Email beriksson@rocketmail.com

Phone

* Subject Ban of conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
This bylaw doesn't need further amendments or debate. It should be passed without hesitation. Let's enter the 21st century, Calgary!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Brooke

* Last name Button

Email

Phone 5875806470

* Subject Conversion therapy debate

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please consider that conversion therapy should be banned everywhere. It's an abhorrent and barbaric practice and anybody speaking in support of it is severely misguided. Invoking religious beliefs is no excuse whatsoever. It's nobody else's business what an individual's sexual orientation and I strongly believe that religion and politics should be separate.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Caleb

* Last name Van Der Weide

Email caartvanderweide@hotmail.com

Phone

* Subject Freedom of worldview

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am concerned by what I perceive to be an encroachment on the freedom of worldview presented by this bill. By restricting the access that some people have to therapy that is consistent with their worldview, the city of Calgary would be forcing that person to act in accordance with the worldviews of the city legislators, instead of their own. This seems to be a violation of their rights, and therefore should not become law.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Cameron

* Last name Harris

Email ironrevcam@gmail.com

Phone

* Subject Conversion Therapy Ban Opposition

SPC on Community and Protective Services
City Clerk's Office
Legislative Service Division #8007
The City of Calgary P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5
Dear Mayor Nenshi and Councillors,
RE: Conversion Therapy Ban, PFC2020-0116

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This bylaw is over reaching, poorly written and a waste of my tax dollars. Everybody has the right to choose their own therapy and they have the right to leave a church or therapist if they are uncomfortable or anxious.

Also if this is to go through it needs to include the LGBTQ community and others being banned from going into the schools and talking to my kids who are straight about gay and transgender issues. It cannot be one sided in favour of the LGBTQ and their supporters and needs to represent all sides.

In addition this infringes on religious beliefs and freedoms which is protected under the Canadian Charter of human rights and freedoms.

ISC:

1/1

Unrestricted

May 14, 2020

10:03:25 PM



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Carmen

* Last name Giancarlo

Email cgiancarlo1@gmail.com

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am ashamed to live in a place where conversion "therapy" is still permitted. This is a disgusting practice that needs to cease immediately. How can we say that we stand for equality and against discrimination and yet, still allow our own to be told that something is wrong with them and needs to be changed? Homosexuality was removed from the DSM nearly 50 years ago, yet there remain businesses that gain profit through claiming they can "cure" individuals of their sexual orientation or gender identity change efforts. We know that sexuality is genetic, the Canadian Charter of Rights and Freedoms includes freedom from discrimination based on gender, sex, and sexual orientation, and yet these practices remain. We also know that these businesses aren't even effective; rather than changing a person's sexuality or gender identity, they instead cause emotional and psychological harm. This is abuse and must end.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Carolin

* Last name Helder

Email

Phone 4038150235

* Subject Proposed Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my concern with this proposed bylaw. My concern is that it defines "conversion therapy" and "business" so broadly that it would punish Christian pastors, teachers, and counselors for teaching basic Christian sexual ethics. Every individual has inherent dignity and worth and which is why I support banning abusive practices, like aversion therapy. However, I urge you to amend this proposed bylaw to keep the definition of conversion therapy focused only on coercive and abusive practices. Please respect the role of spiritual leaders and do not prohibit them from helping people in need. Please consult with and collaborate with churches and faith-based schools. Let adults and teens get the help and advice they deserve, in accordance with their religious convictions, without interference from the government.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Carolyn

* Last name Bouwsema

Email carolynjbouwsema@gmail.com

Phone

* Subject Conversion ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am concerned that the conversion therapy ban will make it impossible for counselors, therapists, pastors, psychologists etc to have conversations with someone struggling with their sexual identity. I do not think that any physical harm should be done to cause someone to not want to be gay or change their gender but am worried that this ban will go to far and not allow professional's to do their job in explaining both sides and the risks involved.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Casey

* Last name Luk

Email caseyluk@gmail.com

Phone 4032578408

* Subject Gay conversion threapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City of Calgary councilors,

We should ban this harmful practice because it would cause psychological injuries and trauma to our citizens. It might aid to the growing unhealthy toxic dystopian video of one's body can lead to suicide or self mutilation. Please safeguard our citizens.

Thank you,
Casey Luk.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Catherine

* Last name Hardy

Email gchardy@telus.net

Phone 4032576018

* Subject Proposed ban on teaching and counselling on sexualityv

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To whom this may concern;

I am very much opposed to the proposed ban on teaching and counselling relating to sexuality, including homosexuality. Not only must our province and country uphold freedom of religion and freedom of speech, but it is also important to allow LGBTQ individuals to seek counsel in whichever way they see fit. Many LGBTQ people seek, and benefit tremendously from, biblical counsel. Any free society must allow for these types of freedoms.

Thank you for giving consideration to my thoughts.

Sincerely,
Catherine Hardy



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Celine

* Last name DeWit

Email celinecdewit@gmail.com

Phone

* Subject No NOT ban conversion therapy!!

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Banning counselling services for conversion therapy is a severe violation of our rights and freedoms. Our country often claims that we have freedom of speech, but it seems like you only have freedom of speech if you have the current popular worldview. There are awesome organizations like Journey Canada that have gotten extremely positive reviews from people I know who have used their services, and by banning these kinds of organizations from working in our city you are severely crippling our city and impinging on our rights. Please reconsider this act!



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Chad

* Last name Vermeulen

Email hemi331@hotmail.com

Phone 5199690078

* Subject Bylaw against conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I believe the proposed bylaw against conversion therapy is illogical, unethical and frankly, frightening. To deny a consenting adult access to help they desire makes no sense. To select what constitutes hate speech based purely on the fact that it offends is a scary precedent. William Wilberforce once had a message that offended many, but its offensiveness did not mean he was wrong. The concept of making faith based convictions illegal and making court based defense of such convictions is terrifying. I do not advocate bullying, or even pestering people for their life choices; but making laws that render disagreeing with those people (or even offering to peacefully and respectfully explain why you disagree) against the law is a terrifying attack against a fundamental pillar of democracy, that of free speech.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Chelcy

* Last name Scott

Email ryder.wilde@gmail.com

Phone

* Subject Please pass Bylaw 3M2017 as written

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please Council, use your kindness, compassion and humanity to pass Bylaw 3M2017 as it is written. Everyone deserves to live their best life, no matter their sexual orientation. This world is changing and so should our society's approach to abolish conversion therapy. We need to embrace individuality not attempt to conform people.
#LoveIsLove

Thank you from a caring, queer, human.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Chelsea

* Last name Gustafson

Email

Phone 5878882450

* Subject Regarding the Bill Involving Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Greetings!

My name is Chelsea and I am writing because i share a passionate view against conversion therapy. The practice itself, speaking from personal experience, is dehumanizing, inhumane and harmful. My personal experience with the practice of conversion therapy contributed to anxiety, depression and addiction issues.

Every person should have the safety of gender and sexual orientation expression to live their most authentic lives, no person or organization should have the ability to operate as a business or practice involving conversion therapy or repression of identity.

Thank you for hearing my voice.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Chris
* Last name	Campbell
Email	chrisd_campbell@yahoo.ca
Phone	4035428269
* Subject	Conversion Therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Conversion Therapy should not even be a debate. Any human being who believes conversion therapy is a method of treatment should have to endure the therapy themselves and see if they deem it humane. Religion should play no part in making laws.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Christelle

* Last name Roy

Email chrisroyc@yahoo.ca

Phone

* Subject BAN Conversion Therapy

Hello,

Today I am writing in a short statement in support of banning conversion therapy. My objective reasoning is as follows:

1) Conversion Therapy inherently puts into question the legitimacy and of a person by assuming that something is "wrong" with them and should be "repaired". Someone's sexual identity is never something that should be put up for discussion or debate - this would go against our rights and freedoms as Canadians. A company or organization thinking they can change a person at their core (for a profit no less) is not only unethical but also completely arrogant. No one should be trying to convert anyone. Ever.

2) What people need are support systems in place to care for them and help them on their journeys. Whether that is a community centre, a book club, a youth group, a church, or another social outlet - we all need to feel like we belong. Conversion Therapy spits in the face of every mentor, parent, friend, therapist, and support person who works tirelessly to make others feel whole and accepted. People should be free to seek the help they need in any situation, and when they are ready, but should never have to be subjected to a so called "therapy" that aims to fundamentally change who they are as a person, this is wrong.

3) Organizations with a historically conservative, anti-individualistic, and paternalistic

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ISC:

1/2

Unrestricted

May 17, 2020

1:06:46 PM



Public Submission

City Clerk's Office

basis should not hold so much power that would allow them to influence a secular, fair, just, and equal country/city. Government institutions should be separate from institutions and persons of religious and devout agendas and beliefs.

For these reasons, and many others, I would urge Council to be on the correct side of history here and vote yes on banning Conversion Therapy.

Show your local citizens, and your Country that all people are respected and free. This ban is twofold: it allows people of the LGBTQ+ community to be recognized as full humans, and it also doesn't impede on anyone else's right to their freedoms. The only individuals who would seem to have a problem with this By-Law are people who are uneducated/ignorant/mislead or actively participate in discrimination. Show them that we will not stand for it.

Respectfully,
Christelle Roy



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Christine

* Last name Osgood

Email cmosgood@gmail.com

Phone 6049103881

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello,

As a young person growing up in Calgary I struggled to fit in. I didn't understand what about me wasn't like my peers, I couldn't figure out what made me different. It wasn't until years later, and another city, that I was able to realize I am queer. I grew up feeling lost and alone and confused because I didn't see anyone like me. Allowing conversion therapy to continue will result in more hurt young women who have to leave Calgary in order to come in to the full, beautiful, queer magic that is their birthright. Please don't force us from our beloved prairie home in order to do so. Let the next generation stay here and share their magic. I promise you won't regret it.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Cierra

* Last name Clark

Email clarkcierraj@gmail.com

Phone

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Conversion therapy is an outdated and vile practice. I am shocked it doesn't go against our charter of rights and freedoms. It simply has no place in our city of Calgary or Canada as a whole, and it would be an extraordinarily horrible mistake to not have it made illegal. Sexual orientation and preference is not a choice, it's innately who you are, no matter how it is expressed. It should be as normal as heterosexuality is in society, and should be protected by the "state" regardless of the "church's" position. Separating church and state protects lives. If the city of Calgary prides itself on upholding mental and physical health of its people, this is a starting point to help protect my LGBTQ+ friends and family. If you're not an ally, you're perpetuating hate and persecution.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Colin

* Last name Kerr

Email colinkerr2@gmail.com

Phone

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It should be the universal understanding of this council that abuse, in whatever form it may take, should not be protected under the law.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Colleen

* Last name Brooks

Email colleenbrooks@shaw.ca

Phone

* Subject Conversion Therapy of LGBTQ+ individuals

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like to lend my support for the banning of Conversion Therapy. As the mother of 2 kids who are both LGBTQ+, it breaks my heart to think of anyone being made to feel they are not okay being themselves. My children are very different, but what they share is that they have been who they are since birth. And in my home knowing who you are and owning it is celebrated. We do t need to ban Conversion Therapy for kids like mine. The people who need us to ban this horrendous practice are those who are powerless, often children, sent to be bullied emotionally and through their faith into being something they are not. Our society is not a civilized society if we allow Conversion Therapy to continue. We know it causes life long emotional and psychological damage. That is not up for debate. We can't pretend there is any part of this practice that is acceptable to subject vulnerable people to. I hope you are willing to step up for those who need you. Send a message that we will not let children or other vulnerable people be told they are damaged and that who they love is evil. It's not okay to let this happen for one more day in this city. Let's celebrate love, not hate. Love is love is love is love. Period!!

Thank you for your time and attention.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Connie

* Last name Edwards

Email connieedwards@shaw.ca

Phone 403-252-0377

* Subject Banning Conversion Therapy in Calgary

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in full support of this By-Law. Myself and many other individuals I know have children, family and relatives in the LGBTQ community. I believe we should all be free to love and be with whoever we want regardless of gender. Stiffling who we are as an individual only creates more physical and mental issues which puts more strain on our medical/health system which is already taxed. I know individuals with health, mental and physical, that have had a hard time getting help in our system before COVID-19. By not supporting this By-Law I fear what our communities and health system will be like in the future.



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* First name Coralie

* Last name Van de Bruinhorst

Email cowgirlcoralie.97@gmail.com

Phone

* Subject Free speech

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Why has Canada become so intolerant to anybody actually being aloud to speak there mind in the name of feelings



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Courtney

* Last name Tario

Email courtney.tario@gmail.com

Phone 4033545823

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in shock that this abhorrent "therapy" isn't already illegal already. It has NO place in our world and certainly no place in Canada.

Our city prides itself in being a welcome community for ALL people. Allowing such a disgusting and vile form of torture is the exact opposite of what we pride ourselves in.

It is 2020, we are better than this, Calgary is better than this, and CANADA is better than this.

Please for the love of all things good and right in this world, ban Conversion therapy. Do not allow another poor soul to be subjected to this unproven garbage form "therapy". It is not scientifically backed, and does nothing. Members of the LGBTQ+ community do not need to be converted, there is nothing WRONG with them.

Every single day that the city promotes LGBTQ+ rights while waving the rainbow flag, is a absolute slap in the face of hypocrisy if you are continuing to allow conversion therapy

Thank you.



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* First name Darlene

* Last name Orton

Email dorton@telus.net

Phone

* Subject FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I request to allow people to freely choose Conversion Therapy if they desire...not all churches or counsellors are bad.



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* First name Deanne

* Last name Goodwin

Email deanne_g@shaw.ca

Phone 4035421883

* Subject Conversion therapy ban proposal

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To Whom it may concern - I support the bylaw to ban conversion therapy AS IS; with no exemptions or loopholes! The language is critical. please understand there must be no wiggle room or loopholes. If there are people doing conversion therapy, will simply call it something else and carry on with the abuse of LGBTQ + people. This isn't acceptable. It must be illegal and punishable as the crime that it is for offenders who practice conversion therapy.

I was wounded and shocked by the homophobic and transphobic rhetoric we heard from many callers and read in the submissions at the previous session; it showed the worst of Calgary. But we also saw the best towards the end. As the last caller Margaret said: 'It is only logical that we create environments and laws that allow ALL of us to flourish.'

Again, let's get this bylaw passed!



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* First name Deidre

* Last name Lotecki

Email dlotecki@gmail.com

Phone 5878940822

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To whom it may concern,

Please ban conversion therapy. This is a horrible mistreatment of humankind and it has NO place in our city or world. The fact that conversation therapy is still allowed in our city is terrible and I am extremely upset that this horrible treatment of people is being allowed. This is a complete violation of human rights and you need to ban conversion therapy immediately.

Sincerely,
Deidre Lotecki



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Deniz

* Last name Donmezer

Email ddonmezer@mail.greenriver.edu

Phone

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I am from Secular Humanists of Calgary. I support ban on conversion therapy, I think conversion therapy is very inhumane.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Dion

* Last name Espinosa

Email

Phone

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi there. I'm writing to express my views on banning conversion therapy. It's a violation of human rights and so detrimental and toxic to the LGBTQ+ community.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Donald

* Last name Symbalisty

Email donnyblue233@gmail.com

Phone 4037744170

* Subject Do not ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I'm not in agreement with the banning of teaching biblical views on sexuality. People should have choices where they can go



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Donna

* Last name Thompson

Email djtgv@shaw.ca

Phone 403-619-1984

* Subject Banning of Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I really do pray the right and correct decision is made to ban conversion therapy. It is a horrific and cruel thing to do to any human being. For the life of me, I cannot understand how someone who claims to be christian, religious, God fearing, could want this for another human being. The only reason is their own fear of someone not being 'like them'. Don't let these people ruin lives and hurt others who deserve the right to be themselves.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name edward

* Last name worthington

Email edward.worthington@gmail.com

Phone 6478804036

* Subject support needed

* Comments - please refrain from providing personal information in this field (maximum 2500 characters) I believe God made two genders and I believe if someone is having trouble with this than they should be allowed to have counselling. Thank-you



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Emily

* Last name Riva

Email

Phone 4034732305

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

If the government puts restrictions on certain ways of raising a child, or speaking with a friend, then how far will those restrictions go? For now, don't talk about gender. What's to stop that from becoming political views? Will religions no longer be able to talk about their faith with others? Will people of certain parties be banned from speaking up? The cost of the freedom of speech was high, with a lot of bloodshed. We are a nation that values the right to speak our minds. Are we even considered free if we can no longer speak freely?



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Eric

* Last name Born

Email

Phone

* Subject RE: Conversion Therapy Ban (PFC2020-0116)

Dear City Council:

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I believe that coercion violates the core values of our free and democratic society. Forcing members of the LGBTQ2S+ community to endure unwanted therapy is wrong. It is also wrong to force members of the LGBTQ2S+ and other communities to only say things that agree with state-approved opinions & positions.

This bylaw goes far beyond simply banning coercive therapy and makes sharing views with another person that are not state-approved an offense punishable by fine or incarceration. This by-law could result in many unintended consequences down the road that hurt the rights and freedoms of people in the LGBTQ2S+ and other communities.

I respectfully appeal to you to change the wording in this by-law to address forced & unwanted conversion therapy while allowing all Calgarians to keep their charter rights.

ISC:

1/1

Unrestricted

May 14, 2020

10:24:29 PM



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Erin

* Last name Woodcox

Email erin.woodcox@gmail.com

Phone

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The conversion therapy ban is extremely concerning to me and I am in total disagreement with it being passed. It is deceitful for the City of Calgary to include pastors, counsellors, and others who might disagree with homosexuality and transgenderism as providing conversion therapy. These individuals are often part of faith-based groups (though not always), and provide counselling based on their faith and beliefs, often encouraging and affirming the gender in which people were born (gender assigned at birth). How is this wrong? How can the City of Calgary even consider banning such practices, especially when confused individuals seek it out?! Many transgendered people have indeed reported confusion in their lifestyles, and it is well documented that young adults especially choose their biological gender, often regretting hormone blockers, sex-change surgeries, etc. I implore the City of Calgary to desist from passing any conversation therapy ban. All Canadians deserve the freedom to select a counsellor of their choice.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Francis

* Last name Routledge

Email francis.anne.routledge@gmail.com

Phone 4038294842

* Subject Calgary Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'm writing in regards to the ban on conversion therapy and I am extremely glad that this ban has been proposed and am hopeful that it will pass. Too many people have suffered at the hands of forceful conversion therapy. It is important to not only address, reason and discuss amongst the council on banning forced conversion therapy amongst children, but the sociological aspects of pressure from a heteronormative society to "fit in" and religions that deem one's existence as lesser and manipulate one into thinking that something is wrong with them. Being gay was once a disorder in the DSM. It's time for Calgary to catch up with other metropolitan areas within Canada and finally step up. It's 2020.



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Gavin

* Last name Roberts

Email

Phone 587-435-6745

* Subject Thoughts on PFC2020-0116

Dear Calgary City Council,

I am writing to you regarding the Conversion Therapy Ban (PFC2020-0116). While I could not agree with you more that therapy involving abuse or coercion is appalling and wrong, I believe the current by-law you are proposing goes far beyond the issue of abuse. This by-law infringes on the sharing of ideas and values between adults who have consented to a conversation. I urge you to reconsider the general wording of the by-law and rewrite it to ensure that no Calgarians could be prosecuted for sharing their personal values with another adult in a conversation that both have agreed to.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am also concerned about the effect of this by-law regarding the support of Calgarians who are questioning their gender identity. The wording of the ban suggests that it is only right to support a person towards choosing a new gender identity. However, there are surely many cases where a person may question their gender identity but conclude that the gender they are experiencing is the one they actually are. The wording suggests that these Calgarians are not worthy of support from others if they choose to keep their original gender. You, the councilors, are implying that the only right decision for these Calgarians is to change their gender. I am astonished that you feel comfortable making this decision for all Calgarians in all circumstances. It seems to me that honest and unbiased therapists in Calgary should be allowed to present all options to those questioning their gender identity rather than city council's predetermined decision.

ISC:

1/2

Unrestricted

May 14, 2020

9:47:47 PM



Public Submission

City Clerk's Office

Finally, I am shocked and incredulous that as city councilors you believe you have the right to impose broad restrictions on adults who have consented to converse with each other. If you do not recognize this as a direct attack on freedom of speech in Canada, I would ask you where and when you will draw the line.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Graeme

* Last name Voy

Email graeme.voy@gmail.com

Phone 4038699063

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Conversion therapy needs to be banned. It should have been done years ago. A religious group should not be able to take advantage and force their belief system on vulnerable youths in our community. A person's value is not determined by their sexual orientation or who they love. Trying to force someone to be who they are not can have a traumatic effect on mental health. Ban conversion therapy!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Graham

* Last name Hardy

Email gchardy@me.com

Phone 403-257-6018

* Subject Ban on counsel for LGBTQ individuals

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It has come to my attention that a discussion is taking place over whether the teaching and counselling with a biblical view has any merit in our society. As a Canadian I feel strongly that there should be provision for faith based groups to be able to receive counselling of their choice, including counselling that relates to sexuality and LGBTQ issues. The Canadian Charter of Rights, freedom of speech and religious freedoms would be seriously compromised if action by any municipality or province banned a person's right to teach or counsel according to deeply held personal convictions. Also, LGBTQ individuals could be prevented from getting the help and support they themselves may be seeking. A free society allows for choice.

Sincerely,
Graham Hardy



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Heather

* Last name Smith

Email smith.hd@gmail.com

Phone 5872245575

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please ban conversion therapy in Calgary.
So-called "conversion therapy," is dangerous and falsely claims to change a person's sexual orientation or gender identity or expression. Such practices have been rejected by every mainstream medical and mental health organization for decades. Minors are especially vulnerable, and conversion therapy can lead to depression, anxiety, drug use, homelessness, and suicide.

Please stop allowing this in our city.

Thank you



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Holly

* Last name Grinwis

Email hollygrinwis301@gmail.com

Phone

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I fully support banning conversion therapy in the city.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Ishnoor

* Last name Dhillon

Email ishnoord1@gmail.com

Phone

* Subject BAN Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Conversion Therapy has been proved, time and again, to an unethical, traumatizing treatment for Queer people. There is no research backing up its effectiveness, it is simply a means to spread fear, hatred and guilt.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name James

* Last name McLaren

Email luke@lukemclaren.com

Phone 4038802296

* Subject Limiting Choice of Counselling Based On Views of Sexuality

As citizens of Canada, we are guided by a deep commitment to our Judeo-Christian worldview. This worldview was the foundational in forming our society and legal system. As citizens, and even more so as Christians, we strongly believe in, and promote tolerance and inclusion of all peoples and all religions. Intentionally or not, what our government is attempting is actually discrimination against our deeply held beliefs. We are strongly opposed to the governments of our City, Province, and Country enforcing a biased moral/religious worldview by limiting the choice of counselling we can give or receive. Our Country has traditionally supported and held to inclusion of various viewpoints and respect of all religions. To see these rights being superseded by the state is more than concerning. It is a dangerous precedent. True tolerance doesn't equal agreement, but respect in disagreement. True inclusiveness does not mean forced behaviour, but respect and graciousness for those with whom we disagree.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Every moral teaching has a belief system (worldview) underpinning it. People and governments on any side of any moral argument have a belief behind that argument. "Religion" need not involve a specific God or gods, it is simply what we believe and what informs our moral positions. In that sense, we all have a "religious" belief or view point. To be truly free to practice a "religion" or belief system, true tolerance and inclusiveness is foundational. The exclusive, intolerant view on sexuality that our government seems to want to enforce, is actually part of a very specific worldview/moral/religious belief. This is opposite of what our Country is to stand for.

ISC:

1/2

Unrestricted

May 15, 2020

1:48:22 PM



Public Submission

City Clerk's Office

I respectfully ask you to reconsider your position understanding how narrow, exclusive, and intolerant it is of many Canadians beliefs. Throughout history, the disasters that societies have experienced when the state becomes the intolerant enforcer of moral absolutes, whether it be atheism, or fanaticism in the name of some god, the implications have been horrific. Please continue to grant, encourage, and model to us as citizens, true tolerance and inclusiveness based on the best traditions and foundations of our free and open society. Let us practice and teach our worldview without the overbearing, rights denying enforcement of a specific religious view advocated by the state. Let us practice our faith without the fear of repercussions from the state.

Respectfully,

Luke McLaren



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Janice

* Last name Cole

Email janicecole@gmail.com

Phone 4037014870

* Subject Ban on Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Conversion therapy" is morally/ethically corrupt and should be illegal. Period.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jared

* Last name Smith

Email jareds926@gmail.com

Phone 4033899490

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Conversion therapy has no noted benefits and its supporters refuse to acknowledge the inherent identities of its participants. This has no place in civilized society.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jeanne

* Last name Barry

Email jeanne.michelle.b@gmail.com

Phone

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please ban conversion therapy. It is a horrific practice with an incredibly high suicide rate, and has proved to not only be entirely ineffectual, but causes lifetime mental health issues for those that survive. Its continued existence also promotes the dangerous and incorrect notion that being LGBTQ2+ is bad or wrong.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jeff

* Last name Nahuis

Email jeffco@nucleus.com

Phone

* Subject Green Line

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Given how people's work schedules have evolved into more working out of the home since the onset of covid19 virus, maybe city counsellors need to step back and defer any decisions on building the Green Line. Will the downtown offices become even more empty? The downtown office vacancy rate is over 25% already. I believe the Green Line's primary function is to transport more workers into downtown. Companies will seriously contemplate allowing their workers to continue working out of their homes after the virus dust settles. Why would companies want to pay high office rents when staff can work out of their homes. What is the point of building another completely new LRT Line (Green Oine).



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jennifer

* Last name Malcolm

Email jenmalcolm@gmail.com

Phone 4039923279

* Subject How is it even a question?

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Conversion therapy should be banned. It does nothing but hurt people. There's no basis for it and there is nothing needed to convert. I am appalled that this is even up for debate and horrified that the majority are voting to not ban it.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jenny

* Last name Hutton

Email jennyhutton1993@gmail.com

Phone

* Subject Ban Gay Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It's disgusting that Calgary has not banned conversion therapy yet. It's discriminatory and abusing. The City of Calgary needs to make the right choice and ban this "therapy", it's really not a matter for debate.



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* First name Jenny

* Last name Morrison

Email jennyllynnemorrison@gmail.com

Phone

* Subject Right to Choose

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Ban torture and abuse. Please do not resources that I as a person may want like counselling, church events, resources and seminars that will assist me in living the life I desire, particularly heterosexually. If the intent behind a conversion therapy ban is to guard a person's right to live as they choose, especially sexually, then reason would require that you indeed guard a person's right to live as they choose, especially sexually!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jesse

* Last name Fortier

Email jessefortier@outlook.com

Phone

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the ban on conversion therapy. Conversion therapy is homophobic, backwards, awful, and should be banned in our city, province, and country



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jessie

* Last name Mahoney

Email bodajessie@gmail.com

Phone 5878882321

* Subject I don't support

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Conversion therapy should be banned



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* First name Jo

* Last name Redmond

Email joba00@hotmail.com

Phone

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It's unbelievable that conversion "therapy" isn't already banned in the year 2020. Do the obvious right thing and ban it today.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Joan

* Last name DEHMEL

Email joanalice@shaw.ca

Phone N/A

* Subject CONVERSION THERAPY

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Canadian Constitution states we are entitled to freedom of speech. Men and women died for this in the WW11. Now people are trying to take freedom of speech away.



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* First name Jo-Anne

* Last name Beggs

Email bjoannebeggs@gmail.com

Phone 6476090236

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I implore you to ban conversion therapy. As a trauma therapist I've been witness to the damage caused-suicidality, self hatred, relationship issues, under functioning. Personally I've had friends who were subjected to it-same issues plus reckless behaviours due to self hatred instilled & trauma reactions, ie addictions, unsafe sexual practices. As an lgbtq+ person Conversion Therapy is yet another tool of our oppression & violence to which were subjected. There are no psychological grounds to show it effective nor desirable. Affirming people builds esteem, good quality of life & functioning. Conversion Therapy damages & destroys.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Joanne

* Last name Doe

Email

Phone 5875003032

* Subject Concern re: conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
In the new proposed ban on conversion therapy, it is defined so broadly that multiple Christian or other religious counseling resources will soon become illegal, punishable by \$10,000 and a year in jail.
We need more consultation before passing this ban.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Joel

* Last name Siemens

Email siemensjoel1@gmail.com

Phone

* Subject Not Creating conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
This ban would stop a lot of good things from happening and positive conversations for people who do want to change. If people do not want to change, that is up to them and do not have to go to therapy, but for those who want to, should be allowed to go, if they desire.



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* First name Joey

* Last name Schouten

Email schoutenjoe@gmail.com

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Members of Calgary City Council
Regarding the proposed conversion therapy ban; I would urge you to not proceed with this particular bylaw. Should an individual be struggling with matters related to sexuality, sexual orientation and gender identity I sincerely believe that the government should not be getting involved. These individuals should be free to seek out counselling or assistance which they believe is in line with their own beliefs, which would include their own personal faith beliefs. I would agree with the majority that any type of counselling or assistance should always be done in a kind and compassionate way and should never include any type of abusive persuasion whether it be physical or verbal. As you move forward in your decision making process, I pray that you may take these words to heart

Respectfully
Joey Schouten



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* First name Jonn

* Last name VanBryce

Email jonnvb@gmail.com

Phone

* Subject BAN CONVERSION THERAPY!

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I urge all officials of power to take a stand against conversion therapy! This must end love is love and no child or person should have ever been told otherwise.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jordan

* Last name Kerner

Email thekernerfactor@gmail.com

Phone

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I was so proud when I originally heard that Calgary was going to ban this harmful practice. How can something be called therapy when statistically the outcomes of those who attend are worse? Right now, you have the opportunity to be on the right side of history. You can join the wave and do the right thing and be remembered for it. Please, take a stand against bigotry and hatred and choose love and acceptance



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Joshua

* Last name Blakeley

Email jeblakeley1@gmail.com

Phone

* Subject Conversion Therapy Ban, PFC2020-0116.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please see Attachment

Don't ban conversion therapy. The harmful archaic methods are not used anymore. The proposed ban is too far reaching & limits the freedom of choice of Calgarians. It also infringes on the religious rights of all people, straight or LGBTQ+. Do not pass this ban & allow all people the ability to choose the way they want to live their lives.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Justin

* Last name Mccarthy

Email

Phone

* Subject Anti Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'm Christian faith based. My life and family are guided by God's Word (The Bible). God created a Man and Woman only, he did not create any other sex of human being. Biologically speaking only a Woman and a Man can conceive babies, any other combination of human being sex is against nature. It is not healthy (mentally speaking) for children to hear about having two dadys or two momys and giving them the option to select if the want to be boy or girl. I heard a story, a 5 years old boy having his best friend at school (another boy), and after Christmas break that boy best friend did not exist anymore, now that boy is a girl. The 5 year old boy was in total shock and mentally/emotionally affected. The mom had to find professional mental health therapy to help her son to understand that situation. Please reconsider this decision thinking about the rest of the society not only about human rights for those who want to convert to a different sex.



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* First name Kaite

* Last name Goldsworthy

Email kagoldsworthy@shaw.ca

Phone (403) 619-2287

* Subject Ban on Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to declare my full support in BANNING conversion therapy in the City of Calgary. There is absolutely no place for this archaic practice, none whatsoever. It is incredibly harmful and detrimental to the physical and mental health of those they are trying to 'convert'. In my opinion there is no religious or moral ground for condoning this practice. Quite simply put it violates basic human rights, and has no place in our city (or any quite frankly). I sincerely hope that it is banned, and we show the world that our city will not tolerate this practice. Thank you.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Karen

* Last name Goodman

Email

Phone 5626935404

* Subject Counseling ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please do not restrict the ability of people in your province from being able to seek help in changing their lifestyle if they so desire it based on the fears or agenda of the homosexual community and associated organizations. It is the right of each individual to sell whatever guidance they deem necessary to live a happy and productive life, and if that requires their selling out biblical or other counseling, they should not be denied.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Katherine

* Last name Main

Email katherine.a.main@gmail.com

Phone 4035421887

* Subject Ban the abuse practice of conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We must ban conversion therapy. It's shocking that we are even debating this form of abuse. Just as it is now proven that putting prisoners in isolation to "rehabilitate" them has long term psychological impacts akin to torture, this practice is no different. Just as we know the horrendous impact of inter-generational trauma that Indigenous people in Canada have suffered as a result of "civilization" methods, this practice is no different. In seeking to "convert" people through conversion therapy from who they truly are - we are repeating history, traumatizing innocent people and continuing yet another cycle of inter-generational trauma. What will it take for us to protect individual's rights to be respected, honored and accepted as they are? I want to live in a city that believes in people's rights and is not afraid to be a global example of these principles. Come on, Calgary, do the right thing!



Public Submission

City Clerk's Office

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Katie

* Last name Dodd

Email katie.dodd56@gmail.com

Phone 5872252235

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please continue to follow the necessary steps to ban conversion therapy in our beautiful city. This is required to help make Calgary a safer community for all people.



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Katie

* Last name Hillman

Email 3hillmanboys@gmail.com

Phone

* Subject Unwanted bans placed on teaching and counselling of biblical views.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Our family believes all Canadians should have the right to have the choice of what type of counselling we want to have. We do not want any bans put on teaching and counselling of biblical views. After all if we no longer had a choice or if our options were taken away, what does that say about our freedom?



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kavi

* Last name Gunawardane

Email

Phone 4036293476

* Subject Banning Conversion Therapy Should NOT Still Be a Topic to Debate

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Section 15 of our Charter states that "Every individual is equal before and under the law and has the right to the equal protection and equal benefit of the law without discrimination and, in particular, without discrimination based on race, national or ethnic origin, colour, religion, sex, age or mental or physical disability." Why are we not protecting our LGBTQ+ community from the despicable damage and strife that conversion therapy causes? Most people do not believe in conversion therapy for race because you literally cannot "change your race." This should clearly be seen the same way when it comes to sexuality. Sexual orientation is not something that one "chooses" to change. I am extremely disappointed that the city that I was once proud to be from is still having to debate on whether conversion therapy should be banned. Queer children grow up struggling to accept who they are because it is issues and "debates" like this that hold them back from expressing themselves fully. Being part of the LGBTQ+ community is not a sin or wrongdoing and should never be seen as such. Please, it is 2020, and this must be put to rest. Ban conversion therapy and make Calgary the accepting city it has the potential to be. It is a shame that Calgary is so behind other major metropolitan areas in terms of basic human decency. It is time we took it upon ourselves to help our LGBTQ+ brothers, sisters, friends, family, and children enjoy their right to feel safe and accepted in their own city.

ISC:

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Unrestricted

May 17, 2020

6:27:32 PM



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kimberly

* Last name Williams

Email Kim.williams31@gmail.com

Phone 4038083717

* Subject Support for ending conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Because it's homophobic and stupid and a human rights violation. There's really nothing more to it than that. And leave the language in the by-law exactly as it is. Please and thank you.



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Leanne

* Last name Burrows

Email leannesmith@gmail.com

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the Conversion Therapy Ban AS WRITTEN, with NO amendments!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Levi

* Last name Roberts

Email leviroberts0710@gmail.com

Phone 4038501523

* Subject Concerns about Conversion Therapy Ban, PFC2020-0116

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Calgary City Council,
I am appalled by how willingly and eagerly you overstep your boundaries. As Calgarians, we happen to be governed by the Canadian Charter of Rights and Freedoms. There is no need to separate Calgary morally from the rest of Canada. Why do you feel the need to supplant the charter with additional by-laws which limit our freedom of speech? A complex moral issue such as the one you are discussing has profound and far-reaching effects and should be well outside the authority of one city council to implement.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Lina

* Last name Kunina

Email kunina.lina@gmail.com

Phone

* Subject Ban Cinversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Conversion therapy is inhumane and will not make gays straight or trans people less trans. All it does is create lasting psychological damage. Ban conversion therapy and use the money that goes towards it towards supporting LGBTQ+ community and providing them with actual resources that work. Thanks!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Lisa

* Last name Bridges

Email lisabridges@shaw.ca

Phone 4036519667

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Ridiculous that this is needed in 2020, but please ban conversion therapy

**Public Submission**

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Lisa
* Last name	McIver
Email	lisa@fiopt.com
Phone	14037714117
* Subject	Choice
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please allow people to choose the form of help they would like to receive. Taking away people's choices is not part of a democratic society and should not even be considered.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Lisa

* Last name Miguez

Email

Phone

* Subject The bylaw for banning conversion therapy in Calgary

Why the bylaw banning conversion therapy is a good thing, and long overdue...

As a Calgarian and a gay woman, I'm not asking to be your friend. I'm not even asking you to accept who I love. I'm asking you to understand that my "lifestyle" is not a choice and really isn't much different than yours.

LGBTQ+ people contribute as much to society as you - we are your nurses, doctors, teachers, cashiers, bus drivers, contractors and so much more. We love and hurt the same as you. To you, our love for each other is different than what you believe and therefore must be wrong. It is not wrong, it is just different.

I don't live my life as a labelled person. I don't wake up everyday and say, "hey, I'm a gay woman". I work hard, I pay my bills, I buy goods and services, I help my neighbours, and I am in a 21 year loving relationship - no label required.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I don't need to be "fixed". Young people coming to grips with who they are - straight, gay, trans - is part of growing up and finding your place in the world. They do not need to be "fixed". And they certainly do not need to be told that who they are is wrong, a sin or a crime.

It is absolutely your right to practice your set of beliefs/traditions and it is not my right to enforce upon you to change just as it is not your right to force damaging "therapies"

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Unrestricted

May 17, 2020

10:38:03 PM



Public Submission

City Clerk's Office

upon me or any young person to change us to be who you want us to be. We do not "choose" to be who we are. We just are.

Please step back from your beliefs for a moment and step into your humanity, and your compassion. Try to understand that it's not a one size fits all world. Believe what you believe, but know the damage caused by using your "therapies" on especially vulnerable people is not for the better.

The ban on conversion therapy must proceed.



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Lissy
* Last name	Snowden
Email	lissybrosens@me.com
Phone	4038702039
* Subject	Ban Conversion Therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I support this bylaw, AS IT IS WRITTEN, with NO AMENDMENTS, to ban the practice of conversion therapy in the City of Calgary.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Liz
* Last name	Fontana
Email	lizjohnston80@hotmail.com
Phone	4039697281
* Subject	Ban on conversion therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am in favour of a ban on conversion therapy practices.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Liz

* Last name Small

Email abfabfp@gmail.com

Phone 403 605 4829

* Subject Conversion therapy Vote May 2020

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Not only is conversion therapy inhumane, isolating and significantly damaging to the health and wellbeing of the people directly impacted, it is equally damaging to the communities who allow them to continue. On the contrary, cultures of inclusivity reduce our feelings of isolation and increase our sense of belonging. Inclusivity reduces instances of depression, self harm and suicide, and not just for the gender and sexually diverse, but for everyone. Please vote on my behalf to stop the support of this barbaric practice in Alberta. Thank you



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Lois

* Last name Szabo

Email

Phone 403-284-2357

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am 84 years old And I have seen much of life. I am a firm believer that Conversion therapy has long term damaging effects to those who have been or are forced into it.
It does not change a gay person's natural born feelings or turn them into heterosexual beings. We are not sick, mentally, physically, spiritually, or socially, and in No need of any form of alteration Therapy
We have a God given Right to be who we are & live our lives without persecution from others. I believe it is the responsibility of our elected officials to protect our Human Rights. Thank-you, Lois M Szabo



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Lori

* Last name Roadhouse

Email witty_lady@yahoo.com

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to ask that the City of Calgary passes the bylaw banning conversion therapy. It is my belief, along with support from the WHO and countless psychiatrists and psychotherapists, that conversion therapy is tantamount to torture. It is an egregious human rights abuse. It is physical, mental and psychological abuse, and in some cases, it is also sexual abuse. There is no reason to support archaic and out-dated methods of denying human beings the right to express their inherent and innate sexuality. Conversion therapy does not "cure" anyone of homosexuality, it only oppresses them. Far right-wing and extremist religious zealots must have no influence on the laws of our city, or on the rights of human beings. Just as female genital mutilation is a criminal offence in Canada, so must be conversion therapy. We know better, we must do better, and we must set a high-bar and example for the rest of Canada, and indeed, the rest of the world. Thank you for your consideration.

ISC:

1/1

Unrestricted

May 15, 2020

10:17:24 PM



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Lorraine

* Last name Allenbach

Email emaillorrainenow@gmail.com

Phone

* Subject Free speech

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To Whom it may concern - City of Calgary; Please do not ban the teaching or counselling from a stance that disagrees with one group. Canadians should be free to receive the counselling of their choice - freedom of thought and speech are fundamental to the Canadian way and the constitution. If you ban free speech about sexuality, where does it end? When we can no longer dialogue about the things that make us human, we lose our humanity. Thank you.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Luna

* Last name Sinclair

Email lunassinclair@gmail.com

Phone

* Subject Banning Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The practice of conversion therapy is immoral and dehumanizing. It is inexcusable to permit the continuation of it in Calgary. We are such a beautiful and diverse city and it is ridiculous that we allow such damaging practices. People who are apart of the LGBT + community are valid and whole and should not be subject to these attempts to force change. It is especially harmful to youth who's brains respond to trauma differently. When you attempt to suppress such a big part of someone's identity it has irreversible affects on their mental and physical health. If we actually support the rights of Calgary's LGBT+ community it is imperative that we ban conversion therapy.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Madeline

* Last name Kich

Email madelineriley00@gmail.com

Phone

* Subject Banning conversion therapy.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This is something that is unacceptable and horrible that this is still taking place in our city, province, country, and in the world. People have the right to be who they are and love who they want with no judgement and without being forced to TRYING change something natural and ok. Please please stop this from happening to people. The trauma, mental health issues, and general effects this causes the LGBTQ+ community face is unacceptable and is disgusting that it still happens today. Who you are and who you love is no ones business besides you and your partner.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Maeve

* Last name Casey

Email maeve.casey73@gmail.com

Phone 4036908108

* Subject Please vote no to Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please vote no conversion therapy I wanted to share this story with you I had conversion therapy done to me after I came out to my parents when I was 7 that I was a girl first they being my parents took me to a children's psychiatrist then they too me electric shock therapy it wasn't until I remember a cap being put on my head my partner said did it look like this by pulling up a picture of it on her phone, she yeah that's a shock therapy cap. By the way this was back in late 70 early 80s We need to stop this. So this never happens to anybody again.



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* First name Mandy

* Last name Hofer

Email jocelynn.homan@gmail.com

Phone 5872295894

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I fully support the ban on "conversion therapy". The majority of people who attend are minors being forced by parental guardians. This ban advocates for the acceptance of the LGBQ community and steers away from the oppressive and harmful views "conversion therapy" demonstrates.



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* First name Marcia

* Last name Wildeboer

Email marcia.will@hotmail.com

Phone

* Subject Counseling

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
To whom it concerns,
Citizens of Canada must be able to access counseling of their choice, and counselors of every background and religions must be allowed to practise as part of democratic freedoms.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Maria

* Last name Smolkova

Email maria.smolkova@yahoo.com

Phone

* Subject Allow for free choice of therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I really object to take away people's right to get counseling of their preference. I do not agree that the government should dictate what discussions the citizens are allowed to have and which ones are to be criminalized in such a way. People are always looking for answers to their questions in any type of distress, and need to be allowed to make their own opinion and seek help if desired and as desired. This bill is criminalizing support groups and people who are in advisory positions. People looking for advice or at least someone to talk to will no longer be able to do so as they will be putting themselves as well as the other person at risk of facing penalties. This is no longer a free country. No one is forcing any counseling on anyone, but the people that do want to talk to someone should be allowed to do so freely.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Mariella

* Last name Wynacht

Email mwynacht@yahoo.ca

Phone 4032853911

* Subject Ban on coversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
People have the right to make their own decision. It nobody's business if a person decides to get therapy.
Where's democracy?
Therapy or not let the individual decide.



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* First name Mathieu

* Last name Boudreau

Email mathieu.boud@gmail.com

Phone

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the ban on conversion therapy with current writing of the bill.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Matt

* Last name Span

Email monkeywrench_88@hotmail.com

Phone

* Subject Proposed ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Value free speech in its entirety, not just speech that agrees with certain groups of people. There is a ton wrong with the broad language of the proposed ban.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Matthew

* Last name Armon

Email matt.armon@gmail.com

Phone 5878972393

* Subject gay conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
how is this archaic practice still even being considered?!? This dehumanizing practice has no place in our society and the thought of us doing anything less than banning makes me very disappointed.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Maureen

* Last name McNamee

Email mmcnamee@shaw.ca

Phone 4032767357

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Conversion therapy should be banned. It's harmful and discriminatory. People should be accepted and loved for who they are, not coerced into denying their true self.



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* First name Maxime

* Last name Beauregard

Email maxime@cspaceprojects.com

Phone 1-450-502-8133

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear members of City Council,

I write to you in this day of International Day Against Homophobia, Transphobia and Biphobia to let you know that I believe firmly that the bylaw on the conversion therapy ban should be passed as it is written. I am transgender non-binary and an advocate for the 2SLGBTQIA+ community. I don't want any more of my two-spirit, gay, transgender and queer siblings to be tortured and/or die because of who they love or who they are. We do not choose how we were born, we do not choose who we love. You however have an opportunity to choose; you can choose to end suffering, choose to vote for respect and human rights. There's nothing wrong about loving freely and living an authentic happy life. We are all unique, raised with different beliefs, cultures, social classes, education, born with different abilities, bodies, and colours, but in the end we are all humans and we are all valid. I urge you to vote to stop the harmful, abusive and inhuman practice of conversion therapy. Everyone deserves human rights, protect the 2SLGBTQIA+ people against abuse.

Thank you.



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* First name Maxine

* Last name Tilbury

Email maxinetilbury@msn.com

Phone

* Subject Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Conversion therapy is a disgusting practice that degrades and traumatizes the victims that are subject to it. It has been proven that these practices do not work and only serve the people who believe they can change something that cannot be changed. A person loves who they love in their heart and should be free to express that without fearing they will be forced or shamed into a "therapy" to attempt to change themselves. These programs try to tell people that who they are is not good enough, is not right, or is not allowed. You are absolutely good enough, are not wrong, and you are allowed to be you. This bylaw absolutely needs to pass. It is our right to be who we are without fear. Thank you.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Melissa

* Last name Reinke

Email geko_22@hotmail.com

Phone

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the proposed conversion therapy ban bi-law, as is; without amendment. Please let all the voices be heard of those who've suffered from this barbaric practice. Make this historic step forward for all of us- so we can be proud together!



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* First name Michael

* Last name Bogelund

Email mike.bogelund@gmail.com

Phone

* Subject Conversion Therapy Rulings/Bylaws/Laws Conversation and Council Discussion

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like to submit that the act of crafting very wide and loose rulings in the effort to maintain safety for some people will actually have the opposite effect for other peoples, and possibly even those the rulings are meant to help protect. I am not in favour of a ruling that would limit my ability to seek counselling or even informational learning on lifestyle choices - and the current direction of discussions sounds like it would make it very difficult for me to obtain information freely as those who might be able to provide it - either in print or in speech would perhaps be prohibited or limited in their ability to share their information due to possible consequences. It is important to maintain a freedom of access to information equally to making provisions to protect those who need and want protection. Furthermore it would seem prudent that if protection is needed in one direction, it might also be needed in other directions - what about considerations for those who for sake of example are currently identifying as Gay or Lesbian - are they protected from those that would seek to sway them to another lifestyle orientation such as queer? Or how about someone who is currently identifying as heterosexual - any anti-conversion protections should also lay out protection for them to avoid forceful conversion. There is more to be considered here and the subject needs to be looked at from all angles - quick decisions are not wise.

ISC:

1/1

Unrestricted

May 14, 2020

9:32:44 PM



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Miles

* Last name Kelley

Email kelleymiles@gmail.com

Phone

* Subject Vote if for ban on conversation therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I can't believe this barbaric process still exists.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Monique

* Last name Mills

Email monique_kudu@yahoo.ca

Phone 4034012409

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
No. Full stop. Conversion therapy should be banned.
It's kidnapping and abuse. Mental, emotional and physical abuse.
Why is this even up for debate?



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Morgan
* Last name	Van Dam
Email	morgan.micay@hotmail.com
Phone	+14039712588
* Subject	Support for Banning Conversion Therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I support banning Conversion Therapy



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Murray

* Last name Lytle

Email mblytle@gmail.com

Phone 4032471716

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a Calgary resident of 40 years and would like to register my protest against the proposed ban on conversion therapy being proposed by City Council. In the first place, therapy of almost any nature is properly in the purview of the medical profession and not elected officials with no particular expertise in the area of the proposed therapy. In the second place, what is being described as conversion therapy is not what is currently being practiced as conversion therapy and in the third place, the proposed language of the bill is draconian and can be applied to a much broader sweep of private life than conversion therapy. While I am not a legal expert it seems clear that the language goes well beyond what the Charter of Rights and Freedoms would allow and to knowingly force citizens to maintain those rights through expensive legal actions by passing poorly written and overbroad bylaws is surely poor governance and a very bad precedent. Therefore, I am calling on Council to reconsider and pull their proposed bylaw.



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* First name Natasha

* Last name Ramírez

Email contact@your.doula.natasha.com

Phone 4032005152

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To whom it may concern,

I would like to express my concerns regarding the discussions to ban many forms of counselling in Calgary. This goes against the right that any Canadian should have to seek counselling from who ever they wish. Counselling is a unique field and there should be many options offered to Calgarians to find the fit and style that best suits their needs, beliefs and backgrounds.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Nicole

* Last name Magnuson

Email nedrader@gmail.com

Phone 4033760702

* Subject Ban Conversion Therapy in Calgary

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City Council Members:

I am writing, yet again, to beg my city council to ban conversion therapy for LGBTQ+ youths in our city. There is no evidence that conversion therapy works; the only proof that exists regarding conversion therapy is that it causes lifelong trauma for those forced to partake. I ask that the elected officials of our city take this serious issue, and without perverting the issue at hand with amendments and weak language, take a genuine stand against conversion therapy in this city. I look around, and once again this city is on the back end of history. Let's stop fighting it. I want my elected officials to stand with LGBTQ+ individuals, and make an actual, lasting positive impact in this marginalized community. Enough is enough. Ban the disgusting act of conversion therapy in Calgary. And please, I beg you, end it radically, intensely, loudly, and in a way that leaves zero room for discussion.

Sincerely,
Nicole Magnuson



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Nicole

* Last name Vanleeuwen

Email nicolevan89@gmail.com

Phone

* Subject Canadians should get the counselling they choose

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Canadians should be able to get the counselling they choose. If they want to believe the bibles view of sexuality that is their freedom! Not a hate crime



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* First name	O
* Last name	Meyers
Email	ogmeys@gmail.com
Phone	4038278209
* Subject	Conversion Therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am in support of ending the barbaric use of conversion therapy on anyone in the future. Conversion therapy must be stopped and no longer considered for treatment of anyone! Council and the City of Calgary should no longer be in support of conversion therapy!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Owen

* Last name Lewis

Email owen.lewis.geo@gmail.com

Phone

* Subject Let people choose for themselves

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The City of Calgary must allow individuals to seek conversion therapy if they so desire. To prevent this is to deny these individuals the right to self determination aka to freedom of choice. This is particularly true for adults and mature minors. Also, this ban will negatively impact freedom of religion. If an individual comes to their priest, pastor or imam about this issue and desires to be counseled from their holy book, this law would prevent it, this violation the charter right of freedom of religion.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Peter

* Last name Kupisz

Email pkup100603@yahoo.ca

Phone

* Subject "Conversion" therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I believe it's very important that those experiencing same-sex attraction be able to get the therapy and counselling they want. In particular I am very concerned about religious churches and organizations that are not able to provide counselling in line with their religious beliefs. Therefore I ask that you NOT ban (so called) "conversion" therapy.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name

R

* Last name

Coulter

Email

russ2156@gmail.com

Phone

* Subject

Conversion Therapy is From the Dark Ages

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to ask that the City of Calgary pass the bylaw banning conversion therapy. It is my belief, along with support from the WHO and countless psychiatrists and psychotherapists, that conversion therapy is tantamount to torture. It is an egregious human rights abuse. It is physical, mental and psychological abuse, and in some cases, it is also sexual abuse. There is no reason to support archaic and out-dated methods of denying human beings the right to express their inherent and innate sexuality. Conversion therapy does not "cure" anyone of homosexuality, it only oppresses them. Far right-wing and extremist religious zealots must have no influence on the laws of our city, or on the rights of human beings. Just as female genital mutilation is a criminal offence in Canada, so must be conversion therapy. We know better, we must do better, and we must set a high-bar and example for the rest of Canada, and indeed, the rest of the world. Thank you for your consideration.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Rachel
* Last name	Peters
Email	rachelbetpeters@gmail.com
Phone	2505349428
* Subject	Ban conversion therapy.
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please ban conversion therapy. The lives of the vulnerable and oppressed are at stake!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Rachel

* Last name Hernandez

Email

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City Council. I understand this is a nuanced discussion but careful thought needs to be put into this bylaw in order to protect vulnerable people. I believe it is the right of individuals to seek prayer or counsel from their pastor, counsellor, or parent in regards to same-sex attraction or gender questioning in order to make the best decision for that person and no law should be passed that does not allow each individual to seek counsel as they see fit. We all have the right to seek counsel or prayer from whomever we choose for whatever issue we have.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Rachel

* Last name McMillan

Email rc819883@dal.ca

Phone 780-288-5425

* Subject I support the ban on Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Conversion therapy should be banned everywhere. I appreciate Calgary taking a stance on this. It's an abhorrent and barbaric practice and anybody speaking in support of it is severely misguided. Invoking religious beliefs is poor excuse to dramatize children and young adults. The potential risks of conversion therapy are great and include depression, anxiety, and self-destructive behaviour. Therapist alignment with societal prejudices against homosexuality may reinforce self-hatred already experienced by the patient. Young queer kids need love, acceptance, and support, none of which can be found at conversion camps. Let people be who they want to be!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Rhiannon

* Last name Smith

Email rhismith593@gmail.com

Phone

* Subject Support for ban on conversion therapy.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Simply put I full on support the ban of conversion therapy. It is a harmful practice that increases the likelihood of depression and suicide in lgbtq+ youth. We are not broken. There is no way to pray the gay away, and no reason we should be trying to change the foundation of who a human being is. Love is love!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Richard

* Last name Zylka

Email razylka@shaw.ca

Phone 4035197464

* Subject Banning conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

When our son was 4 years old he was sexually abused by a 15 year old male babysitter. We took him to the Children's Hospital to be assessed and were reassured that he was not physically damaged. We were concerned for his psychological well being and wondered if we should follow up with therapy but the medical professional we spoke to said there was no such program and that it was not necessary.

Our son grew up and is gay. We can't help but believe that this early experience may have contributed to his sexual orientation. We tried to get some help from an American organization called Exodus when he was a teen and told us of his orientation but he wasn't interested and we dropped it.

We love our son unconditionally. If he had asked for our help and was struggling with his sexuality we would have made greater efforts to have him receive counselling. This proposed bylaw would have made that (and perhaps even our parental discussions) illegal. Straight to gay counselling and conversion is apparently not affected by this bylaw which I understand as being discriminatory.

If an adult wishes counselling for sexuality issues, it is not the business of government to get between them and the medical intervention that they choose. if a parent wants professional medical help for their child after a deeply disturbing sexual assault they should be able to enlist help without fear of reproach or legal sanction.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Rielle

* Last name Davis

Email rielledavis@yahoo.ca

Phone

* Subject Re: Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

In this day and age, when we live in a democratic country such as Canada, the possibility of conversion therapy still existing is baffling. I am a cisgender heterosexual woman, but I have many friends and loved ones who do not fall into this category. I believe that to deem anyone in the LGBT community as having a 'lifestyle' that they can simply change if they work hard enough is uninformed, misguided, and incredibly harmful. We live in a world where a large portion of our homeless youth are from the LGBT community, and a large portion of our youth who commit suicide are from the LGBT community. When things like conversion therapy are legal, you are perpetuating the hate and harming our children. Our children need better. They need to grow up in a world that cherishes them no matter who they are romantically attracted to. In a country where same-sex marriage is legal, conversion therapy should be banned. Protect our future generation. They deserve it.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Ritchie

* Last name Breen

Email rbreen63@icloud.com

Phone

* Subject Current bylaw proposal banning conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This bylaw needs to be passed in its current form. There is no need for further review or amendments. Further delay or failure to pass this bylaw is an affront to a civilized and progressive society - it would serve as a capitulation to the reactionary, bigoted and intolerant forces in our community. I appeal to you to yield to 'the better angels of our nature' - pass this bylaw.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Robyn
* Last name	Baird
Email	robynbaire@hotmail.com
Phone	6049923655
* Subject	Ban conversion therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	This is an awful dehumanizing practice and I can't imagine ever allowing this to happen to another human being. As a mother I know that all I want is to see my children thrive no matter who they are and this promotes the complete opposite. I can't believe this is being debated. Do the right thing Calgary and stand up for people.



Public Submission

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* First name Ryan

* Last name Seggie

Email ryanseggie@gmail.com

Phone 4039889071

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I cannot believe, as a Canadian and Calgarian citizen, that I am writing this comment today in the year 2020. I cannot believe that in the year 2020, I need to write to my city to express that LGBT conversion therapy should be banned. It's been proven to be a defeating, abusive practice for YEARS, and my city is still having argument over that? Disgraceful. I absolutely implore Calgary to immediately ban conversion therapy, as should have been done years ago when we legalized same-sex marriage. Myself and many others are disgraced and disappointed that our city should even have to question the fact that conversion therapy is unethical.

ISC:

1/1

Unrestricted

May 15, 2020

12:14:26 PM



Public Submission

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* First name Sabrina

* Last name Briggs

Email c.sabrina.briggs@gmail.com

Phone

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It is time to ban the mis-guided, unsuccessful practice of conversion therapy.



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* First name Samantha

* Last name Reay

Email samantha.reay81@gmail.com

Phone 4034627141

* Subject Conversation therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Just because someone disagrees with someone else's life choice should not mean they can force their beliefs onto the one they see as different.



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* First name Samantha

* Last name Templeton

Email samtempl@yahoo.ca

Phone 4034617476

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I would like to lend my voice to others in requesting conversion therapy be banned. The practices are abusive and cruel and have no place in our society. I want to live in a city that accepts all people regardless of their sexuality.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Sandra

* Last name McNeil

Email mcneil.sandra@gmail.com

Phone 4034654182

* Subject Conversion Therapy Ban Bill

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to ask the City of Calgary to pass the bill to ban conversion therapy for individuals who identify as homosexual, non-binary or transgender. In the year 2020 I find it unbelievable that this practice still exists.

Calgary has an opportunity to stand up and do what's right in front of the whole world. Conversion therapy is not only ineffective it causes irreparable damage to one's mental health and sends a message that it is not okay to be the person you were meant to be and to love the person you are meant to love.

Please vote to pass this bill on May 25th to ban conversion therapy in Calgary and send a message to the nation that this needs to be banned federally as well.

Thank you for your time and attention.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Sarah

* Last name Johnson

Email johnsonsarah797@gmail.com

Phone

* Subject Conversion Therapy Banning

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi! Just so you know, regardless of anyone's religious or personal opinion of homosexuality, allowing this practice to continue is peddling bad (and harmful!) science. I'm really hoping at least one person on whichever committee is making this decision has any kind of a science-oriented mind. Conversion therapy not only does not work, it has been showing to cause long-term psychological (and sometimes physical, depending on methods used) effects on its victims. I'm hoping that actual morality wins the day, and not heavy-handed religious old-school "morality" that is hurtful and has no basis in fact or logic.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Sarah

* Last name Maljaars

Email Sarah.maljaars@gmail.com

Phone

* Subject Freedom of Choice in Counselling Services

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello, it has been brought to my attention that City Council is considering a ban on certain types of counselling to individuals who may be struggling with issues around sexuality, sexual orientation, and gender identity. It seems to me that individuals should be free to seek counselling that they sincerely believe accords with their own best interests, including their faith tradition, and they should not be impeded from obtaining such counselling, provided it meets the ethical and clinical practice guidelines of the appropriate professional accrediting body.
Sincerely, Sarah Maljaars



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Scott

* Last name McKay

Email mckaydscott@gmail.com

Phone

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I just hope that the council will pass the legislation to ban conversion therapy. This has been a fight that has been going on for a long time and it's time to do what is right. We can't have LGBTQ+ members of our society questioning their own humanity, or people denying humanity to others. In the words of Frank Kameny, "Gay is Good." There is no need to continue to allow groups to tell people in our society that their existence is wrong. Take a brave stand, and protect the dignity of our citizens. Thank you.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Sean

* Last name Vanderveen

Email

Phone 403 554 0456

* Subject Conversion therapy bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed conversion therapy ban is poorly written and misleading. It is vague and will be subject to broad interpretation; it does not specifically target coercive and harmful practices that are commonly known as 'conversion therapy'. Rather, it appears to be a deceptive and underhanded attempt to broaden the definition of 'conversion therapy' such that ordinary and common practices that Calgarians may currently voluntarily do could be interpreted as prohibited, and punishable by fines and jail. Any bylaw that addresses this topic needs to be precisely worded and narrowly targeted to address compelled, harmful practices, and not violate Charter rights to conscience and religion, right to equality, or right to liberty and security of person. (Any bylaw, for that matter, needs to be precisely worded and narrowly targeted. Anything less is lazy policy-making.)

Further, this doesn't appear to be a matter for municipal government. General health-care policy is the mandate of our provincial government, not local municipal governments. I encourage council to stay focused, and to avoid temptations toward ideological partisanship and high-handedness. However, if you feel compelled or somehow duty-bound to proceed with such a bylaw, I do encourage a serious review of the language and all possible implied interpretations and meanings. A poorly written regulation is worse than none.

ISC:

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Unrestricted

May 14, 2020

10:25:43 PM



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Shane

* Last name Chick

Email shanec.chick@gmail.com

Phone 14037015517

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please vote to ban ALL forms of conversion therapy. It is dangerous, wrong and has no place in our society!



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* First name Shay

* Last name Manerikar

Email shay.manerikar@shaw.ca

Phone

* Subject Ban Conversion Therapy!

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Whether to ban conversion therapy should not be a debate that is ongoing. Conversion therapy causes deep emotional and psychological harm, and is based on the oppressive belief that there is something wrong with LGBTQ+ people. Love (and people) should be celebrated, in all their forms!



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* First name Sheri

* Last name Young

Email sheri.young@shaw.ca

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Mayor Nenshi and Members of Council
I know there are a great many things worrying people right now during the pandemic. Unfortunately it appears that some people are using this time to pull back on social progress. Perhaps we could take this time instead to grow. To change the laws to protect our most vulnerable. This is what we are trying to do during the COVID crisis, and it's what we must continue to do now and in the future. Conversion therapy hurts young people who are not fortunate enough to be born into families that can adapt to a child that doesn't meet their expectations. It allows adults to take advantage of the trust our children put into us - that we strive to earn - and tell them they are not good enough, that they were born broken. When in fact none of us are born broken, we are all born with the potential to make the world a better place.
I am in full support of the ban on conversion therapy. We need to provide support to families who have a hard time understanding their children, rather than allowing them to discover the best parts of them selves.
Please put a ban on conversion therapy

ISC:

1/1

Unrestricted

May 14, 2020

9:22:39 PM



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name sherry

* Last name van grootheest

Email ksvang02@gmail.com

Phone

* Subject re: counselling

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi. I believe Canadians should be able to choose the counselling of their choice. For those who believe in the Bible, they should be able to have access to teaching and counselling of the biblical view of sexuality. please and thank you



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* First name Shetin

* Last name Adams

Email shetin.adams@gmail.com

Phone 4033900523

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It goes without saying that this should not even be an argument in the year 2020. Members of the LGBT community have been at the forefront of so many pivotal moments in history and contemporary times, and it is a community that deserves to be respected and protected on all fronts. All forms of conversion therapy must be banned and criminalized in Calgary and all over the world to be frank. It is our city council Representatives' responsibility to ensure that every member of our society is duly protected and defended at all costs.



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* First name Sonali

* Last name Ritz

Email tammysgeorge@gmail.com

Phone

* Subject Conversion Therapy by-law

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I believe this by-law is harmful for people that voluntarily seek help. I have friends and family that are LGBTQ that I love deeply and support but I also have other friends that have used counselling to help them revert back to heterosexual relationships for reasons that pertain to their faith, family and whatever other personal values. This is a pro-choice society. Let people chose their help as long as they are not being coerced to do so.



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* First name Stephanie

* Last name Harris

Email livingmicahsixeight@gmail.com

Phone

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

SPC on Community and Protective Services
City Clerk's Office
Legislative Service Division #8007
The City of Calgary P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5
Dear Mayor Nenshi and Councillors,
RE: Conversion Therapy Ban, PFC2020-0116

Each individual has a right to choose which therapy is best for them. The bylaw first Banning "conversion therapy" is poorly written. If this ban is to go through, which I do not support, then it must include banning groups from talking to my kids in schools about trans gender issues. The bylaw must work both ways, otherwise it must not be passed.



Public Submission

City Clerk's Office

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Stéphanie

* Last name Tsang

Email stephbtsang@gmail.com

Phone

* Subject Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
My family and I support the proposed bylaw to ban conversion therapy. This practice is harmful and antiquated and needs to be effectively banned in Calgary (and everywhere). We ask that you please adopt the proposed bylaw to ban conversion therapy.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Stephen

* Last name McGlynn

Email c.mcglynn@live.ca

Phone 4038152361

* Subject Conversion therapy bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to let you know that I feel it is imperative to protect all LGBTQ people, any laws that allow this disgusting "therapy" for lack of a better words to continue is unjust and unnecessary, it is destroying so many people's lives including innocent youth who are already at a higher risk of abuse for simply being LGBTQ people .
If this type of torture is allowed in Alberta it will without a doubt contribute to anti queer sentiments , and at its starkest it will directly cause many deaths and ruin the lives of innocent people .
Please hear the cry of many people who have sacrificed their lives and marched in the steps of those who fought for the freedoms we proudly enjoy .
We do not need to take a step back in this fight .
Please keep the legislation as is , literally many lives are at stake .
Thank you



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Susan

* Last name Johnston

Email sajohnst@gmail.com

Phone

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I want to voice my concern over the debate around the banning of conversion therapy. This is an abhorrent practice that has no place in our city, or indeed, any other city. How can our citizens consider this a safe and welcoming place if this is a practice that we condone? By not condemning it, we are condoning a barbaric and inhumane practice. I encourage city council to ban conversion therapy immediately. Thank you.



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* First name Sydney

* Last name Duhaime

Email sydney.michelle@yahoo.ca

Phone 4039230358

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the banning of conversion therapy. It is an outdated and harmful practice.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Taryn

* Last name Montgomery

Email tarynjmontgomery@yahoo.ca

Phone 5874372321

* Subject In Support of Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a former member of the City's Law Department, a member of the Law Society of Alberta, and a member of the Alberta College of Social Workers, I am shocked and saddened that I even have to write a letter in support of the ban on conversion therapy. I'm also horrified at the amount of valuable time that had been given by Council to fringe groups that oppose something that is the definition of a "no brainer". The fact that persons who have experienced trauma in the context of conversion therapy have had to relive these experiences in order to have conversion therapy banned in Calgary is a further blight on our city that we will have to reckon with for many years to come.

Please do what is right. This is a matter of human rights, not something to be tried in the court of public opinion.

Most sincerely,
Taryn J. Montgomery, B.Sc., JD, MSW, RSW



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Tasha

* Last name Boton

Email tasha.boton@hotmail.com

Phone

* Subject Banning Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I would like conversion therapy to be banned in Calgary. It is barbaric and needs to be illegal not only on a local level but federally as well.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Taylor

* Last name Finnerty

Email

Phone 4033705571

* Subject Ban Conversion Therapy!

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This is a terrible thing to force a person to undergo. It is horrible and barbaric! The fact that this is not already banned is depressing.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Tim

* Last name Koester

Email koestercommerce@gmail.com

Phone

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Forcing someone to do something against their will is wrong. However, restricting someone from expressing their beliefs in a consensual session of counselling or implied consensual religious service is also wrong. In fact, the Canadian charter of Rights and Freedoms protects the right of expression of beliefs. Therefore, I urge the City of Calgary to uphold the Canadian charter of Rights and Freedoms and not place any restrictions on expression of beliefs.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Tim
* Last name	Mark
Email	timothyjmark@gmail.com
Phone	4034012111
* Subject	Conversion therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Please! I humbly request that your respect the freedom of citizens to choose which partners, lifestyle and Therapy, they choose. To take away someone's choice is not the type of freedom and inclusion that our society is founded upon.</p> <p>Please!</p> <p>Tim</p>



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* First name Vanessa

* Last name MacPhail

Email vanessamacphail@gmail.com

Phone (403) 669-6249

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Why is this even a question? Conversion therapy should not even exist



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Victor

* Last name Panlilio

Email victorpanlilio@gmail.com

Phone

* Subject Proposed ban on certain types of counselling in the City of Calgary

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello, it has been brought to my attention that City Council is considering a ban on certain types of counselling to individuals who may be struggling with issues around sexuality, sexual orientation, and gender identity. It seems to me that individuals should be free to seek counselling that they sincerely believe accords with their own best interests, including their faith tradition, and they should not be impeded from obtaining such counselling, provided it meets the ethical and clinical practice guidelines of the appropriate professional accrediting body. Respectfully, Victor Panlilio



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Victoria

* Last name Henry

Email Victoria_Perl@hotmail.com

Phone 4034379583

* Subject In Support of Banning Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Good morning,
I have recently been made aware of the conversation to potentially ban Conversation Therapy. I would like to voice my full and complete support in the banning this practice. Sexual orientation is biologically determined, not a preference, and can not be persuaded. To allow this practice to continue is a crime against those who are born anything but heteronormative and causes damage to their psyche, whether they are affected directly by "Conversion Therapy" or not. The sexual orientation of other people does not affect society at large and therapies meant to shame people about their orientation are not useful to the fabric of society.

Thank you.



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* First name Victoria

* Last name Tisher

Email tori.tisher@gmail.com

Phone

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Conversion therapy should be banned. It is not a therapy in any way because it can cause irreparable damage to young people who are LGBTQ+ (a minority population). A therapeutic intervention should never lead to suicide, self harm, or fear. Pass a bylaw that protects our youth from the damage of conversion therapy!



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* First name Victoria

* Last name Wik

Email roman.victoria.wik@gmail.com

Phone 4038551182

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I think the issue with the current bylaws against conversion therapy is that it assumes that everyone who is LGBTQ wants to be. That might not be the case for all. There may be some who struggle with that as an identity- should their ability to receive client-centered counselling be taken away because society as a whole celebrates LGTBQ identities? I am against someone being forced to 'stop being gay' but there may be people who would choose to see a counsellor about it themselves.



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* First name Warren

* Last name Leigh

Email leigh.warrene@gmail.com

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Sorry if this late. PLEASE READ and pass on to city council. Thank you.

Dear City Counselors,

I am writing this as a deeply concerned citizen of this once great and vibrant Canadian city of Calgary. Allow me to be blunt. Please do this city a giant favour and start addressing the many extremely serious issues and problems that are currently plaguing this city instead of trying to placate an extraordinarily outsized political minority that is only is only concerned with protecting itself and pushing its own agenda onto the rest of us. If this bylaw is really about preventing abuse and torture then I suggest you start talking about how to help the increasing numbers of real Calgarians who find themselves afraid for their lives due to being locked down in their homes with a violent spouse, partner or parent, as well as the several organizations devoted to helping such victims of domestic violence. Domestic violence shelters in Calgary have reported a 22-28 percent increase in use of services and requests for help in April due to the COVID-19 lockdown, and those who manage these facilities all have good reason to believe that this is only the beginning.¹ This ban does nothing to prevent abuse; instead it targets members of a particular group who desire to seek out counselling services of their choice.

You have illegitimately forced yourself into the privacy and safety of the counselling room in order to lord it over counselors and psychologists by telling them how they must provide their patients. While of course no one should ever be coerced or forced into anything against one's will, LGBTQS2+ activists are making criminals out of those whose rights they claim to be championing. They are bullying the very members of their own group by making it impossible for them to leave should any one of them so choose. Such behaviour is typically only carried out by members of organized crime and autocratic dictators. Like any dictator, they are doing this

¹ Alanna Smith, *Calgary Herald*, "Calgary homicide reignites discussion on anticipated surge in domestic violence," <https://calgaryherald.com/news/calgary-homicide-reignites-conversation-on-anticipated-surge-in-domestic-violence/> April 30, 2020, Accessed May 13, 2020

through spreading myths and propaganda. It is a MYTH that one's sexual desires cannot and do not change over the course of one's life. Numerous studies have shown this, but they are routinely silenced by those in power for not fitting a politically correct narrative. It is also a myth that one can change something as fundamental as one's gender or sexuality by having superficial surgery and taking some hormone pills. Our gender is woven into our very DNA, into every single cell of the human body. However, these types of treatments are still irreparably harmful and irreversible, leaving their patients with a broken and confused body to go with their still broken and confused mind.

The purpose of “conversion therapy,” when done rightly at the request of the person seeking help, is to lovingly and patiently walk beside this person to provide them with an identity that is rooted in reality, and therefore leads to healing and wholeness. A person’s biological sex should never be despised or rejected; instead, it is to be lifted high, celebrated and regarded as beautiful, as a gift to be forever esteemed and cherished. This remains true even if the person’s mind has trouble and needs help in accepting it. We live in a fallen world, one that is deeply marred by all manner of pain and suffering, as the current pandemic has powerfully reminded us all too well. This suffering extends to the mind as well as to the body. The solution to all this pain is not to delude ourselves and each other into believing we’re something we’re not. It is to align our minds with the truth of who we’ve been created to be. We don’t find this truth by taking hormone pills or by having certain body parts cut off and others artificially attached. We find it by accepting and celebrating our natural, God-given identities, and the glorious roles in this world that accompany them, as they were designed at our inception in the womb.

I’m almost finished; please hear me out. Everything I just said in the above paragraph obviously applies to those struggling with gender dysphoria. However, ordinary SSA individuals

should also be allowed to seek out counseling for their sexual attractions should they so choose. True sexual intimacy can only be found by having true sexual intercourse, and that intercourse by its very nature involves the potential for the creation of new human life, something that cannot happen between two individuals of the same sex. We should not be surprised, therefore, if two same-sex partners decide after a while that they have been left unfulfilled. They have substituted something fake for the real thing and cannot truly become one flesh, as real, male-female sexual intercourse is designed to lead to. While LGBTQ activists claim to celebrate diversity, they are arguing for relationships, and even identities, that are based on sameness. They should, therefore, have the constitutional liberty to seek out help in finding the intimacy and satisfaction that they long for, and of which they have deprived themselves. To deny them this is like telling a pornography addict that he's not allowed to seek a real, lifelong relationship with a woman, because he was born that way, born to spend his life only looking at porn and never experiencing the true love and intimacy that he longs for and that cannot be found via Playboy. This is what this proposed ban before you does to those it claims to help.

Finally, in closing, I began this letter by pointing out the many other, much more urgent matters that this city council should be spending their time, energy and taxpayer dollars on right now. If you reject what I have said about the problems of a conversion therapy ban in general, please at least consider postponing it until this city is back on its feet. I pointed to the issue of domestic abuse. The economy is another area that requires urgent, immediate attention and this has been the case long before COVID-19. I'm sure you are all well aware of the statistics, probably even more so than I am. And yet this council continues to focus on frivolities and fluff. This has been a pattern with it since it was first elected to office. You have driven away investment by punishing hardworking Calgarians and business owners with insane tax increases,

while giving us nothing in return except so-called “art project” eyesores and road construction projects that never seem to end. You have spent most of the last five years pandering to radically left provincial and federal governments (i.e. the Notley NDP and Trudeau Liberals) that have both sought to destroy this city’s and province’s economy even further. Now, you are seeking to trample on Calgarian’s constitutionally protected freedoms of religious expression and association, all to placate and pander to overly powerful political minority that has largely bullied its way into acceptance by slandering all those who disagree with its agenda as hateful, intolerant, narrowminded, homophobic, judgmental bigots. I strongly suggest a change in this pattern before you find yourselves voted out of office in the next civic election, which, if I’m not mistaken, is coming up sooner rather than later. Thank you for your time.

Sincerely,
Warren Leigh
Seminary Student
Once-proud, now deeply concerned Calgarian



Public Submission

City Clerk's Office

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Zane

* Last name Dax

Email neptunium0237@gmail.com

Phone

* Subject Conversion Therapy Ban

Re: Conversion Therapy Ban
This letter is in favour of banning any and all Conversion Therapy practice.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This practice is harmful and hurtful to the LGBTQ+ community. Religious belief is often the curtain and guise in hiding behind doing harmful practices as shown throughout history. Organized religions of the world have had to adapt their beliefs to the ever changing world around them. Members of organized religions have begrudgingly embraced some people of the LGBTQ community into its ranks, this shows that it is individuals and their own beliefs are pushing for this harmful practice. The core message of this "therapy" is that the person is wrong and broken, when in fact they are not, the theology is narrow minded.

Teaching a person to hate who they are, who they love and what they feel about their body and self is not therapy in any other context. The time to end protecting hate and harm under the flag of religion needs to stop now, religious freedom exists but just like freedom of speech, is free until it enters hate speech.

I ask that Calgary City Council please ban Conversion Therapy and help protect LGBTQ+ citizens.

ISC:

1/1

Unrestricted

May 16, 2020

10:29:06 AM

Before 1868 there were no
heterosexuals, the word was
first used in Krafft-Ebing's
medical book
Psychopathia Sexualis.

- Straight, The Surprising History of Heterosexuality, Hanne Blank



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Zoe

* Last name Hornett

Email

Phone 4039190328

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
As a Canadian citizen I think it's unfortunate that we need to ban this abusive practice, we should've never subjected anyone to conversion therapy in the first place. I hope city council votes to ban conversion therapy in Calgary.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Darin

* Last name Howard

Email darinsdesk@hotmail.com

Phone

* Subject The Bylaw protecting us from Conversion therapy.

The damage done by monotheism is dwindling across the country - as it should.

Although I understand there is a very loud minority in Calgary today that believe we should continue damaging society with far outdated and immoral principles, I am proud that Calgary has taken a stand to protect us from Conversion therapy - and from the narrow minded bigots who only carryout ill conceived yet traditional values.

I do not stand against traditional values that include honesty, integrity, and vigilance against the ills of society. Canada stands for law and order - but above all - it stands for morality despite the storm of medieval and misguided thinking. Pressure from a church, that is at the end of its life in society, cannot be entertained as a foundation on which government can serve the future generations. We are an educated, inclusive & diverse society now - there is no 'going back' to a 'good old days' that never existed. The honest among us know that religious dogma is the path to hatred, violence and suffering - conversion therapy is the best modern example of the negative effect of medieval religions in mainstream society.

I will support every councilor that supports this bylaw 'as is' without exception.

* Comments - please refrain from providing personal information in this field (maximum 2500)

But I will strongly and politically oppose every councilor that alters, or allows any more social violence to occur against people for whatever religious reasons they may attend to. We, as a society, as a whole, have turned away from the monotheistic church. We

ISC:

1/2

Unrestricted

May 18, 2020

8:03:34 AM



Public Submission

City Clerk's Office

characters)

protect those people with their individual rights to believe as they wish - however, when that belief turns to emotional or physical violence, we must stand strong against such people who would damage others, even their own children, in pursuit of their selfish and unfounded beliefs.

We are not here to debate concepts of 'God' or whether people should have personal beliefs.

We obviously must protect children above all from the catastrophic and long term damage done by such things as 'Conversion Therapy' - as we protect children from their families in cases of violence, sexual abuse or emotional trauma - all of which 'Conversion Therapy' represents - the direct opposite of our educated society as a whole.

With respect, we must honour the positive foundations that they have added to our society - but we must reject the negative influences the minority of individuals are forcing on the majority. The World is watching - as are we.

Darin Howard, Calgary.

Water is two parts hydrogen and one part oxygen. What if someone says, "Well, that's not how I choose to think about water."? All we can do is appeal to scientific values. And if he doesn't share those values, the conversation is over. If someone doesn't value evidence, what evidence are you going to provide to prove that they should value it? If someone doesn't value logic, what logical argument could you provide to show the importance of logic?

- Sam Harris





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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Breffney

* Last name Kreitner

Email bjmkreitner@gmail.com

Phone (403) 903-3827

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the strongest ban on conversion therapy within Calgary that is legally possible. There is a wealth of evidence showing how harmful this practice is and we need to support our most vulnerable LGBTQ+ citizens.

This is not a practice that aligns with our values as Canadians and Calgarians.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Natasha

* Last name Bodnarchuk

Email natashacbodnarchuk@gmail.com

Phone

* Subject Banning Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am ashamed to live in a place where conversion "therapy" is still permitted. This is a disgusting practice that needs to cease immediately. How can we say that we stand for equality and against discrimination and yet, still allow our own to be told that something is wrong with them and needs to be changed? Homosexuality was removed from the DSM nearly 50 years ago, yet there remain businesses that gain profit through claiming they can "cure" individuals of their sexual orientation or gender identity change efforts. We know that sexuality is genetic, the Canadian Charter of Rights and Freedoms includes freedom from discrimination based on gender, sex, and sexual orientation, and yet these practices remain. We also know that these businesses aren't even effective; rather than changing a person's sexuality or gender identity, they instead cause emotional and psychological harm. This is abuse and must end.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Carolyn

* Last name Lefebvre

Email popcan27@hotmail.com

Phone

* Subject Conversion therapy ban bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello- I wanted to write to show my support for this bylaw. I hope very much that council will pass this into law, as it is, without any change or amendment. Our LGBTQ community needs us to stand up and protect them from those who wish to change them and do them harm. And I am proud to live in a city that will do just that. Thank you for your consideration.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Aaron

* Last name Dixon

Email aaron.dixon@me.com

Phone

* Subject Conversion Therapy Ban PFC2020-0116

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am concerned that with a broad definition of conversion therapy it may contradict the Canadian Charter of Rights and Freedoms. Where conversion therapy in past has been abused, presenting a poorly defined conversion therapy ban may specifically discriminate against many religious persons and not allow for freedom of conscience and religion, nor freedom of speech. To support inclusion and diversity in our nation it is important that we continue to allow freedom of thought and speech, while protecting ALL people of ALL viewpoints. Our nation has a free market, and should any person want to seek counselling services with opinions different than their own, they should be free to do so. If there is proof of abuse or false advertising or other criminal offences, these should be dealt with under the criminal code.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Adrienne

* Last name Battad-Pallister

Email adriennebattad@gmail.com

Phone

* Subject Banning Conversion Therapy - Keep Bylaw AS IS

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please keep the associated and relevant bylaw AS WRITTEN. Amending the bylaw may be potentially damaging to members of the LGBTQ+ community as it would allow for a legal "grey area" in which those who back conversion therapy may take advantage of and thereby put lives and well-being at risk. (Taken from Calgary Pride:) There is no place for conversion therapy, not in Calgary and not in 2020. Not only is conversion therapy inhumane, isolating and significantly damaging to the health and well-being of the people directly impacted, it is equally damaging to the communities who allow them to continue. On the contrary, cultures of inclusivity reduce our feelings of isolation and increase our sense of belonging. Inclusivity reduces instances of depression, self harm and suicide, and not just for the gender and sexually diverse, but for everyone.

From: alyssa.m.reid@hotmail.com
To: [Public Submissions](#)
Subject: [EXT] Bylaw to ban conversion therapy
Date: Thursday, May 14, 2020 8:49:17 PM

Hello my name is Alyssa Reid. I am a masters social work student at the University of Calgary, and a bisexual woman.

I grew up facing the discrimination of the public, as well as an extremely conservative family. I often felt the need to hide who I was because of programs such as conversion therapy. I heard stories from friends about the torture they endured at the hands of their parents and their faith, the people who should have supported and protected them. It didn't change their sexual identity, but it did change the way they felt about themselves. It creates a sense of anguish and inferior self-worth. Trauma that takes years of therapy and support to start oppose. Thus, conversion "therapy" is not only an ineffective and brutal experience, but costly to society as a whole.

I hope that the leaders in Calgary can truly stand behind the members of its LGBTQ+ community, and see the destructive nature of conversion therapy and the evil in allowing it to continue.

Thank you,

Alyssa Reid, B.A.
403-923-8866



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Amrit

* Last name Matharoo

Email amrit.matharoo97@gmail.com

Phone 4037714660

* Subject Ban on Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a registered social worker working in the area of children and youth mental health, the detrimental affects of conversion therapy are clear. We know that these so-called "camps" are sites of physical, emotional, sexual and spiritual abuse. As many children and youth are forced to attend during their pivotal years of development, they are often left with deeply rotted trauma. Organizations such as the Human Rights Campaign, the Trevor Project, and other non-profit and government groups have conducted substantial research that has concluded the effects of conversion therapy are harmful and lasting. Knowing what we know, it is our responsibility as a city to ban conversion therapy and lead the way for other cities and municipalities to do the same.

ISC:

1/1

Unrestricted

May 20, 2020

11:19:06 AM



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Andrea

* Last name Power

Email andrea.power@auarts.ca

Phone 403-830-5896

* Subject Amendment to sections 43 through 45 of Procedure Bylaw 35M2017

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
"I support this bylaw, AS IT IS WRITTEN, with NO AMENDMENTS, to ban the practice of conversion therapy in the City of Calgary" Please, stop this practice!



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* First name Anita

* Last name Denton

Email anita.denton@hotmail.com

Phone

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

In 1991 my best friend came out as gay. His parents sent him to a conversion therapy center to try and change him. He came back scarred, deoressed and scared of who he was. We got an apartment together so he no longer had to pretend for his parents and finally be himself. I used ti go with him to bars because Calgary was not, and in many ways is stilk not, a welcoming town for those with alternative lifestyles. We met many people in the LGBTQ community and his story was not new nor the worst, but it took him years to recover from his experiences. This type of therapy doesn't help anyone and is so harmful to the psyche. Please introduce the ban on conversion therapy. This city needs to support all its citizens.



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* First name Brad

* Last name Fougere

Email bradvfougere@gmail.com

Phone

* Subject Proposed Prohibited Businesses Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I would like to voice my strong support of the proposed bylaw to prohibit conversion therapy. My partner's family lives in Calgary, and as a queer person who visits the city, I believe this is an important step toward addressing Calgary's disturbing level of homophobia.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Bree

* Last name Dozzi

Email breedozzi@hotmail.com

Phone

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Ban conversion therapy. It is dangerous and harmful



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Cam
* Last name	Gerrits
Email	c.j.gerrits@gmail.com
Phone	5877779931
* Subject	Conversion therapy bylaw
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I believe that Calgarians should continue to have access to counselling of their choice with regards to their sexuality. An individual should have the right to seek counselling from the institution or viewpoint of their choice. I think it would be infringing on an individual's rights to ban or prohibit them from seeking information or counselling from wherever they desire, as an expression of their freedom of thought and speech.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Caryle and Brent

* Last name Barr

Email

Phone

* Subject Support for Proposed Bylaws regarding Conversion Therapy in Calgary, May 13, 2020

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My husband and I are members of Robert McClure United Church which is an Affirming Congregation. We personally support extensive and enforceable bylaws against conversion therapy of all forms. Conversion therapy is not proven to do much except put people through needless torture-physical, mental, and emotion torture to try to make them become something they are not. We are all individuals with a variety of gifts to make our way in the world. Our sexuality is part of the gift. We want Calgary to be a place where all are welcome to be the best they can be-a diverse, supportive and loving place to live.



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* First name	CATHY
* Last name	Boulanger
Email	boulanger.ab@shaw.ca
Phone	4033544525
* Subject	Ban Conversion Therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Conversion therapy has no place in the world and especially not in our beautiful, diverse, caring and open city. Let us all be a voice and do what is right.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Christopher

* Last name Morris

Email

Phone 5878938246

* Subject Conversion Therapy ban legislation

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Calgary Counselman/woman,

Please support the Conversion therapy legislation as it is written, with no changes.

Meaning, EMPOWER people to live as they CHOOSE, whether gay, straight, queer, bisexual, transsexual, pre/post-op, WHATEVER they choose. This is Calgary, Alberta, Canada. First-world and progressive, an example to the world ethically and morally, correct? Prove it. Represent the people, not a small minority with an agenda.

It's disturbing that this needs to be addressed still, but that is what a democracy is for. Let's not regress.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Corine

* Last name Jansonius

Email cjansonius@gmail.com

Phone 403-604-4584

* Subject Conversion Therapy - I support banning this

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Hi, I've heard that City Council is voting on May 25 on whether to ban conversion therapy. I support this ban, hope that you will vote to ban it!
Kind regards,
Corine Jansonius



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Courtney

* Last name Uittenbosch

Email courtney.uitt@gmail.com

Phone 4039900121

* Subject Banning Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Conversion therapy has been shown to not only be ineffective, but to have long term damaging effects on an individual's mental health. It should be banned in the City of Calgary



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Dawson

* Last name Cole

Email dawsontcole15@gmail.com

Phone 4035859051

* Subject Conversion therapy Ban PF2020-0116

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
This is a a person attack on the Christians. You are banning part of our religion. You are banning are religious freedom. Shame on all of you!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name DeAnna

* Last name Brushaber

Email dedebrushaber@gmail.com

Phone 5074214491

* Subject Ban on Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Coercive abusive therapy is not ok on any issue and I can understand why the counsel is addressing this issue. However, I cannot understand why the counsel feels it is ok to stir up dissension between religions of this community and the city counsel. The religions of Islam, Judaism, Mormon, Catholic, Christian all uphold marriage as between one man and one woman. To uphold this is freedom of religion and freedom of speech. Please keep the language in your bylaw to address therapy and please do not cause a chasm between our religions and you. Thank you.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Desiree

* Last name Pankratz

Email desireepankratz@gmail.com

Phone

* Subject Conversion Therapy Ban PFC2020-0116

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am concerned that with a broad definition of conversion therapy it may contradict the Canadian Charter of Rights and Freedoms. To support inclusion and diversity in our nation it is important that we continue to allow freedom of thought and speech, while protecting all people of all viewpoints. Should any person want to seek counseling services with opinions different than their own, they should be free to do so. Presenting a poorly defined conversation therapy ban may specifically discriminate against many religious persons and not allow for freedoms of conscience and religion, nor freedom of speech.

ISC:

1/1

Unrestricted

May 20, 2020

11:22:17 AM

DRAFT BYLAWS AGAINST CONVERSION THERAPY

I sincerely and wholeheartedly applaud the Calgary City Council for UNAMOUSLY approving a motion to draft bylaws against conversion therapy.

It is beyond time that some group recognizes and accepts the responsibility to oversee this unbelievable act that is happening in our society.

For too long conversion therapy has been kept quiet; unknown to much of the population; until now. I am beyond happy to hear that those who have been affected by being forced into conversion therapy, have been brave enough to come forward. What a huge step for these broken souls.

It is only recently I learned through our church of conversion therapy. I am appalled that it has been an accepted practice to use on people. It is an unimaginable and unauthorized practice that is taking place.

I ask myself, how could anyone approve of putting their child through something like this? Unfortunately, I do know why, but I can't conceive of this being accepted in this day and age.

Why?

- You want a perfect child. No one is perfect. Parents, are you perfect?
- You are embarrassed because there is a stigma associated with these children. (Who started that?)
- Perhaps one day they will rule the world! God forbid.

Any parent who has a child who is deemed queer, needs to walk in the footsteps of their child. Experience what life looks like to them. Understand who they are as a person. They are your progeny! Accept what a miracle you have created and most of all LOVE THEM, unconditionally. We are all created equal....God created all of us equal and in his image.

What gives anyone the right to change which is meant to be? Can you, as a parent live with yourself for creating such fear and inevitable trauma inflicted to your child - all for your acceptance?

If you are ashamed of your child, or embarrassed to acknowledge this child as yours; the finger points right back at you, not your child. It is **YOU** who needs counseling, not your offspring!

Over the years, I have had many friends who don't fit the perceived "mold". As other friends I had, they have played an important role in my life. I have never seen anything but caring and kindness from them all. Many of these friends turned out to be very educated and talented and would never intentional hurt someone.

I have watched my grandson as he has progressed throughout all the trials and tribulations that he had to deal with. His life has not been easy. I will never forget his words, "Grandma, I did not ask to be born this way." This comment pulled on my heart strings. I know, before he did, that he was queer, but I loved him and have always supported him, and am so happy he has accepted who he is. He is a very gifted, caring and loving young man.

In summary, all you people who cannot accept anyone who is different, which includes other races; how about focusing on major topics that really need to be changed!

- Alcoholics who come home and beat their children
- Abusive people who get high putting others down
- Troubled souls who can't cope with life
- Street people who can't help themselves
- People with mental issues caused by traumatic issues in their lives
- Old folks deserted and left in seniors homes
- The list is never ending

PLEASE, FIGHT A REAL CAUSE, and make yourself feel good for helping others survive from day to day. ***That would be something worthwhile fighting for.***

Please, on behalf of all the "different" individuals in our society, I urgently request that this Council continue to do everything in your power to put an end to this conversion therapy!!

Respectfully submitted,

Dianne Marston
marstondj@shaw.ca



Public Submission

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* First name Elaina

* Last name Duska

Email elaina.c.duska@gmail.com

Phone

* Subject Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This bylaw should be passed by the city - to allow such a practice to continue would be inhumane and unethical. If we as a city pride ourselves upon our openness and acceptance, we must ensure we make choices that prevent minorities from being exploited and abused by the majority. We must strive to protect those most at risk, and not allow religion or political belief to infringe upon basic human rights.



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* First name Elizabeth

* Last name Lauder

Email

Phone 403-550-2273

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Everyone born are either male or female. If they want to come out of their confusion and sin then they should have the right to and to seek any council they need or ask for prayer.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Eva

* Last name Gonzalez

Email emrgonzalez@gmail.com

Phone

* Subject Conversion Therapy is Inhumane

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Conversion therapy needs to stop.



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* First name Ginger

* Last name Andrews

Email gingerbandrews@gmail.com

Phone +14034733877

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I do not support to have the bylaw passed to ban conversion therapy



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* First name Heather

* Last name Roe

Email heather.roe1@gmail.com

Phone 4039238235

* Subject Support conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I am writing as a Calgarian to voice my support in bannkng conversion therapies in Calgary. This is a barbaric amd abusive practice.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Isabela

* Last name Gasparini

Email igasparini@shaw.ca

Phone

* Subject NO to "Conversion Therapy" - Pass legislation as written

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City of Calgary Council:

Please accept this short letter as a request that Legislation regarding "Conversion Therapy" in Calgary is approved as it has been written, with no modification as to water down the absolute and conclusive ban of such absurd concept.

More efforts are needed in supporting the Mental Health of all individuals and families who deal with not being loved and accepted for who they are.

I sincerely can't believe this is even up for discussion!

Thank you,

Isabela Gasparini



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jaxi

* Last name Malcomson

Email jacimalcomson8@gmail.com

Phone 4038803581

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Stop it. Let people be and have their own choices



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jenn

* Last name Goodger

Email jenn@goodger.org

Phone 4033897216

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the ban on conversion therapy 100%. Any form of "therapy" that aims to shame, humiliate or guilt a person into denying who they are, and which attempts to "convert" a person to heterosexuality is abusive, cruel, barbaric and absolutely destructive in every way. I wish to add my name to the list of supporters who seek to end this damaging practice. It is a human rights violation, and needs to be against the law.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jesse

* Last name Peters

Email jessepetersmusic@me.com

Phone

* Subject Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello council members,
My name is Jesse Peters. I am the Worship & Connecting Pastor at Bethany Chapel. I am writing to you to urge you to pass the Ban on Conversion therapy in Calgary. Conversion therapy is an incredibly harmful and damaging practice that needs to be relegated to the past. There is no papering over the harm done by conversion therapy with protestations of "religious liberty" or "religious practice." To proclaim that the way of Jesus supports or condones the oppression of LGBTQ+ people in this way is to ignore the central command of Jesus himself: "love one another."
The bylaw to ban conversion therapy is a way for Calgary to proclaim that it is a city where we "love one another" and celebrate the wondrous diversity of human beings that live in our city. It is our opportunity to communicate to our province, our country and our world that Calgary is a place where everyone is welcome.

Thank you for reading this and I look forward to celebrating the passage of this historic piece of legislation.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jillian

* Last name Isaak

Email infernoroses@gmail.com

Phone

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Not only is conversion therapy inhumane, isolating and significantly damaging to the health and wellbeing of the people directly impacted, it is equally damaging to the communities who allow them to continue.
Please pass the bylaw against conversion therapy AS WRITTEN, it does not need to be changed



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Calgary Catholic Local 55 ATA

* Last name Teachers Gay Straight Alliance as represented by John Williamson

Email jetwilliamson8@gmail.com

Phone 4034788988

* Subject We support the ban fully

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As the representatives of a union wing that is public, Catholic, and LGBTQ+ (and including enthusiastic allies) we strongly encourage you to vote for the ban as written. Though a tiny minority of members of our large faith community with misguided views many have reservations, we fully feel that our current Pope and most certainly progressive Catholics like Father James Martin would be completely against such practices. Whatever the rhetoric, we feel they are based on a hateful view of queer identities, akin to torture, and fully accept the widely established scientific claims these practices often do great harm and never do any good.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name JONATHAN

* Last name PARKS

Email jonathan@secularcalgary.com

Phone 3065024018

* Subject Support for a Municipal Bylaw to Ban Conversion Therapy as it is written within Calgary's City Limit

Dear Mayor Nenshi and Council Members,

The Secular Humanists of Calgary urges the City of Calgary to pass the bylaw to ban conversion therapy as it is written. This bylaw does not need to be changed, just as we - members of the LGBTQ2S+ do not need to be changed.

Conversion therapy is a discredited and harmful practice, rooted in false, pseudoscientific religious beliefs about what causes people to be lesbian, gay, bisexual, or trans.

We reject the dangerous claim that one's sexual orientation or gender identity can be changed through therapy. We support the cities efforts to ban the practice.

Last week, we heard numerous callers weighing in to show their opposition for a conversion therapy ban at the Calgary City Council virtual meeting. The origin of their opposition comes from their desire to continue promoting their point of view on life and gender from a religious ideology for those who seek it. We also heard that In every case when a person rejected their own same-sex attraction - it was a result of false information given by a faith community.

* Comments - please refrain from Many church leaders told us that attempts to criminalize conversion therapy could infringe on their ability to freely counsel those who come with struggles regarding their

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Unrestricted

May 19, 2020

3:34:27 PM



Public Submission

City Clerk's Office

providing personal information in
this field (maximum 2500
characters)

sexuality and gender identity.

I think we can all agree that the reason most people reject their sexual orientation, or same-sex desires is due to false and damaging information being spread from a faith community. As well as a false message that it can be changed.

Would an adult or child reject their sexual orientation if our society was never taught that same-sex attraction was wrong? I think not!

Modern-day conversion therapy may not be happening as often in a basement cellar with electric cables being attached to a person's genitals under the guise of a so-called spiritual counseling, but whether it is happening in a basement, medical facility, a church auditorium or a pastors office, conversion therapy is torcher, physical, mental and emotional.

To support a communities attempts to eradicate another community of people from our Canadian society is reminiscent of a dark past our planet is slowly emerging from. The widespread of false information against the LGBTQ2S+ community is the source of why many members in our city, province, and country still hold prejudice, discriminating, harmful and even dangerous views against a group of people.

Whether it is labeled gay conversion therapy, restorative therapy, or any other guise



Mayor Nenshi and Council Members
City of Calgary
800 Macleod Trail SE,
Calgary, AB T2P 2M5

May 19, 2020

Re: Support for a Municipal Bylaw to Ban Conversion Therapy **as it is written** within Calgary's City Limits

Dear Mayor Nenshi and Council Members,

The Secular Humanists of Calgary urges the City of Calgary to pass the bylaw to ban conversion therapy as it is written. This bylaw does not need to be changed, just as we - members of the LGBTQ2S+ do not need to be changed.

Conversion therapy is a discredited and harmful practice, rooted in false, pseudoscientific religious beliefs about what causes people to be lesbian, gay, bisexual, or trans.

We reject the dangerous claim that one's sexual orientation or gender identity can be changed through therapy. We support the cities efforts to ban the practice.

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Many church leaders told us that attempts to criminalize conversion therapy could infringe on their ability to freely counsel those who come with struggles regarding their sexuality and gender identity.

I think we can all agree that the reason most people reject their sexual orientation, or same-sex desires is due to false and damaging information being spread from a faith community. As well as a false message that it can be changed.

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To support a communities attempts to eradicate another community of people from our Canadian society is reminiscent of a dark past our planet is slowly emerging from. The widespread of false information against the LGBTQ2S+ community is the source of why many members in our city, province and country still hold prejudice, discriminating, harmful and even dangerous views against a group of people.

Whether it is labeled gay conversion therapy, restorative therapy, or any other guise, this practice is inhumane, the psychological damage, deliberately imposed self-loathing, and other impacts have lasting effects on survivors, and the very communities it claims to serve. Conversion or reparative therapy can result in negative outcomes such as distress, anxiety, depression, negative self-image, a feeling of personal failure, difficulty sustaining relationships, and sexual dysfunction, and can even lead to self harm and possibly suicide.

It has been discredited by the Pan American Health Organization, the Canadian Psychological Association and other mainstream medical bodies.

So-called "conversion therapy" is a dangerous and damaging practice that has no place in a contemporary society.

The Secular Humanists of Calgary is calling on all city councillors to reflect on the impact conversion therapy has had on its own citizens and make the right decision to stand for a progressive society, based on science, reason and human compassion. **We ask that you would pass this bylaw as it is currently written.**

Thank you,

What is Secular Humanism:

Humanism is a naturalistic philosophy that rejects all supernaturalism and relies primarily upon reason, science, democracy and human compassion.

Humanism in a nutshell:

1. Putting human beings and other living things at the centre of your moral outlook
2. Seeing the world as a natural place and looking to science and reason to make sense of it.
3. Promoting and supporting human flourishing across all frontiers, championing human rights for everyone.

Jonathan Parks
Executive Director
Secular Humanists of Calgary
jonathan@secularcalgary.com
www.secularcalgary.com
<https://www.facebook.com/groups/secularhumanistsofcalgary/>



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Johnathan

* Last name Tyrell

Email johnnyty14@gmail.com

Phone

* Subject Support for conversation therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The practice of conversion therapy is abusive and should not be allowed to continue in a Modern, diverse, loving and, accepting city.

There should be no question to ban these practices, they're traumatic. Hearing from individuals who have been forced to undergo these "therapies" and "sessions" only further cements the reality that conversion therapy needs to be stopped, banned, and individuals who choose to run such facilities after the law is passed should be held responsible.



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Julie

* Last name Walker

Email fullojw@hotmail.com

Phone 403-968-4816

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello City Council, I understand you meet next week for your decision on allowing or banning conversion therapy. I believe the very notion of conversion therapy is a form of not only bigotry and a violation of basic human rights, but it is in the same vein as the notion of converting someone from one religion to another, through therapy. If being homosexual was simply a choice, or a result of indoctrination, as religion is, then this conversion therapy would be a process of trying to 'change your mind'. Is this not a form of 'mind control'? Is mind control legal in Alberta? History shows that 'aversion therapy' is one of the best methods of mind control. Using fear or pain to discourage a behaviour, this is used today with Korilean Bear Dogs to discourage bears from specific areas. Is this part of "conversion therapy"? It better not be! The whole notion that you can 'convert' someone in a therapy is inhumane. It is based on a religious assumption that GOD did something wrong with you the first time and that you need to be treated. The fact that we are a multicultural and multi-faith country is not because we mandate "converting" people when they get here, so the idea of converting a gay person to be straight is archaic! My vote is to ban this "dark ages" therapy. Then people can choose counselling, if they feel it is what they need to deal with any internal concerns they may have about being gay, or family concerns or pressure about being gay. Make mental and emotional care safe, by taking away the idea that there is something terribly wrong with a person, so much so that they can be "converted". Rather give them the tools to cope with societies or their families fear based reaction to being gay, so they can adjust to life in our community just as a person of a minority ethnicity, a dysfunctional family or any other situation where acceptance is lacking in the hearts

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Unrestricted

May 18, 2020

11:42:26 AM



Public Submission

City Clerk's Office

of our community or households due to fear and pain. Thank you for reading my comment on this issue. Kind regards, Julie Walker



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kate

* Last name Barker

Email horsebarker@gmail.com

Phone 4036781898

* Subject Please pass the conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It's come to my attention that people are spreading misleading information in Calgary neighbourhoods opposing the Ban on Conversion Therapy. I am writing to voice my full support of the ban. Conversion Therapy is dehumanizing. I was never exposed to any formal "therapy" regarding my sexuality, but growing up I had a lot of informal conversations with authoritative people in my life who encouraged me to "rethink my feelings" and "suppress this phase" so I could be straight. It led to a suicide attempt when I was 12. At the time, I had NO idea what was happening and I assumed the people around me had my best interests at heart. I felt like a failure because I couldn't be who they said I should be. It was years later (and with the help of actual therapy) that I realized I am who I am, and nothing can change that. This ban will save lives.



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* First name Kelly

* Last name Misko

Email kamathact@gmail.com

Phone

* Subject Banning conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
It is 2020. Even religious organizations accept every human being for who God made them to be. This is a human rights issue. No conversation therapy should be legal in any case due to sexual orientation. Acceptance of all human beings is the heart and soul of humanity. Please vote to ban this archaic practice.



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* First name	Ken
* Last name	Brushett
Email	kenbrushett@hotmail.com
Phone	587 2263148
* Subject	Ban conversion therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Let this letter stand in reference to my support in banning conversion therapy. How we are even debating the basic human right to be the person who we ARE is just beyond me. It is embarrassing to me that we even debate this. We should ban all levels of conversion therapy in Alberta and across Canada



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kira

* Last name Bradley

Email kiradbradley@gmail.com

Phone 4039216040

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in complete support of Bylaw 35M2017 to ban conversion therapy in Calgary. I support this bylaw as it is currently written and ask that you would vote yes to move the bylaw forward as is with no exemptions or loopholes when it goes before the full City Council.
Sincerely,
Kira Bradley



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Petra
* Last name	London
Email	petrayoung@gmail.com
Phone	4032895893
* Subject	Procedure Bylaw 35M2017

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please, pass this amendment. From the bottom of my heart as an LGBTQIA2+ community member, take away this abomination to protect children here in Calgary.
---------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kris

* Last name Russell Markin

Email kgmarkin@gmail.com

Phone 4034679177

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please ban conversion therapy outright. I truly believe that the future will see conversion therapy for what it is - a human rights violation. Calgary has the opportunity to do the right thing - please act.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kurt

* Last name Phillips

Email kurt.malleus@gmail.com

Phone 4038235554

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'm not a resident of Calgary but I would urge the council to ban this horrible practice. It is pseudoscientific nonsense that does horrible damage to the people it is practiced on.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Leah

* Last name McClure

Email leahmcclureyc@gmail.com

Phone

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Pierre Trudeau famously said that government had no place in the bedroom. Likewise, telling people who they can identify themselves as is not a government debate. It will only harm our population and increase suicide rates.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Leanne

* Last name Million

Email leannemillion@gmail.com

Phone 4038911455

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The idea that we even have to vote to ban such an outdated, ill-informed and cruel practice such as conversion "therapy" in this day and age is staggering to me. Countless studies have shown that those who identify as non-heterosexual and are able to live their intimate lives freely suffer less mental illness and anguish. Sexuality is not something that anyone has the right to dictate to another human being and attempts to change that should be classified as hate crimes and not innocuously and erroneously labeled as "therapy". Fear and ignorance drives others to try and control someone's sexual or gender expression. The citizens of Calgary, I believe, are above that ridiculous, childish, fear-based thinking. People should never be told how they are allowed to feel about themselves or their intimacy. Imagine if this practice was being utilized against heterosexuals. What a hue and cry there would be then! Why? Because we know that it's an infringement on our most basic human rights.

I implore the members of City Council to do the only right thing and pass the ban on the heinous and destructive practice of conversion "therapy".

ISC:

1/1

Unrestricted

May 19, 2020

10:07:46 AM



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Leila

* Last name Sidi

Email leila_sidi@yahoo.com

Phone

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I seriously can not believe that in 2020 the idea of conversion therapy is even on the table in a world class city like Calgary. I call for a 100% ban on this harmful and ineffective practice! Support people to have healthy relationships (with whomever they choose) by providing housing, food, public education, and full rounded health care to every person as a basic human right!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Leticia

* Last name Teixeira

Email leticiateixeira136@gmail.com

Phone

* Subject Bylaw 35m2017

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please allow this bylaw to pass as the way it is written. There are many at risk LGBT kids who are depending on this to pass without amendments or loopholes for their safet.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Lexx

* Last name Ambrose

Email thecheflexx@gmail.com

Phone 4039191113

* Subject Bylaw to ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support this bylaw passing, and wanted to make sure it was heard that this bylaw should absolutely be passed!

Thank you



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Linda

* Last name Price

Email lindalprice@hotmail.com

Phone

* Subject conversion therapy and counselling

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This letter is in response to the proposed ban on counselling kids on transgender conversion. We have freedoms in Canada, and we also have freedom of religion in Canada. What right do a few people, or a group of city counsellors, have to say that the Bible, the word of GOD in which Canada has been built on for the last 100 or so years, who can say it cannot be used in counselling sessions. No one has the right to take away the word of GOD from among us. I so disagree with taking prayer of Bible teaching away, or even sharing a word from the Bible, this cannot be allowed to happen in our beautiful Canada.

We love our children and grandchildren, and want them to grow up in freedom... not communism. I am so against this.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Liz
* Last name	Frazer
Email	liz.frazer236@gmail.com
Phone	4038372285
* Subject	Ban on Conversion therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Good day, I am a resident of ward 8 and I fully support the bylaw banning conversation therapy as it is written and implore all council to vote in favor of this bylaw as it is written.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Lysh
* Last name	Donaldson-Glover
Email	lyshpiekarski@gmail.com
Phone	4038805213
* Subject	Conversion Therapy Ban
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Our friends, family and children deserve to grow up and live authentic lives. WE Shouldn't have to go through ABUSE to live a fake lifestyle. Why are we still talking about this is 2020? We all bleed the same blood, there is enough hate in this world. Pass this Bylaw. I am AGAINST Conversion Therapy.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Marina
* Last name	Giacomin
Email	mgiacomin68@outlook.com
Phone	+14037002676
* Subject	Ban Conversion therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Dear Calgary City Council - please vote to ban conversion therapy in Calgary as per the new bylaw being presented in May 25,2020. There should be no tolerance in our city for a practise that has been proven to not be based in evidence or supported by medical/psychological associations, and that is emotionally damaging and traumatizing to people, particularly youth. Do the right thing!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Mayowa

* Last name Rosanwo

Email mayowarosano@gmail.com

Phone 4039669131

* Subject A Concern from a Young Canadian Man

Hello, I am a 22-year-old student living in Calgary since 2007. I think it's fair as a Calgarian, and Canadian, I express my concerns for impending restriction on our freedoms.

From my own and many other Canadian's perspectives, it seems like our politicians and leaders keep making increasing restricting laws and regulations without any public discourse or a general understanding of the consequences of implementing these laws, regulations, financial programs, etc. It's gotten to the point where you can't help it and you have to speak up.

On Monday, the people of Calgary's city council will vote on the by-law to ban "conversion therapy". Individuals can receive a fine of up to \$10,000 or up to 1 year in jail.

Simply put, this can impend on my freedoms, and here is why.

The freedom for people to talk with others, share, and listen to others' stories can help those who are struggling with sexual behavioral issues.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

One thing that is overwhelmingly common in the homosexual community is sexual promiscuity. This means engaging with different sexual partners frequently. I'm not saying it's a bad thing, you're free to have sex with whoever.

ISC:

1/2

Unrestricted

May 20, 2020

11:49:49 AM



Public Submission

City Clerk's Office

However, when you're a young insecure girl/boy/man/woman, you can find security in a community that may take advantage of you because of your willingness to participate in sexual activities. This is emotionally damaging at best and at worst can lead to dangerous or life-threatening situations. We must take an honest look at the situation here. Let's say a young person like me is dealing with sexual confusion, as have I. If that person is raised in a church, they might want to go speak with a pastor about it. They should not have to live in fear that their pastor will be jailed or fined.

The ban on "conversion therapy" is wrong because the narrative of life for all beings since the beginning of time is change. More specifically, voluntary change. This means a person can lead a damaging, pleasure-seeking, sexually promiscuous life that is wholly endorsed by the public. And it's up to the individual to decide whether they want to continue that life or make a change for themselves. So it is wrong to fine and jail people whose only intention is to help people create a better life for themselves.

Please watch this video as it may show you a new perspective to this issue: <https://www.youtube.com/watch?v=v--BuHXVA70>



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Megan

* Last name Turner

Email mlturner@ualberta.ca

Phone

* Subject Banning Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing in support of the Council's proposed bylaw to ban conversion therapy in Calgary. Conversion therapy is a cruel and unethical practice which causes serious psychological harm to LGBTQ2S+ individuals. It reinforces stigma and causes a great deal of suffering in a practice that is ultimately ineffective. Sexuality and gender identity are not a choice, and is innate to a person. The practice of conversion therapy is just as futile as trying to change a person's skin colour. All it does is reinforce discrimination and false perceptions that anything other than cisgender or heterosexuality is "wrong". Gender and sexual diversity is valuable, celebrated and LGBTQ2S+ individuals deserve to be protected from harm. I applaud Council on putting forth the proposal for this bylaw and look forward to the day we see it in action. Thank you.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Melissa

* Last name K

Email

Phone 4037003555

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Conversion Therapy isn't real. I can't believe this is still even questioned. Please continue the ban.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Melody

* Last name Scott

Email melody.scott@codedivasites.com

Phone

* Subject Ban Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This bylaw goes to City Council on May 25. I beg you to pass this bylaw as written. Conversion therapy is inhumane, unnecessary and outmoded. It is something that should have been banned before the 21st century. Gay people are just people who love each other. Please pass this bylaw as written, and show the world that Calgary continues to be the city I love.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Michelle (Mitch)

* Last name Graham

Email mitchymoonsmagik@gmail.com

Phone 4039666529

* Subject Banning of conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I just want to express that I am in full support of the bylaw to ban Conversion therapy. I have lived as a closeted queer for most of my life- and the results of feeling shame and the need to hide a big piece of who I am has led to de estate for results. These include mental health issues and suicide attempts. I am just starting g to live out my truth as I feel I am on a city that has taken steps to support and protect me. However having vicersipn therapy available makes me feel quite the opposite. Unsafe, unwanted. It can never be an option for anyone. It is damaging and life threatening. Please take my words into consideration! to pass the bylaw to ban conversion therapy!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Monica

* Last name Mamchur

Email mmamchur@hotmail.com

Phone

* Subject Ban conversation therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please ban conversation therapy. In this day and age, we know better. Conversation therapy puts people's lives at risk. Let people love who they love.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Myrna

* Last name Chorney

Email

Phone 4034786660

* Subject Bylaw for Conversion Therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Mr. Magliocca, please vote in favour of the bylaw banning conversion therapy. It does not need amendments which could weaken the bylaw or provide loopholes.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Nancy

* Last name Lutz

Email nancy4923@yahoo.com

Phone 4038268533

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
City Council, please protect Calgarians by banning conversion therapy in our city.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Naomi

* Last name Roccamo

Email naomi.roccamo@gmail.com

Phone 4037078723

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Calgary Council,

Please use your kindness, compassion and humanity to pass Bylaw 3M2017 as it is written. Everyone deserves to live there best life, no matter their sexual orientation. This world is changing and so should our society's approach to abolish conversion therapy. We need to embrace individuality not attempt to conform people.

#LovelsLove

Thank you.

Naomi



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Oliver

* Last name Armstrong

Email oliver233@yahoo.com

Phone

* Subject Ban on conversion therapy in Calgary

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to indicate my very strong support for a ban on all conversion therapy services in Calgary. Being a member of the LGBTQ community, I was lucky enough to grow up in a family that respected my orientation and did not try to coerce or force me to act in any way that was contrary to my nature. We must stand up for all the rights of all Calgarians, Albertans and Canadians to not be subject to pseudo-scientific or faith based therapies, that have been shown to cause much harm. I encourage every member of council to help pass this progressive city ordinance.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Rachel

* Last name Eysers

Email rachgesch@yahoo.com

Phone

* Subject Conversion therapy ban bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi, I'm writing to support the ban on conversion therapy, as written in the bylaw that is currently being considered. This harmful practice should have no place here. Thank you.

From: [Rainbow Elders Calgary](#)
To: [Public Submissions](#)
Subject: [EXT] Banning Conversion Therapy
Date: Sunday, May 17, 2020 9:58:22 AM

Dear Calgary City Council,

We, the undersigned, applaud Mayor Nenshi and all of City Council for your brave and bold leadership on February 3rd, 2020, when you unanimously voted for our city's administration to craft a bylaw to protect LGBTQ2SIA+ Calgarians from the unscientific, fraudulent, and harmful practices of "conversion therapy".

On May 13th and 14th, at the SPC meeting on Community and Protective Services, our city's administration delivered a rigorously tested bylaw that aligns with the *Canadian Charter of Rights and Freedoms*, and protects vulnerable individuals from the abuses of so-called "sexual orientation, gender identity, and expression change efforts". This bylaw has been prepared in full consultation with all stakeholders, supported by expert researchers, lawyers, and administrators to create the strongest bylaw possible to protect Calgarians.

Any attempts to amend this bylaw create exemptions and loopholes that are not only unethical, they are dangerous. Any changes made to this bylaw will place people's lives at risk, effectively nullifying an intended prohibition on this harmful practice.

We are writing you as organizational representatives of Calgary's diverse Lesbian, Gay, Bisexual, Transgender, Queer, Two-Spirit, Intersex, Asexual communities to impore you to stand up for our rights, and for the lives of those most vulnerable to this unethical practice.

To state our position more clearly: This Bylaw does not need to be changed. We do not need to be changed.

During the next City Council meeting, you will be given the opportunity to fulfill your commitment to end conversion therapy in Calgary. Please approve this bylaw as written - without amendments, without exemptions, and with the full support of your belief in the strength, dignity, and humanity of our LGBTQ2SIA+ communities.

Sincerely,

Donna Thorsten

Manager

Rainbow Elders Calgary

--



In the spirit of respect, truth and reconciliation, Rainbow Elders Calgary would like to acknowledge that we live, work and play on the traditional territories of the people of the Treaty 7 region in Southern Alberta, which includes the Blackfoot Confederacy (comprising the Siksika, Piikani, and Kainai First Nations), the Tsuut'ina First Nation, and the Stoney Nakoda (including the Chiniki, Bearspaw, and Wesley First Nations). This land is also home to Métis Nation of Alberta, Region III.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Samantha

* Last name Kivell

Email samanthakivell@hotmail.com

Phone 9055318086

* Subject Conversion therapt

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi there,

It has been brought to my attention that conversion therapy is still going in in Alberta. I am appalled by this realization. I am an Ontarian, hoping to move to Alberta within the next few years. I hope for better. This is disturbing. Please do something to change this.

From a straight white women



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Sarah

* Last name Freeman

Email

Phone

* Subject Banning conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in favour of banning conversion therapy and it is time that we move on from a pre-historic, religious outlook on personal business.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Shannon

* Last name Hodgson

Email shodgson916@shaw.ca

Phone

* Subject Proposed Ban on Conversion Therapy

Dear City Clerk,

I am much disturbed to hear that council is about to pass a law prohibiting teaching from certain parts of the Bible, and certain parts of the Koran, punishable by \$10,000 fines and serious jail time in fact. Our country was founded on Christian principals, and Christians (and most Muslims) are peace-loving citizens. I know of No pastor or teacher or priest who would try to "convert" anyone to heterosexual views without that person's consent. Not only that, it goes against the basic principals of democracy to have such a law in place; it goes against freedom of speech and freedom of religion, something many of our refugees came here for.

Consider one example. Say a heterosexual man is having trouble in his marriage because he has become attracted to men. He goes to his pastor for counseling. This man needing help believes in the principals of the Bible. How completely useless it will be for him to go to his pastor for help and for his pastor to say, "I'm sorry, I cannot counsel you what to do. I am forbidden by law to mention God's law on the matter. You'll have to find help elsewhere." This pastor and others like him/her would end up becoming puppets of the state, only saying what they are "allowed to". Or else they would be forced to teach in secret, risking reprisal. This is why people of faith are upset. What right does anyone have to tell me what to believe or not believe? You are accusing certain members of society for being judgmental; how is what this law will do be any less judgmental to people of faith? You are doing the very same thing you are

* Comments - please refrain from providing personal information in this field (maximum 2500)

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Unrestricted

May 19, 2020

10:51:23 PM



Public Submission

City Clerk's Office

characters)

accusing us of doing. Please open your eyes.

What values do You hold dear that might be the next thing taken away? We will all be held accountable for the choices we make. Think down the road to what our city and our provinces and our country will look like if basic things like freedom of speech and freedom of religion are taken away. Democracy is what our armed forces have fought for in every war. How sad our veterans would be, and must be, to see what is happening in our beautiful land. Please think about it.

Last, consider that the vast majority of our citizens in Calgary are not LGTBQY; it is a very small, vocal percentage that are pushing for this agenda. It does not make sense to make laws that accommodate the vocal few without considering the ramifications on society at large.

Respectfully yours,
Shannon Hodgson,
Silver Springs, Calgary



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Shannon

* Last name McKenzie

Email kandsmckenzie@shaw.ca

Phone 403-374-0222

* Subject Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I want City council to know that I Support the Conversion Therapy Bylaw as it is written and I oppose any changes or amendments to the bylaw.
Sincerely,
Shannon McKenzie
Hawkwood, Calgary.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Stephanie

* Last name Harris

Email livingmicahsixeight@gmail.com

Phone

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

SPC on Community and Protective Services
City Clerk's Office
Legislative Service Division #8007
The City of Calgary P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5
Dear Mayor Nenshi and Councillors,
RE: Conversion Therapy Ban, PFC2020-0116

Each individual has a right to choose which therapy is best for them. The bylaw first Banning "conversion therapy" is poorly written. If this ban is to go through, which I do not support, then it must include banning groups from talking to my kids in schools about trans gender issues. The bylaw must work both ways, otherwise it must not be passed.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Susan

* Last name Burney

Email smburney@cbe.ab.ca

Phone 4032824361

* Subject Conversion therapy needs to be banned

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Pretty sure my subject line says it all. I don't care semantics, minuscule wording changes, or even discussion. Anyone who is worthy of being human would understand this is a heinous practice, and if they don't, should recuse themselves from this discussion. Conversion therapy needs to be banned. Period. End. Stop.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Sylvia
* Last name	Hawkins
Email	calgarysylv198@gmail.com
Phone	403 235 3832
* Subject	Conversion therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	It is unconscionable in the 21st century that the notion of "conversion" needs to be discussed. The thought that someone can "convert" a person's sexual orientation and/or gender identity is as ludicrous as it is abhorrent. Please vote to ban "conversion therapy".



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Talia

* Last name Potter

Email talia.potter.yyc@gmail.com

Phone

* Subject Conversion Therapy Ban supply

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support a total ban on conversion therapy and want to see the by-law passed as it is currently written as of May 18, 2020, with no amendments.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Tania

* Last name Sablatash

Email tsab@nucleus.com

Phone

* Subject Support for ban on Gay Conversion Therapy

To Whom It May Concern:

My daughter is pansexual. I have a nephew who is gay. People of LGBTQ2+ sexual orientations should NOT be tortured by being forced to undergo Conversion Therapy. It is not ethical. It is not moral. It will not improve their lives. Sexual orientation is not a choice, it is how people are born. Trying to force someone to change their sexual orientation because it does not align with your beliefs is wrong, no matter which religion you practice, or what your personal beliefs are. Conversion Therapy is a harmful practice that traumatizes individuals subjected to it for the rest of their lives. People who are LGBTQ2+ are already marginalized in our society, simply because their orientation is not in the mainstream. Leave them alone. Let them live their lives in peace.

I understand that this legislation still has to pass through Council, and there will be a vote on it this week - please include me as a person who is FOR banning Conversion Therapy in Calgary. The ban is long overdue.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I will also quote my Councillor, Evan Woolley: "I am asking you from the bottom of my heart... to support these recommendations. When we promote hatred, it is labelled a crime. When we promote self-hatred, it is labelled a "therapy". Promoting self-hatred is not therapy, it is simply the promotion of hatred."

(I would also like to note that neither my daughter nor my nephew share my name, in

ISC:

1/2

Unrestricted

May 19, 2020

12:08:04 PM



Public Submission

City Clerk's Office

case there is concern about either of them being identified in this letter.)

Sincerely,
Tania Sablatash
#1, 2121 - 15 St. SW
Calgary, AB T2T 3Y9
587-439-9517



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Tracey

* Last name Busge

Email tracey.budge@live.com

Phone 5875805835

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a parent of 3 beautiful, perfect people. My 2 adult children identify as LGBT+ and I cannot be prouder of them. They are productive, contributing members of our country. They have been fortunate because they were brought up believing that Love Is Love. Many are not so lucky and have been scarred for life due to conversion therapy. It's 2020 and there is no excuse for repeating this barbaric behaviour. We know better. Let's DO better.

Sincerely,

Tracey Budge



Public Submission

City Clerk's Office

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Rev. Tracy

* Last name Robertson

Email tracy@vilya.com

Phone 4038703930

* Subject Banning Conversion Therapy Bylaws

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I 100% agree with the draft bylaw on banning conversion therapy and strongly encourage my Councillor (Ward 10), all other Councillors, and the Mayor to vote to approve the draft bylaws as written and without any amendments.

I've also signed a letter with other Faith Leaders in support of these bylaws to ban conversation therapy of any kind in Calgary.

My church email is tracyrobertson@stthomasunited.ca



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Val

* Last name Matthews

Email vmatthews@shaw.ca

Phone 604-215-0260

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Having lived in Calgary and came out there as well I can't believe that in this day and age people are actually considering this as a solution to what they consider a problem. Get out of the dark ages and into the world we now live in. Ban conversion therapy.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Vanessa

* Last name Dixon

Email sweptup@gmail.com

Phone

* Subject PFC2020-0116

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am concerned that with a broad definition of conversion therapy it may contradict the Canadian Charter of Rights and Freedoms. Where conversion therapy in past has been abused, presenting a poorly defined conversion therapy ban may specifically discriminate against many religious persons and not allow for freedom of conscience and religion, nor freedom of speech. To support inclusion and diversity in our nation it is important that we continue to allow freedom of thought and speech, while protecting ALL people of ALL viewpoints. Our nation is a free market, and should any person want to seek counselling services with opinions different than their own, they should be free to do so. If there is proof of abuse or false advertising or other criminal offences, these should be dealt with under the criminal code.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Wyatt
* Last name	Johnson
Email	wyattjoh@gmail.com
Phone	4033545550
* Subject	Conversion Therapy Ban
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I strongly support the ban on conversion therapy as proposed. It is a harmful practice that has no place in a modern society.



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Karen

* Last name Cepuran

Email kcepuran@gmail.com

Phone

* Subject support for the banning of conversion therapy bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Hello,
I would like to submit my support for the banning of conversion therapy bylaw for the City of Calgary. I believe conversion therapy is a very harmful practice that should not be accepted or allowed in our community.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Michelle

* Last name Dulmadge

Email mdulmadge@shaw.ca

Phone

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

There is no place for conversion therapy, not in Calgary and not in 2020

From:
To: [Public Submissions](#)
Subject: FW: Bill re Conversion Therapy Ban
Date: Tuesday, May 19, 2020 9:10:30 AM

-----Original Message-----

From: LYNN ADAMSON [<mailto:lynnadamson@shaw.ca>]
Sent: Monday, May 18, 2020 7:33 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Bill re Conversion Therapy Ban

To Whom it may Concern,

My husband and I would like to express our deep concern over the Conversion Therapy Bill. First, we want you understand that we do not support any harmful tactics that have been instituted in the past, in order to try and “convert” those dealing with same-sex attractions or gender identity issues. However, having said that, we are greatly concerned over the wording of this current bill. It opens the door for penalties to those people/institutions that offer to help people seeking their assistance. And it closes the door to those honestly seeking help, to be able to find it.

We would ask that the wording of this Bill be changed, to allow those seeking help to be able to readily attain it. There are many testimonies of the LGTBQ community that found the freedom and peace that they were looking for through the availability of pastors, friends and councilors. My husband and I personally know of 2 young men that although initially practiced a homosexual lifestyle, are now happily married in a heterosexual relationship. All people should be able to experience the benefit of a variety of resources and assistance other than from only one perspective.

Thank you for your attention to this email.

Sincerely,
Scott and Lynn Adamson



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Marianne

* Last name Brown

Email mailmariannebrown@gmail.com

Phone

* Subject Yes To Calgary Conversion Therapy Ban , No ammendments, No changes.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Mayor Nenshi, and City of Calgary Councillors.
Please vote to ban conversion therapy in the City of Calgary. The ban should remain as written, with no amendments, and no changes.
I have been researching conversion therapy in Canada for over three years. My position in doing this research is as an ally to the 2SLGBTQ+ community, and to support bans of CT - municipal, provincial, and federal. I also supply information to journalists, and academics, writing about conversion therapy.
Conversion therapy happens all across Canada. Much of my research has landed me in Alberta, and in particular in the City of Calgary. Conversion therapy ministries, biblical counsellors and psychotherapists (33 in Calgary are members of the PACCP - Professional Association of Christian Counsellors and Psychotherapists), Journey Canada office, retreats, and courses, churches, colleges, youth organizations, and conferences that support conversion therapy type, or actually practice it. Hundreds of clergy, elders, and church members Alberta have signed the hateful One Accord - "it is contrary to Scripture to approve of homosexual immorality or transgenderism..."<https://oneaccord.one>. One Initial Signatory of the 'accord' is Paul Dirks - who has spoken out against the ban.
If there is anything that you need from me, including Journey Canada Annual Reports which list organizations they have partnered with in Calgary (these are no longer available on the Journey Canada website, but I have several years downloaded), please contact me.

ISC:

1/2

Unrestricted

May 20, 2020

12:42:58 PM



Public Submission

City Clerk's Office

Thank you very much. This Ban on Conversion Therapy is needed, and I applaud you for your work on this important issue.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Wendy
* Last name	Aikins
Email	wendyaikins@gmail.com
Phone	4032388252
* Subject	Gay conversion
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I believe that gay conversion is cruel, twisted, ineffective and another way to punish LBGTQ2S. It has been medically proven to increase suicide ideation and successful suicides. Our provincial government is made up of evangelical cult members (wilberforce) who are against anything resembling a caring and humane society and Calgary needs to show they are wrong and there is no place for discrimination in any form



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Crystal

* Last name Cram

Email Crystalcram@hotmail.ca

Phone

* Subject BAN CONVERSION THERAPY

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I think that the subject matter says enough. Can't believe we have to even debate this!!! Do the right thing



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Vincent

* Last name Ellis

Email vellis11@msn.com

Phone

* Subject Ban conversion therapy abuse

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
So called conversion therapy is a toxic abuse and dehumanization of people and children. It should not be tolerated in Calgary



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* First name	Sara
* Last name	Heerema
Email	sara.heerema@gmail.com
Phone	
* Subject	Calgary ban of conversion therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please ensure that the Calgary bylaw relating to the ban of conversion therapy is passed. There is no place in today's society for this barbaric and ineffective practice. Ban gay conversion therapy NOW.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Dawson

* Last name Cole

Email dawsontcole15@gmail.com

Phone 4035859051

* Subject Ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
You are personally attacking Churches and people trying to actually help. You are preventing us from sharing are story's to other. Shame on all of you!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kim

* Last name Jones

Email kajones1206@gmail.com

Phone

* Subject Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please consider this email an indication of my absolute support for the proposed bylaw opposing conversion therapy.
Please make sure this horrid practice never occurs in our city again.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Rebecca

* Last name MacDonald

Email rebecca_macdonald@hotmail.com

Phone 587-222-3885

* Subject Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a strong supporter of this bylaw - conversion therapy is harmful and not relevant to the world we live in today, a world where LGBTQ2S+ communities have fought to establish rights that are degraded by the continued offering of conversion therapy services. I urge council to unanimously pass this bylaw, ensuring that the rights of all citizens are protected and we can all continue to grow as an accepting city and community.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Samantha

* Last name Fodor

Email samantha.fodor@gmail.com

Phone 4038290125

* Subject Conversion therapy has no place in our city

Dear whom it concerns on at the City Clerk's Office and City Council,

Thank you for hearing my concern about an upcoming vote on conversion therapy scheduled this Monday May 25th, 2020.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Protecting human rights must be held to a greater standard, above the comfort of those who hold outdated views on what love looks like. Not only does conversion therapy not work as it is based on flawed knowledge of human sexuality, it is extremely traumatic and psychologically and socially harmful to its victims and our city. It also contributes to the compromised safety of the greater LGBTQ+ community that it exists here at all. It preys upon the normal confusion of people navigating the complexities of sexuality and gender, around coming out or being labelled 'different' by folks who have a severe and dangerous gap in their understanding due to extreme prejudice, religious or otherwise. Make no mistake, this practice is not just a difference of opinion; it perpetuates violence. By allowing this practice to exist, we are encouraging a society that tells you it is bad to be LGBTQ+.

What I love about my city is the growing intolerance of intolerant views. I hope that by banning conversion therapy, this will be one more pillar in a legacy that continues to put the rights of the people above the comfort of those with outdated bigoted views. I believe this is the only civil course to take, given the high stakes. Please choose the view that love is love, and protect our vulnerable LGBTQ+ citizens.

ISC:

1/2

Unrestricted

May 20, 2020

2:53:21 PM



Public Submission

City Clerk's Office

Thank you for your time.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Colin
* Last name	Doucette
Email	colindoucette@gmail.com
Phone	5878303998
* Subject	Conversion Therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I support the banning of conversion therapy.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Marissa

* Last name Johnston

Email marissajohnston@outlook.com

Phone

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Anything short of a complete ban, one without these amendments, is acceptable to the Queer Community of Calgary. No one should be victimized for being themselves and these amendments allow for the victimization of our youths to continue. The damaged done by conversion therapy is clear and the only way forward is without it. We cannot allow these amendments to undo the new image of Calgary, as an increasingly inclusive beacon, and put vulnerable persons at risk of these practices once again.



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Chelsea

* Last name Keith

Email

Phone +15878886405

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Conversion therapy is archaic and should be banned immediately.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Angela

* Last name Elia

Email angela.elia@gmail.com

Phone 40370394445

* Subject Bylaws ban on conversion. Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the city's proposed ban on conversion therapy. It is dangerous and damaging. Please vote to ban the practice



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Linda

* Last name Bossler

Email bosslerlinda@gmail.com

Phone 4032858075

* Subject In support of the Bylaw to Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am sending this message to all City Councillors to urge you to pass the bylaw to ban conversion therapy just as it has been drafted. I was present at the meeting in February when councillors passed a motion in favor of the ban. At that meeting there was clear direction given to draft a bylaw that was strong and gave authorities the means to follow through with stiff penalties. The current draft of the bylaw does that and does not need to be changed because no individual, no matter how they identify, needs to be changed. Please pass this bylaw just the way it is. Thank you.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Deloris

* Last name Booker

Email

Phone 403-286-8965

* Subject Gay conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Alderman - Please vote to support the ban on so-called "Gay Conversion Therapy". This abusive and cruel form of psychological torture has no place in our city, our province or our country. Thank you



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Carisa

* Last name Morden

Email carisajayne@hotmail.com

Phone

* Subject Support for Coversion Therapy Ban AS IS

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the proposed bill banning conversion therapy as is. Amendments to this bill could leave vulnerable people open to victimization.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Moon-Young

* Last name Cho

Email mmycho@gmail.com

Phone

* Subject Calgary Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I strongly disagree with conversion therapy law.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Meredith

* Last name Cashion

Email meredithanncashion@gmail.com

Phone (403) 870-8763

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I strongly encourage Council to do the right thing and ban the practice of conversion therapy



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jennifer

* Last name Barge

Email silverflo@gmail.com

Phone 4036691568

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters) I wanted to let my City Council know that I am in support of banning conversion therapy.

Please protect human rights and keep Calgary progressive and moving forward.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Elizabeth

* Last name Comes

Email elizabeth.comes@gmail.com

Phone 4039712489

* Subject I support the proposed Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I wholeheartedly support Calgary's proposed Conversion Therapy Ban. Please do whatever possible to protect our LGBTQA+ people from harmful interactions that may end up forced on them by family or religious institutions. They deserve to be safe and free to make their own choices regarding their sexuality and/or their gender identity.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Lisa

* Last name Baerg

Email lisa.baerg@gmail.com

Phone

* Subject Conversation therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am proud to be a Canadian. I am proud to be a Bible believing Christian in Canada, where up until now my religious rights and freedoms have been protected. I don't agree with the term "conversion therapy" and I am deeply sorry if there are people who have not been shown love in whatever stage of life they are in. However, I am asking the council to show tolerance to faith groups and allow them to talk about what they believe, without the threat of being fined. I pray that the council will make the right decision that will be for ALL people.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Benjamin

* Last name Wiebe

Email legomystarwars@shaw.ca

Phone (403) 615-0076

* Subject Gay Conversion Therapy ban Bill

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I do agree that Gay Conversion Therapy is dangerous. I think it isn't healthy and has a negative impact on those apart of the LGBTQ community and those who identify as Homosexual. I think this bill should be given the teeth to dive into those who prey on the LGBTQ community and such.

That said, I do think this bill and how its defined does impact religous freedoms, and by banning segments of the bible, this is very dangerous. By having vaguely defined descriptions of what is banned, it imposes on freedoms for Christians like myself. I think that without ammending this bill, the vagueness of this can step on freedoms of Christians that don't support or condone Gay Conversion Therapy.

Please reconsider this bill in its current state.
Thank you.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jocelyn

* Last name Laing

Email jlaing.ca@gmail.com

Phone

* Subject Support ban on conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the ban.



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kristin

* Last name Jones

Email ki-ton@shaw.ca

Phone

* Subject Prohibited Businesses Bylaw - Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the prohibition of this business as per the proposed bylaw.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Glen
* Last name	Sharegan
Email	glensbox@gmail.com
Phone	403 660 2429
* Subject	CPS2020-0532, PROPOSED SCHEDULE A FOR CONVERSION THEROPY
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Druh Farrell is my Councillor.</p> <p>I am concerned that the schedule does not provide latitude, or any conditions under which a person of the age of majority could so much as voice that the wish they had a heterosexual desire or, and that if they did and, if the person they were speaking to so much as empathized, that they would be subject to a fine.</p> <p>Would you please and a point c) something to the to the effect of an individual of the age of majority may ask for and initiate council to aid in persuing any sexual orientation they wish, subject to they have complete freedom to ignore or leave such council at anytime, without undue barriers to immediate termination.</p>



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Cyhrus
* Last name	Horbachewsky
Email	resisttoexist@gmail.com
Phone	5878395584
* Subject	Conversion Therapy Bill

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	We definitely need to ban conversion therapy, and I am in support of this bill.
---------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Shania

* Last name Kelly

Email

Phone 4038286823

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the proposed bylaw banning conversion therapy in Calgary. Please protect LGBT+ Calgarians from further marginalization and abuse.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Carly

* Last name Fulmes

Email cfulmes@gmail.com

Phone

* Subject Conversion Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like to show my support as a member of the LGBTQ+ community to ban conversion therapy. I strongly believe that this is a choice up to the individual and cannot be forced on any one person.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name
Kyle

* Last name
Payne-Fitzsimmons

Email
kpayne1@live.ca

Phone

* Subject
Conversion therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the ban on conversion therapy in Calgary. Please support vulnerable LGBT community members by protecting them from this damaging mental and physical abuse. Send a strong message to the provincial government to follow your lead. Thank you



Public Submission

City Clerk's Office

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name A

* Last name Eckstein

Email laughingeckstein@gmail.com

Phone

* Subject Ban on conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Our country was founded on freedom of speech, and freedom of religion. We do not stop people from attending a religious institution of their choice (whether we agree with their choice or not). Similarly, we do not have the right to stop people from attending counselling of their choice (whether we agree with it or not), nor do we have the right to ban counseling choices. Inform people, but respect them enough to let them make their own choice.



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Ginger

* Last name Genge

Email capulate@hotmail.com

Phone 4039034403

* Subject I do not agree with banning conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Banning conversion therapy is against our constitutional freedoms.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Aaron
* Last name	devine
Email	aaron-devine@hotmail.com
Phone	4034710110
* Subject	Conversion therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am against conversion therapy !



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Leon

* Last name Lau

Email leon.lau@gmail.com

Phone 4034530827

* Subject Conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I do not agree with the city's upcoming ban on conversion therapy. First, it is not in the city's mandate to legislate psychological services. Let professional organization with trained professionals do that work. Second, this treatment is provided on a voluntary basis. Otherwise, it would be kidnapping and a criminal matter. Third, the city has no business in limiting the functions of private citizens and their businesses.
Sincerely,
Leon Lau



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name DANIEL

* Last name MCMULDROCH

Email mcmuldd@gmail.com

Phone 4036163812

* Subject Conversation therapy bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Honestly I'm shocked this wasn't banned years ago. Time to leave the stone ages and embrace diversity. I support the prohibition of conversion therapy 100%.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Valerie

* Last name Pruegger

Email pruegger@telus.net

Phone 403-256-2770

* Subject Agreement to Ban Conversion 'Therapy'

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This shouldn't even be open to the public to debate. As a psychologist, this is counter to the American and Canadian Psychological ethical standards and has been widely denounced by both bodies. This is a matter of human rights, and it is the government's unilateral responsibility to protect the rights of all of its citizens, not put this to a vote for the religious right to debate against science and ethical clinical practice. This is not a therapeutic method!

From: [Julia Stickel](#)
To: [Public Submissions](#)
Subject: [EXT] Submission Re: Conversion Therapy Ban
Date: Thursday, May 14, 2020 10:51:35 PM

To Calgary City Council,

I am a mother of four little ones, ages 2, 5, 6, and 8. My 6 year old still confuses pretend things and reality. When our family watched The Sound of Music recently, she questioned, “Are those people actually singing for real?”

So I’m concerned that if my son wants to be a girl and have his genitals removed when he is 8, I will go to jail if I encourage him to chat with a counsellor or encourage him to delay a decision until after puberty (when the vast majority of gender dysphoria cases resolve themselves).

As a mom, I’ve found that presenting symptoms are almost never the real issue, and dealing with presenting behaviors rarely addresses the real issue. It takes lots of gentle questions while snuggling on the couch to get at the root issue, and my children don’t often know right away why they want something or are misbehaving.

My concern with the proposed conversion therapy ban is that children who want to change genders often switch genders again, and suicide rates are higher after gender reassignment surgery rather than being lower.

If one of my children struggles with their gender, I would love to process their feelings with them and encourage them to embrace their gender and deal with any underlying issues, rather than encourage surgery, only to face a high chance of suicide.

However, under the proposed legislation, I will face jail time for encouraging my child to seek spiritual guidance or seeking psychological testing to see if other issues are at play, such as multiple personality disorder.

I urge City Council to more narrowly define “conversion therapy” and to allow parents to act in the best interest of their children.

Sincerely,
Julia Stickel
Calgary, Alberta



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Cheten

* Last name Patel

Email chetenp@gmail.com

Phone

* Subject Proposed Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello,
I am writing to express my support for the proposed bylaw banning conversion therapy, as it is currently written. Conversion therapy is not freedom of speech. It is outright discrimination and there is no place for it in our community. We should be working to create an environment where we are all accepted and feel safe and I believe this bylaw is a step in that direction. Please make the right decision on May 25th to push this bylaw through as it is written and help make Calgary a more inclusive and accepting city.
Thank you!



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Rochelle

* Last name Lamoureux

Email

Phone 4034835896

* Subject Ban on Conversion Therapy Bill

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Conversion Therapy is appalling and should not be allowed to exist in any form. I would like my representative to know that I would like the "ban on conversion therapy bill" to pass as it is.

Homophobia kills and has no place in our fine city.

Thank you for your time.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Freya

* Last name MacLean

Email freya_maclean@hotmail.com

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my support for the conversion therapy bylaw, and the encourage council to pass it, as is. Please Make the decision to be a part of creating a more inclusive community for all Calgarians.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name A.K.

* Last name ROSS

Email akross28@gmail.com

Phone 4032458748

* Subject Banning Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am 100% totally in favor of the City of Calgary Council banning the practice of conversion therapy against anyone, young or old, especially in the GLBTQ community. I support this bylaw. Please pass it ASAP for the protection and benefit of all. We have all been given by God the ability to chose, and such therapy violates this freedom to be who the individual sees themselves as being. If someone wants to go through some sort of prayer, counselling, etc., to cope and address their own confusion, that is fine. I don't believe this bylaw prevents that. It does prevent parents from forcing their ideologies on their children against their God-given right to be treated with respect and dignity.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Ross

* Last name Dobson

Email

Phone 4032458748

* Subject Conversion Therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I am in total support of the City's proposal to ban Conversion Therapy within the city limits. It should be totally disallowed and unavailable to those under the age of 19. It's sick, demoralizing, and wrong to force someone's who's dependent, and likely struggling with their identity as it is, through such mind-altering "counselling".



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jenessa

* Last name Drebnisky

Email jenessa.drebnisky@gmail.com

Phone 4034721192

* Subject Support of Bylaw Against Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I'm writing in to show my support of the bylaw against conversion therapy exactly as it is. It's important that this passes to protect all Calgarians, and to show that we are a progressive city that lives in the 21st century, rather than following archaic and harmful methods of conversion therapy. Please make the right choice.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jessica

* Last name Vergata

Email jmvergata@gmail.com

Phone

* Subject Conversion therapy decision

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the full, current ban on conversion therapy and stand against weakening the language through amendments.

I state this as a Christian Calgarian - there is no excuse for any faith to abuse people under the guise of religious freedom.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Ingrid Susan

* Last name Hewitt

Email issuehew@gmail.com

Phone 403-809-1637

* Subject Conversion therapy ban.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a committed Christ follower and active church member in Calgary. I fully support the proposed bylaw to ban conversion therapy as it currently stands. It is not a threat to religious freedom, but an affirmation of our responsibility to uphold basic human rights. Conversion therapy is cruel and based on bias not science. It is not "a conversation," it is coercion. It is not therapy but abuse. It is a vehicle for spreading hate in our community.

Please pass the proposed bylaw as it stands.
Thank you.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Christina

* Last name Bartlett

Email christinajbartlett@gmail.com

Phone 5879175692

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I do not want this bylaw passed as it is written. I don't agree with conversion therapy and believe it should be banned. Our city should be proud to have citizens living authentically and valued as they are. Let's continue to make Calgary a city we can be proud of – one that's welcoming, kind and inclusive!



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* First name Sierra

* Last name Holzen

Email Sierraholzen@gmail.com

Phone

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please ban conversion therapy in our city. I want, more than anything, for my son to grow up in a world that accepts people for who they are.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jenavieve

* Last name Nakamura

Email jenam@live.ca

Phone 4034642690

* Subject Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please pass the bylaw to ban Conversion Therapy as it currently is. It needs no amendment and is vital to protect marginalized communities from this barbaric practice.



Public Submission

City Clerk's Office

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Enya Morgan

* Last name Heinrichs

Email enyaheinrichs@gmail.com

Phone

* Subject Conversion Ban Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I stand for this ban and I support its implementation as soon as possible. No church or religion should interfere with sexual orientation and sexuality under the ideas and propaganda of sin. Thank you for all your hard work.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Cheryl

* Last name Kirkpatrick

Email midcounsel@icloud.com

Phone

* Subject Vote on Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We live in a country where we are given the privilege of making choices for which we are very fortunate. Please do not take that wonderful opportunity away by voting to bring in a by-law that would make Conversion Therapy illegal. It should be up to us as individuals to make the choice or have the freedom to make the choice to undergo such therapy. It is not right to have that choice taken away from individuals by government officials. Please keep our freedoms available by voting against the by-law on May 25th.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Chris

* Last name Ball

Email spidey220@msn.com

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I hope Calgary stays on the right side of history and keeps Conversion Therapy BANNED

J Dwayne Irwin
872 Sierra Morena Court SW
Calgary Alberta T3H3C6

May 20, 2020

To: Honorable Mr. Evan Woolley

Re: Conversion Therapy Bylaw

Dear Councillor;

I am writing to voice my concern about the upcoming vote on May 25, 2020 regarding the Conversion Therapy Bylaw that Calgary is considering passing. The silent majority myself included, are deeply concerned about passing such a bylaw for our city. The proposed bylaw essentially making it illegal to council an individual back to a heterosexual lifestyle, could possibly serve to incriminate counsellors, clergy, life coaches, and psychologists. This will very likely promote further hatred, division and bullying of those you seek to protect. We need to walk in love be wise about this very sensitive topic

A bylaw against conversion therapy takes away and violates our Charter of Rights and Freedoms and our Constitution for the protection of free speech, freedom of religion, and freedom to choose council. This is clearly out of a city's legal jurisdiction. I look to counsellors to uphold the law of our great country

To think of a fining or jailing a pastor, a priest, or clergymen of any faith is an attack on all religion and immoral. This bylaw if passed, could cause further unintended hatred and division. I fail to understand **why our city needs or wants a bylaw like this? Is there a problem that I am not aware of?** Please ask your constituents what they think or a plebiscite for all Calgarians to contribute thought.

As an elected official you are accountable to the citizens of Calgary. When the election process started each councillor ran on a platform on how they would best serve their constituents and city. Being voted into office, comes with expectations that you will live up to your promises.

Therapy Conversion was not likely front and center in your original electoral platform. I would encourage all city counsellors to focus on civic priorities which better foster good community relationships, not add to division and disunity between the general populace. Our city and the world for that matter have enough divisive issues, what real leadership is about is fostering peace, unity, and love. Issues like economic planning, LRT and transportation, lowering crime rates, reducing gangs, fire and emergency response timelines, and general health matters such as Covid 19. Those in my opinion should trump the subject matter.

City officials should not be legislating on sexual preferences one way or the other. The proposed bylaw is and will be an election issue and the citizens of Calgary will have a say, as they should.

I reiterate and encourage you and all councillors to consult your constituents wishes and focus on your civic duties, which you won your seat.

For the record I have a good friend who is transgender and I get along with her just fine. If she were to choose to convert back, if that's even possible, I would hope she could have access to medical and psychological guidance, as she did in the first place.

If you would like to discuss this further, I can be reached either by email: djirwin@telus.net or at 403-874-7976

Thank you for your time and serving our great city.

Sincerely yours,

Dwayne Irwin
Concerned Citizen, Ward 8



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Rose

* Last name Jackson

Email rosemjackson404@gmail.com

Phone 4038168034

* Subject Ban on Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The ban of conversion therapy is incredibly important to members of the LGBTQ+ community. Especially since we still have groups for conversion therapy, like the Christian Heritage Party. With this bylaw in place, it will help empower members of the LGBTQ+ community by providing them protective measures against groups that would seek to negatively impact the community. This ban should have been in place a long time ago, but now is a better time than ever to pass the bylaw.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Erin

* Last name Choquette

Email erinmchoquette@gmail.com

Phone

* Subject Ban on Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please consider this my full support for the proposed conversion therapy ban. This archaic and dangerous practice has no place in our society. I am hopeful that council will approve this ban and protect the vulnerable people subjected to conversion therapy.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Rowan

* Last name Rochel

Email rowanrochel@outlook.com

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To Whom It May Concern,

Calgary has come a long way in supporting queer rights. Please continue to show Canada that we are continually thinking forward and acknowledge the damage and lives taken from conversion therapy. Being someone who is a minority of sexual/romantic attraction and/or gender diversity, I can attest that there is nothing wrong with me or others like me. Gender and sexual identities are not something to villainize and not something to be corrected. By banning conversion therapy, we will be saving lives and showing support through actions, not just words.

Sincerely,
Rowan Rochel
(They/them pronouns)



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Johanna

* Last name Holden Parker

Email

Phone

* Subject The importance of banning conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Conversion therapy is a disgusting thing to do to anyone, and some methods used are akin to torture. Others are emotionally and mentally abusive, and should not be allowed, not anywhere. But of course, we can only positively affect so much, so let's start with Calgary. I want this place, my home city, to be a safe place for everyone, and allowing disgusting people to force their beliefs on other people in an abusive manner is not something we should stand for. I would love if we didn't have to outright ban this, as it should be common knowledge that you should not abuse people for loving in a way that is different, but unfortunately bad people take advantage of holes in the rules. So I ask that this bylaw be made and passed with care, to ensure that there are no loop holes or vague language that could be abused by people who want LGBTQ+ people to suffer. I love this city, and I want it to be, and remain, an even safer place for everyone. So again, I ask that you please ensure this bylaw is airtight. That will save lives.

ISC:

1/1

Unrestricted

May 21, 2020

1:30:40 PM



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name George

* Last name Kwan

Email

Phone

* Subject No ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
If conversation therapy is consensual, there is no reason to banned it.
If it is banned, so should hormone therapy. Lawsuit in UK has already proven that it is a dangerous practice on teens.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Samantha

* Last name Tallerico

Email s.tallerico15@gmail.com

Phone

* Subject Banning conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To whom it may concern,
I am writing to express my opinion on the upcoming bylaw regarding Banning Conversion Therapy.
To be honest, I was surprised to hear that this was still happening in my own city, in 2020. I endorse that this bylaw banning conversion therapy be passed without any further amendments and allow the beautiful citizens of Calgary to live their lives with the freedom we all deserve, regardless of their orientation.
Thank you Mayor Nenshi and City Council for unanimously voting this forward.

Thank you,
Samantha Tallerico



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Gordon & Shirley

* Last name Johnson

Email gjjohnson4@gmail.com

Phone

* Subject Conversion Therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I respectfully wish to express my opposition to the proposed Conversion Therapy Ban. To deny those in the LGBTQ2 community who may wish to seek counsel for unwanted feelings or thoughts effectively discriminates against them, and leaves those individuals without support.

And, it effectively silences professional counsellors, individuals or religious leaders from assisting those individuals who may wish to seek advice or counsel for unwanted feelings or thoughts concerning sexual orientation. And it silences anyone who might wish to express a view that is not in keeping with the dictates of the politically correct.

This is a very significant infringement upon freedom of speech. In a democratic society, there MUST be freedom to hold differing views without discrimination or penalty.

I urge you to re-consider proceeding with this ban.

Thank you.

Respectfully,
Gordon and Shirley Johnson



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Emily

* Last name Debrey

Email ecwolf@hotmail.com

Phone 4034710078

* Subject Vote to ban conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

With respect, I would like to petition Calgary city council concerning the decision to ban therapy or support for those wishing to transition from LGBT lifestyle. I would encourage the council to maintain a sensitive openness to the unique challenges of therapists who encounter diverse patient needs. This should include the Bible as a source of wisdom, encouragement and hope. Please consider carefully case histories within our own country which have resulted in tragic outcomes for those who were confined or betrayed by a system experimenting with power. If council members are unfamiliar, I would beg them to study the case history of Bruce/Brenda/David Reimer— who suffered deep psychological harm due to an unhealthy transition. With compassion, please vote on behalf of LGBT individuals in allowing the widest range of options to those struggling with their sexual identity. As a Calgarian, I am dismayed to think our city would limit supports for a vulnerable people group with highly sensitive needs.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Mira
* Last name	Martini
Email	mira.anne.martinu@gmail.com
Phone	2042926532
* Subject	ban conversion therapy
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	just like freedom to have your own religion, you should be free to have your own sexuality. so called 'conversion' is really just shaming and manipulating people, and can be traumatic and damaging to the individual. we don't need this in our society, people can seek help in less damaging places if they so choose and can learn to be comfortable with who they are without stigma



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Marcelo

* Last name Gomes

Email geogomes@gmail.com

Phone 5877071979

* Subject Ban on Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Ban on Conversion Therapy is not the most important subject to be voted on this days, God is always a good thing for society to keep doing (trying) to do good things.

Dear Councillor XXX,

I am writing to you out of concern for the proposed "conversion therapy" bylaw that is currently being considered by city council.

We all agree that Calgary needs to be safe and welcoming for all people. We want LGBTQ2S+ people to be welcome, along with people of various faiths, backgrounds, and communities. People throughout Calgary have different approaches and beliefs when it comes to things like sexuality and faith, and we all can live together.

As explained at the Community and Protective Services Committee meeting on May 13 and 14, the bylaw would deeply interfere with the ability of many Calgarians, including many religious communities, to care for people in a manner that is consistent with their beliefs around sexuality.

It would also mean that many sexual minority people who choose not to identify with their sexuality or who want to change their sexual behaviour would be prohibited from obtaining support consistent with their values.

Finally, we are very concerned about the fact that council made it clear that speaking events where faith-based understandings of sexuality is taught would be a violation of the bylaw and punished accordingly.

We are calling on the City to change the bylaw in a way that makes way for sexual minority adults to consent to the counseling and support of their choosing. We are also asking that the City include provisions in the bylaw that create space for the expression of traditional beliefs regarding sexuality and gender, including requirements for compliance with such beliefs in the context of family relationships and religious communities, including religious organizations, religious schools, and houses of worship.

The City of Calgary's conversion therapy bylaw represents a significant and dangerous intrusion into the relational and spiritual lives of citizens. We are asking the city to make reasonable accommodations for people who want the freedom to make their own decisions about their sexual lives, and whose sincere beliefs do not align with the city's vision.

Kind regards,

Signed XXX

A handwritten signature in green ink, appearing to read "Maiten L. Ross", is written over the "Signed XXX" text.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Artur

* Last name Galindo

Email ardealga@gmail.com

Phone

* Subject Petition to City Council to respect the choices and Fundamental Freedoms of individuals

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please, my family of three (all registered voters) does not support any level of approval to a ban on what is conventionally called "conversion therapy" in the City of Calgary. We believe that until the majority of Calgary citizens can safely participate in further public discussions, the potential approval would not be acceptable. My family and other members in our community understand that there was no substantial participation of more members of society in the discussions because of the quarantine restriction brought on us by the COVID-19 pandemic. We urge the Calgary City Council to respect the voluntary choices of individuals concerning their sexuality, identity, and religious practices. We demand the rewording of this bylaw, and the observance that there will be no interference from government in our private lives.

ISC:

1/1

Unrestricted

May 21, 2020

3:08:49 PM



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kevin

* Last name Tran

Email tran_kevin@live.com

Phone 4034016575

* Subject Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please change the wording to be more inclusive of everyone's beliefs and not just blind sentiments. The current wording on the bylaw for conversion therapy prevents those who would otherwise prefer to seek out treatment for their gender dysphoria. Religious groups should also have the right to teach all of their message as long as it doesn't encroach on others rights. It is perfectly reasonable to allow each group to preach their own message on this issue and to not call it oppressive or discriminatory.

From: Connie [<mailto:connie@careerplan.ca>]
Sent: Thursday, May 21, 2020 12:14 PM
To: 'druh.farrell@calgary.ca'; 'themayor@calgary.ca'
Subject: Conversion Therapy Bylaw
Importance: High

Dear Druh Farrell and the Mayor,

I am writing to you regarding the proposed “conversion therapy” bylaw that is currently being considered by city council.

We agree that Calgary needs to be safe and welcoming for all people and no coercive or abusive methods should be used to make individuals comply with a specific worldview. LGBTQ2S+ must feel welcome along with people of various faiths, backgrounds, and communities. People throughout Calgary have different approaches and beliefs when it comes to things like sexuality and faith. Despite our differences, we all can live together.

As explained at the Community and Protective Services Committee meeting on May 13 and 14, the bylaw would deeply interfere with the ability of many Calgarians, including many religious communities, to care for people in a manner that is consistent with their beliefs around sexuality. It would also mean that many sexual minority people who choose not to identify with their sexuality or who want to change their sexual behaviour would be prohibited from obtaining support consistent with their values.

Finally, I am very concerned about the fact that council made it clear that speaking events where faith-based understandings of sexuality is taught would be a violation of the bylaw and punished accordingly.

I am requesting that The City change the bylaw in a manner that makes way for sexual minority adults to consent to counselling and support of their choice. I also ask that The City include provisions in the bylaw that creates space for the expression of traditional beliefs regarding sexuality and gender, including provisions for compliance with such beliefs in the context of family relationships and religious communities, including religious organizations, religious schools, and houses of worship.

The City of Calgary’s conversion therapy bylaw represents a significant impact on the relational and spiritual lives of citizens and may contribute to disharmony within our community if not worded carefully. I am asking The City to make reasonable accommodations for people who want the freedom to make their own decisions about their sexual lives, and for individuals whose sincere beliefs do not align with The City’s vision.

Kind regards,

Connie Covey, EdD (abd)

From: [Barbaatar, Davaa](#)
To: [Public Submissions](#)
Subject: FW: [EXT] RE: Conversion Therapy Bylaw(Calgary)
Date: Thursday, May 21, 2020 9:22:08 AM

From: rshilka@yahoo.com [mailto:rshilka@yahoo.com]
Sent: Wednesday, May 20, 2020 11:56 PM
To: Office of the Mayor <TheMayor@calgary.ca>; City Clerk <CityClerk@calgary.ca>
Cc: John Armstrong <armstrong3j@yahoo.ca>
Subject: [EXT] RE: Conversion Therapy Bylaw(Calgary)

Mayor Naheed Nenshi,

I am writing this letter in hopes that you, an elected representative of Calgarians will be mindful of how you vote on the proposed 'Conversion Therapy Bylaw'.

To be clear, I am frustrated that in the midst of all that Calgary families and taxpayers are dealing with, I even need to address you regarding the above bylaw. This is not an issue I personally feel is appropriate for City Counsellors, or yourself to be wasting time, energy, or my tax dollars on. This is not an issue that should further fan the flames of division in our city, our province, or our country.

As a proud wife, and mother of five children, when I read this bylaw, what stands out to me most profoundly, is how incredibly vague it is written. If this is really about allowing the vulnerable, and those struggling to have the power and ability to make the best choices for their lives, this bylaw will only stand in the way of that freedom. Further to that, this bylaw threatens to cause more division, isolation, and fear, as it makes those in our charitable communities and organizations, those that are in fact supportive, vulnerable to fines and egregious charges themselves.

Calgary, is known for its compassion, and it's charitable community spirit. Please do not allow this bylaw to undermine this attitude of generosity. Calgary, and this province were built on strong community values, family, love of neighbor. There should be no penalty, or apprehension for any Calgarian, to lend a listening ear or simply answer a call for help from a hurting soul in our midst. God knows, there are many. We are called to be the hands and feet of Christ, to serve. I strongly see this bylaw as a stumbling block, and a barrier to friendship and compassion, that already exists in our community.

I, Roxanne Armstrong, do NOT support the Conversion Therapy Bylaw.

As a Calgary taxpayer, I also want you to know that my family will be watching very carefully as to how you, and all City Counsellors vote on May 25, 2020.

Respectfully,

Roxanne Armstrong
129 Mt Assiniboine Place SE Calgary Alberta T2Z 2N7



Public Submission

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Malori

* Last name Stan

Email malori.stan@gmail.com

Phone

* Subject Support of Proposed Bylaw to Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

There is an abundance of accounts and testimonies of suffering; feelings of guilt and shame; social exclusion; threats and injuries; and persons who have been brutalized and tortured to the point of causing injuries, permanent scars and even death. As a consequence, homophobia and purported therapies aimed at changing sexual orientation lack medical justification and are ethically unacceptable.

On the main city of Calgary landing page, the heading reads: making life better every day.

My question, then, is for whom? Who are we, as Calgarians, making life better for? Certain people? With certain beliefs? Who belong to certain groups? Or ALL Calgarians? Now is the time to decide what kind of people we are. What we believe in.

I know what I believe. I believe that I live in a city that values ALL its constituents. A city that is full to the brim with compassionate, understanding, empathetic, welcoming, and caring people. In that city, one that builds its people up and supports them, conversion therapy is not supported. Not now. Not ever. I am, therefore, in FULL SUPPORT of a bylaw to place a ban on all forms of conversion therapy.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Corben

* Last name Watts

Email corben05@live.ca

Phone

* Subject BAN CONVERSION THERAPY

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Providing therapy to prevent being gay is akin to providing therapy to prevent being tall. No one has control over their orientation and "praying the gay away" amounts to bullying and harrassment. Canada needs to make the practice of administrating conversion therapy a crime.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Link
* Last name	Bechtold
Email	lof.bechtold@gmail.com
Phone	
* Subject	Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It is incredibly important for this bylaw to be passed in such a way that NO conversion therapy will continue to be practiced. Canada is a multicultural country, and as such it is our duty to support and respect each other's differences. Legal conversion therapy is authorized restriction of our Freedom of Expression, an entrenched right in Canada's Charter. The LGBT+ community is not harming anyone by being themselves, but by forcing us to forfeit our identities, we are being harmed and disrespected on a deeply personal level. This cannot be allowed to continue.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kylen

* Last name Glass

Email menelithos@gmail.com

Phone

* Subject Ban on conversion therapy proposal.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a queer person living in Calgary, I know that so people many have been harmed by homophobia and transphobia, along with countless people around the world who have been harmed or have died as a result of conversion therapy. I fully support the proposed ban on conversion therapy, with no amendments whatsoever. Calgary can has an opportunity to further it's acceptance of this community, and show it's belief that LGBTQ+ people do NOT need to change, we are not broken, and we do not need to be "fixed" or "converted." Any alternative represents hate and violence against the community.
Ban all conversion therapy of any form. Show that Calgary is truly inclusive.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Michelle

* Last name Bjolverud

Email mickbj@yahoo.com

Phone

* Subject Support for Conversion Therapy Bylaw as written

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in support of the bylaw, banning conversion therapy, as it is written without amendments.



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* First name Zoe

* Last name Bechtold

Email z.s.f.bechtold@gmail.com

Phone

* Subject Conversion Therapy Bi-Law

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the banning of conversion therapy. I believe conversion therapy is harmful and should be ended.



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* First name Andrea

* Last name Kitchen

Email andy.k.kitchen@gmail.com

Phone

* Subject Support for Conversion Therapy bylaw as written

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in support of the bylaw, banning conversion therapy, as it is written without amendments.

The fact that anyone would argue that torturing a human being is just, in the name of "religious freedom" is shameful and astonishing, especially in this day and age.



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* First name	Ashley
* Last name	Barber
Email	ashleyhbarber82@gmail.com
Phone	4038092870
* Subject	Banning conversion therapy.
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please pass the bylaw to ban conversion therapy as it is written, without any amendments to weaken it. As a teacher, I have seen how amazing it is when people in positions of power support members of the LGBTQ community, and how harmful and devastating it is when they don't. You have the power to save lives. Please do this.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kelli

* Last name S

Email kpgmp@outlook.com

Phone

* Subject Support Ban on Conversion Therapy Bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

From listening to both sides of the debate last Wednesday and Thursday, it is abundantly clear that this bylaw needs to pass as it is written. Administration and the subject matter experts on the panel were very clear in their answers to all questions and it is evident that they have taken all matters into consideration in writing this bylaw. We need to show the LGBTQS+ community that we are behind them and that Calgary is not only a safe place for them to live but that they are an important part of this city. Please support this bylaw just as it is written.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Alyssa

* Last name Scanga

Email alyssascanga@gmail.com

Phone

* Subject Support Conversion Therapy Ban With No Amendments

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Conversion therapy is a horrible practice that actively teaches people to hate themselves and who they are. It is inhumane and a violation of the basic human rights of LGBT+ people. I wholeheartedly support the motion to ban conversion therapy and see no necessary amendments. It is time to ensure that Calgary is a safe and welcoming place for all, regardless of sexuality or gender identity.



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* First name Mackenzie

* Last name Cumming

Email mackrosecumming@gmail.com

Phone

* Subject Bylaw Banning Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Conversion therapy is terribly harmful to LGBTQ+ people. It is essentially telling them that their feelings and life are inferior to those of others, and that they should be suppressed. This is not only deeply harms them emotionally, but also violates the Canadian Charter of Rights and Freedoms, which dictates that every person has the right to freely express themselves. Conversion therapy is both harmful and violates the rights of Canadians, and should not be legal in the City of Calgary.



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name **Maureen**

* Last name

Email

Phone **4033990366**

* Subject **Banning Conversion Therapy, CPS2020-0532 Proposed Bylaw 20M2020**

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi,
As a resident of Ward 9, I'm writing to show my support in passing the bylaw to Ban Conversion Therapy as written.



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Andie

* Last name Dombrova

Email

Phone +14039680903

* Subject Supporting the ban of conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
please stop conversion therapy, it's horrible and inhumane



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Melaine

* Last name Hunt

Email melainehunt@gmail.com

Phone 4034024688

* Subject Conversion therapy Ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello!

My name is Melaine and I am writing to support the ban on conversion therapy. Conversion therapy is a step backward and represents suppression of the LGBTQ2S+ community. Through a Ban on conversion therapy we, as a city, take a step towards acceptance of sexual and gender diversity. I understand that this ban is controversial in nature but through passing it I hope that we can make the rights of every member of the LGBTQ2S+ community more accepted. Conversion therapy should have been banned long ago and the sooner we enact this bill the sooner we can take a step into a better and more equal future!

Sincerely,

Melaine Hunt



Public Submission

City Clerk's Office

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Priya

* Last name Migneault

Email priyam4@educbe.ca

Phone

* Subject Ban on Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a Calgarian and a proud ally to the LGBTQ+ community I believe the city should ban conversion therapy once and for all. We pride ourselves on being an inclusive and forward thinking city, province, and county but we cannot continue forwards without everyone. Majority of people just want to truly feel accepted and loved and if we can not as Calgarians accept that, something must fundamentally wrong with our values and morals because everyone deserves that amount of humanity. Please stand with your community this Monday and ban conversion therapy.



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* First name Rachel

* Last name Friesen

Email rachfries@gmail.com

Phone

* Subject Banning Conversion Therapy, CPS2020-0532

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please see attachment.

Dear Mayor Nenshi and City Council,

I thank you for your dedication and hard work to ensure the wellbeing of the people of Calgary. I appreciate the great responsibility you have and the difficulties you must go through in order to make the best decisions possible on behalf of the people. Although I do not live in your beautiful city, I would like to share my story with you in hopes of helping as you come to a decision regarding the proposed bylaw to prohibit "conversion therapy" in Calgary.

I am currently 28 years old. I was 20 when I began to recognize in myself same-sex attraction. As I looked back on my life at that time, I also began to recognize many moments of this attraction throughout my childhood and teenage years, and many memories and experiences began to make sense to me in a way they hadn't previously. At this time these realizations felt very freeing, but also scary as I was unsure of how people in my life would react, especially those in the faith community that I was very much a part of. However, I knew what I felt, and began to make decisions in my life in pursuit of this. I ended a heterosexual relationship in order to explore and pursue my same-sex attraction, began to spend time at gay bars, came out to some of my closest friends (even though this almost ended some of those friendships), and engaged in other same-sex activities. I initially believed I was gay, but eventually came to identify as bi-sexual.

Although initially this felt like a freeing and exciting revelation to me, eventually I began to feel conflict with myself. About a year and a half later, I went through some experiences that caused me to become more invested in my Christian faith, and desire for this faith to become my defining identity. Although I had trusted people and other resources (both that shared my faith and that didn't) that assured me I could hold on to my Christian identity and my bi-sexual identity, the more serious I became about my faith, the less I believed this was true. I came to a point where I had to make decisions about how I wanted to live my life even if it meant disregarding and seeking to change some feelings and desires in order to pursue others I deemed of more importance to me. I decided this for my own happiness and well-being, based on my own values. Part of the process of being able to live the way I desired according to the feelings I desired involved reaching out to friends and to leaders in my faith community for counsel, accountability, strategies, and encouragement. I am beyond grateful that I had (and have) these people in my life to help enable me to walk out the decision I wanted to make for my own life, and live the way I desired to live. I can tell you with confidence, that in my case, my feelings have changed along with the way I identify. There are rare moments when I still feel conflicting feelings of attraction within me, but I have the freedom to choose how to address them, what to do about them, and whether or not I need to identify with them. I get to decide who I am and what values I live by, and no one or nothing else, even feelings that might come from within my own self, gets to dictate that for me based on their assumptions of how I should walk things out. When I feel conflicted, I have the freedom to seek counsel from people I trust, to be open and honest about what I am feeling and what I desire to do about it based on the faith and values I choose to live by and find joy in, and to find help and encouragement from those people in order to make the choices I want to make. Because of this, I am able to freely live the life I want to live and find joy, purpose, and fulfillment in the things I want to.

As you make this decision for your city, I humbly ask you to please keep stories like mine in mind. Abuse, manipulation, and forced counsel need to be fought against. But in the process, please do not take away opportunities for people like me to seek out counsel and support - support that is so beneficial in order to explore and accept sexual orientations and identities that align with our own personal values and are not based on the assumptions of others. Please allow us to make our own decisions. Please don't assume our priorities in life for us. And please don't punish those who would offer that counsel, in turn punishing us by removing the counsel from us. I ask you to reconsider the scope and definitions of any proposed bylaw and/or ban, and ensure you are protecting the freedoms of all, regardless of faith, values, and conviction.

Thank you for hearing out my stories and considering my words.

Yours respectfully,

Rachel Friesen
Saskatoon, SK



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Nicole

* Last name Raposo

Email nicolepraposo@gmail.com

Phone 4038378778

* Subject Support for Bylaw Banning Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the passing of the bylaw banning conversion therapy with NO amendments. This bylaw is crucial for the safety and well-being for LGBTQ2SIA+. Our city should be promoting a place of acceptance of all people and vote in favour of human rights and not discrimination or hate. Again, I fully support the passing of the bylaw banning conversion therapy as is, with no amendments.



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jamil

* Last name Mulji

Email jamilonwheels@gmail.com

Phone

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the ban on conversion therapy with no amendments



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Toik
* Last name	Tieleman
Email	toiktieleman@gmail.com
Phone	890-5605
* Subject	I support the bylaw.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am 17 years old. Even now in such a modernized world I still see something that astoundingly has not yet been left in the past: conversion therapy. Conversion therapy is harmful to its "patients" in every way imaginable, and in no way beneficial. There is no rational reason for it not to be banned. I support the bylaw for the safety of my friends, family, and citizens among the LGBT+ community and for them to live a life free of extremist oppression.

From: Susan Makus [<mailto:smakus@telus.net>]

Sent: Friday, May 22, 2020 7:58 AM

To: City Clerk <CityClerk@calgary.ca>

Subject: [EXT] URGENT: Concerns Over Proposed Bylaw to Ban Conversion Therapy

May 22, 2020

Dear City Clerk,

Please distribute this letter to all members of City Council.

I am writing to you out of concern for the proposed "conversion therapy" bylaw that is currently being considered by city council.

We all agree that Calgary needs to be safe and welcoming for all people. We want LGBTQ2S+ people to be welcome, along with people of various faiths, backgrounds, and communities. People throughout Calgary have different approaches and beliefs when it comes to things like sexuality and faith, and we all can live together.

As explained at the Community and Protective Services Committee meeting on May 13 and 14, the bylaw would deeply interfere with the ability of many Calgarians, including many religious communities, to care for people in a manner that is consistent with their beliefs around sexuality.

It would also mean that many LGBTQ+ people who choose not to identify with their sexuality or who want to change their sexual behaviour would be prohibited from obtaining support consistent with their values.

Finally, we are very concerned about the fact that council made it clear that speaking events where faith-based understandings of sexuality is taught would be a violation of the bylaw and punished accordingly.

We are calling on the City to change the bylaw in a way that makes way for sexual minority adults to consent to the counseling and support of their choosing. We are also asking that the City include provisions in the bylaw that create space for the expression of traditional beliefs regarding sexuality and gender, including requirements for compliance with such beliefs in the context of family relationships and religious communities, including religious organizations, religious schools, and houses of worship.

The City of Calgary's conversion therapy bylaw represents a significant and dangerous intrusion into the relational and spiritual lives of citizens. We are asking the city to make reasonable accommodations for people who want the freedom to make their own decisions about their sexual lives, and whose sincere beliefs do not align with the city's vision.

Kind regards,

Susan C. Makus

Calgary, Alberta

Susan

Susan C. Makus, CPHR - Retired
Ph: 403.510.1532
Email: smakus@telus.net
424 Oakhill Place SW
Calgary, Alberta
Canada T2V 3X6

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Dear Councillor Ward Sutherland,

I am writing to you out of concern for the proposed “conversion therapy” bylaw that is currently being considered by city council.

We all agree that Calgary needs to be safe and welcoming for all people. We want LGBTQ2S+ people to be welcome, along with people of various faiths, backgrounds, and communities. People throughout Calgary have different approaches and beliefs when it comes to things like sexuality and faith, and we all can live together.

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The City of Calgary’s conversion therapy bylaw represents a significant and dangerous intrusion into the relational and spiritual lives of citizens. We are asking the city to make reasonable accommodations for people who want the freedom to make their own decisions about their sexual lives, and whose sincere beliefs do not align with the city’s vision.

Kind regards,

Signed Gwen James

From: Cal Ellerby [<mailto:calellerby@nucleus.com>]
Sent: Friday, May 22, 2020 9:18 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Conversion Therapy Proposal

Thank you for serving in your role as a city leader. The Bible frequently speaks of the importance of the city elders and that as Christ follower's we are to pray for you regularly. The decisions that you must make have profound impact on the lives and livelihoods of not only our great city but often the entire nation. I recognize the weight of many of these decisions that not only represent your constituents but also must at some point be judged over time as to their wisdom and impact.

I am writing today to express my deep concern over the Conversion Therapy proposal that you as a city leader will be considering on Monday. I agree that people's rights and freedoms are to be respected and honored. This issue creates much emotion and requires wisdom that exceeds that of people alone. As a pastor it is not uncommon to either converse with or at least be approached by those that are struggling to deal with personal discouragement and defeat when trying to understand themselves and their sexual orientation or sexual appetites.

These are extraordinarily complex challenges and it would be a grievous error to assume that there are not many, many people who wish to have support from their faith community as they seek to understand the challenges they face. To vote in favour of this onerous proposal before council is to punish those that seek that support.

The assumption of the committee that submitted this proposal is that the faith community is imposing undesirable religious values on people, when in fact they have obviously never sat in an office with someone broken and in tears wishing to make different choices in their lives.

This proposal is an egregious overreach of the role of city council and needs to be defeated. **Please vote against** the Conversion Therapy proposal on Monday May 25th.

Thank you for your consideration of this matter.

Sincerely,

Rev. Calvin Ellerby
Apostolic Church of Pentecost of Canada

Cal Ellerby

Church Planting Catalyst



Apostolic Church of Pentecost Of Canada
#119 -2340 Pegasus Way NE
Calgary Ab. T2E 8M5
www.acop.ca
E cal@acop.ca
P (403) 273-5777

F (403) 273-8102
C (403) 993-6721

“...extending grace & igniting hope”

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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Heather

* Last name Robertson

Email aurora.hvr33@gmail.com

Phone

* Subject Supporting the Calgary Ban on Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the proposed ban on conversion therapy with no amendments.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jenna

* Last name Magee

Email jemageepickle@gmail.com

Phone

* Subject Conversion therapy ban

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support the ban with no ammendments.



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name kat

* Last name nuarb

Email nuarb@efirehose.net

Phone

* Subject totally against the banning of conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I am totally against the banning of conversion therapy as it will detrimentally affect the culture of Muslim mosques, Jewish synagogues, Christian churches, & faith affiliated schools. Thank you for your time and serious consideration on this important proposed to the fabric of our society in Calgary as we now know it



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☒ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kaitlyn

* Last name Harvie

Email

Phone 5878303670

* Subject Bylaw that bans conversion therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I support this bylaw



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✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Annie

* Last name Peters

Email peters.annierose@gmail.com

Phone

* Subject Conversion therapy ban bylaw

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am extremely for the ban, and hope it is enacted post haste. Conversion therapy hurts not helps. If someone wants to speak to a licensed therapist or psychologist about their orientation and wanting to change that is one thing, but no one should make that decision for them and no one should undergo mental or physical torture because of who they like.

-----Original Message-----

From: Rebecca Marjoram [<mailto:ramarjoram@gmail.com>]

Sent: Friday, May 22, 2020 9:05 AM

To: Keating, Shane <Shane.Keating@calgary.ca>; Office of the Mayor <TheMayor@calgary.ca>

Cc: City Clerk <CityClerk@calgary.ca>

Subject: [EXT] Conversion Therapy Ban

Good morning Councillor Keating and Mayor Nenshi,

I'm reaching out regarding the conversion therapy bylaw vote slated to happen on Monday May 25, 2020. I understand that the bylaw was unanimously passed without alteration through the City Council's Committee on Community and Protective Services about a week and a half ago, and now it moves to City Council for a vote on Monday. I would like to articulate my support for the bylaw AS IS, and ask that no changes be made to the wording. I do not support any alterations or edits, especially ones that lead to loopholes.

I applaud the City for making this a priority and introducing this bylaw in the first place, as I believe conversion therapy is a threat to members of the LGBTQ2s+ community that can cause immense harm. I would hate to see this effort to protect vulnerable citizens fall flat because of any changes made to the bylaw that result in conversion therapy continuing in any way, shape, or form.

When it comes time to vote on Monday, please vote to pass the bylaw as-is, and keep our friends, families, and neighbours safe from the suffering that conversion therapy causes.

Thank you,
Rebecca Marjoram

Hello,

My name is Kate Zia. I support banning conversion therapy. It is an abusive practice that is not founded in science.

Thank you.
Kate Zia
3629 3rd Street Sw
Calgary AB
T2S 1V6

From: Richard Anderton [<mailto:randerton@live.com>]

Sent: Thursday, May 21, 2020 6:25 PM

To: City Clerk <CityClerk@calgary.ca>

Subject: [EXT] "Prohibited Businesses Bylaw" (Conversion Therapy) Very Poorly Worded Bylaw Proposal.

Dear Calgary City Clerk,

My apologies, on Monday May 11 when I uploaded my Comments regarding this issue through the "public submissions" form on the city's website, it apparently did not work. I've updated my comments and submit them to you today...

I believe the proposed "Prohibited Businesses Bylaw" (Conversion Therapy) is a very poorly worded bylaw proposal.

Here are the Top 6 Reasons why, and some other comments & considerations...

Preliminary Remarks...

- **This is a VERY Important Subject.**

Based on the amount of written submissions, and people requesting their 5 minutes to speak to Council, this is a far more important issue than I believe has been recognized by City Council previously. It's very important City Council moves carefully and thoughtfully on this issue.

- **There Are 2 Sides, and People Disagree.**

Based on the information I've read, and heard, there are very definitely two sides to this issue. And, people disagree. This much is clear! I believe this is at least in part because of the following reasons, and this is why I believe this is a very poorly worded bylaw proposal...

1.) The Proposed Definition is so Broad it's Confusing.

So, what are we actually talking about? Are we talking about cattle prods, electric shocks, hallucinogenic drugs, and lobotomies? Well of course we don't want anyone to do that. Or, are we talking about simply talking, or counseling? Conversation is not a crime! Yet, some of the people I heard made comments that made me think this bylaw would make it a crime. Much more clarity about the specific definition of what conversion therapy is will be required to make this bylaw actually work.

2.) The Proposed Bylaw Discriminates against Heterosexuals.

In your efforts to protect one group, you have ended up actually discriminating against another group. If someone who was once heterosexual experiments with the homosexual lifestyle you've denied them the right to seek help to transition back to a heterosexual lifestyle. You are therefore discriminating against that group of people.

3.) It Denies Basic Rights and Freedoms Guaranteed under the Charter.

If our basic rights of freedom of choice are guaranteed under the Canadian Charter of Rights and Freedoms, this proposed bylaw denies people's rights to seek help to transition back from an LGBT lifestyle to a heterosexual lifestyle should someone so choose.

4.) It Denies Basic Rights of Advertisers.

If your favorite coffee shop advertises a "pumpkin spice latte" and you take a friend there who is allergic to, or doesn't like pumpkin, the coffee shop owner should not be fined \$10,000 or sent to prison for advertising their pumpkin products. We have to believe that consumers are intelligent enough to purchase products and services that they want, and avoid those that they believe will be harmful to them. Because they may be helpful, desirable, or enjoyable to someone else.

5.) All kinds of our laws are designed to "repress or discourage" certain behaviour.

Rape is a sexual behaviour - which is illegal in Canada. We actually do want to discourage and repress this type of sexual behaviour. Speeding is also illegal in Alberta. Our current laws are designed to repress and discourage speeding behaviour - even if someone says they were "born" to drive fast. It's called self-control, and this is still a virtue that is applauded by our culture. If someone wants help to increase their personal self-control, why should that be denied them?

6.) Current bylaw wording Is Unlikely to Withstand a Court Challenge.

Because of these fundamental flaws in the wording of this bylaw it is extremely unlikely that it would survive a court challenge.

These are the main reasons I think the wording of this bylaw proposal is very poor.

However, I also believe there are some other points to consider that are extremely important, and even somewhat disturbing. Here are my summary thoughts...

- **Dr. Kristopher Wells is obviously Partisan.**

It now appears clear that Dr. Kristopher Wells is very biased in his opinions and what is more frightening is that he has somehow gained significant influence with some of our City Counselors. For anyone to say conclusively and categorically that there is no support for any one position is untenable. It is in fact impossible for him to accurately make claims about all of the studies by everyone on the entire planet. I believe some of his comments on Wednesday, May 13, 2020 should put into question the validity of this so-called "expert".

- **Beware of "Outsider Influence".**

Right now, in the forefront of the news, is president Donald Trump acknowledging that members of the Chinese Communist Party have "infiltrated" many American institutions. However, he acknowledges that they may not be acting in the best interests of America. The same thing has happened in Calgary over the last few weeks regarding this bylaw. City Council has invited input, and are now getting input from people all around the globe – some of whom may not be "acting in the best interest" of the citizens of Calgary. Again I would urge City Council proceed with extreme caution.

- **What about the Traditional Family?**

Sounds like an organization will be violating this bylaw if they promote the benefits of a heterosexual relationship, or recommend this kind of relationship to anyone. Can you confirm whether or not this is true? I also want to remind all City Counsellors that according to Statistics Canada over 95% of their constituents that are in "intact" families, are in heterosexual families with a male father/husband, and a female mother/wife. The current wording of this bylaw seems more about attacking the traditional family than defending any minority in our community.

- **This Is a Distraction from City Council's Real Business.**

It is my firm belief and opinion that this is a distraction for City Council. It seems to me that this is more of a health issue that should be taken care of under the jurisdiction of the Province of Alberta. And the Federal Government is also already working on similar legislation. Calgary's City Council should rather be focused on fixing the city's horrific pothole problem, and trying to figure out how to lower taxes particularly in the beltline.

CONCLUSION:

Therefore, I strongly urge you to either vote against this proposed bylaw, or at very least for some significant amendments.

Thank you

Sincerely,
Richard Anderton
Calgary, AB
RAnderton@Live.com
Cell: 403-809-8255



Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

✓ * I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Carolyn

* Last name Chin

Email chinster@telus.net

Phone

* Subject Support to Ban Conversion Therapy

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Council, I am writing this in SUPPORT of BANNING the terrible practice of CONVERSION THERAPY and applaud Council for passing the motion to do so. I hope on Monday that Council is able to receive enough public support to vote yes to the ban. It is absolute ludicrous to think that in this day and age we are even having this discussion. Love is love and the cruel practice of conversion therapy must stop now. It is unfortunate to learn of incidences where it continues covertly and I hope this will be the first step in ensuring it stops now.

This is not an issue of rights which some groups arguing against the vote are saying. It is an issue that protects the health (mental health specifically) of the citizens of Calgary. This reminds me of the time years ago when Council was voting on the smoking bylaw. It is common sense and we are passing a bylaw that protects the health (mental health this time) of the citizens of Calgary. People who are opposing this proposed bylaw are scared of change and are not truly impacted personally by the bylaw not passing. However if they were a member of the LGBTQ2S+ community, they would have a completely different perspective.

As a person who identifies as heterosexual, I wasn't going to take the time to write in support of the ban as I thought it's a done deal and would have no reason to believe why it wouldn't pass. But I recently learned that the vast majority you are hearing from are those who oppose the ban?!?!? I am shocked and suspect you aren't hearing from the supporters of the ban because like me, it doesn't make sense that we are even

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Public Submission

City Clerk's Office

having the debate. The year is 2020 and times have changed. Calgary needs to show leadership just like we did in support of the smoking bylaw years ago and vote YES to the ban. End the cruel practice. Love is love. There really isn't much more to say.

If I can assist in the process to make this happen, please feel to get in contact with me.



Report Number: PFC2020-0525

Meeting: Priorities & Finance Committee

Meeting Date: 2020 May 05

NOTICE OF MOTION

RE: Improving Councillor Meeting Transparency in the Time of COVID-19 and Beyond

Sponsoring Councillor(s): Councillor Druh Farrell

WHEREAS City Council is the governing body of The City of Calgary and the custodians of its powers, both legislative and administrative;

AND WHEREAS holders of public office are accountable to the public for their actions and must submit themselves to the scrutiny necessary to ensure they act in a transparent manner;

AND WHEREAS City Council establishes policies and bylaws that guide Councillor conduct and disclosure, including the Code of Conduct for Elected Officials Bylaw 26M2018 (Code of Conduct);

AND WHEREAS periodically updating the Code of Conduct to provide a more complete public understanding of meeting and lobbying activities of City Councillors is important in improving transparency and bolstering public confidence in Councillor conduct, in addition to providing clearer guidance to members of Council;

AND WHEREAS section 30 of the Code of Conduct outlines that, subject to a visitor's consent, which the visitor must only be encouraged to provide, Councillors must disclose, quarterly, a list of persons with whom they and/or their staff meet within their offices, excluding media and City employees;

AND WHEREAS the Code of Conduct excludes the disclosure of meetings that occur outside of the Office of the Councillors or by video call;

AND WHEREAS the COVID-19 pandemic is forcing most meetings to be conducted remotely and/or by video call, resulting in a gap where meetings are not required to be disclosed and where the public is unable to fully review with whom Elected Officials are meeting;

AND WHEREAS remote meetings will likely continue to be more common, even post-pandemic;

AND WHEREAS the Ethics Advisor is preparing recommendations to amend the Code of Conduct and other Council policies to improve accountability and transparency;

AND WHEREAS, until the Ethics Advisor's recommendations are implemented, there is an immediate need to address the gap with respect to the disclosure of remote meetings during COVID-19;

NOW THEREFORE BE IT RESOLVED that City Council, in advance of the implementation of further reporting changes recommended by the Ethics Advisor and with the assistance of the Office of the Councillors, report all remote meetings occurring with Elected Officials and/or their staff, as though they were meetings occurring within the Office of the Councillors.

NOTICE OF MOTION CHECKLIST

The checklist is a tool intended to support the sponsor(s) of a Notice of Motion. The items listed below are important considerations when crafting and submitting a Notice of Motion. It is also intended to support other Members of Council, as the same considerations are important when reaching a decision on a Notice of Motion.

The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: **Improving Councillor Meeting Transparency in the Time of COVID-19 and Beyond**

There are two classifications of a Notice of Motion (Check the one that applies):

☐

Regular

☒

Urgent (Include details in Urgency Rationale box below)

☐

Is this Notice of Motion Confidential? (Include details in Procedural box below)

Financial and Other Resource Capacity
Some staff resourcing within the Office of the Councillors and Councillors' offices will be required to implement this immediate change.
Legal / Legislative
No bylaw amendments are required to implement the immediate reporting change. The Ethics Advisor is planning to bring forward further recommendations on amending the Code of Conduct in the future and formal bylaw amendments can be implemented at that time.

Technical Content
Not applicable.
Procedural (Including reasons for confidentiality)
Not applicable.
Other Considerations
The Ethics Advisor was engaged on this Notice of Motion.
Urgency Rationale
Due to the COVID-19 pandemic, meetings are currently occurring with members of Council that are not required to be disclosed to the public and are not being disclosed. It is important to address this gap in reporting as quickly as possible to support public confidence in their elected officials. While the Ethics Advisor is planning to bring forward further recommendations to amend the Code of Conduct in the future, there is a pressing need to address this new reporting requirement gap, with further work by the Ethics Advisor able to proceed later.



Report Number: C2020-0601

Meeting: Combined Meeting of Council

Meeting Date: 2020 May 25

NOTICE OF MOTION

RE: 2020 TAX CANCELLATION FOR BINGO FACILITIES

Sponsoring Councillor(s): Councillor Jones

WHEREAS there are three bingo facilities located in Calgary (the “Bingo Facilities”):

- Bingo Barn located at #10 1107 33 Street NE (roll number 054013503);
- The Bingo Palace located at 2604 35 Avenue NE (roll number 031007297 with parking stalls located on roll numbers 031007107 and 031007008); and
- Five Star Bingo & Pub located at 4980 25 Street SE (roll number 093167906).

AND WHEREAS the Bingo Facilities are operated by non-profit organizations and are required to distribute their proceeds to their members, which facilitates fundraising for over 100 non-profit and charitable organizations;

AND WHEREAS property tax exemptions are governed by the Municipal Government Act (MGA) and the Community Organization Property Tax Exemption Regulation (COPTER);

AND WHEREAS each Alberta municipality administers property assessment and tax rolls, including property tax exemptions, within this legislative framework as part of the process of maintaining the municipality’s property assessment roll;

AND WHEREAS the Bingo Facilities are subject to Class A bingo facility licences;

AND WHEREAS section 8 of COPTER states property in respect of which a bingo facility licence or casino facility licence is issued is not exempt from taxation;

AND WHEREAS the Bingo Facilities have requested tax relief due to their taxable status;

AND WHEREAS the Province is in the process of revising COPTER, which includes reviewing the tax status of properties subject to bingo facility licences;

AND WHEREAS pursuant to its authority under section 347 of the Municipal Government Act, Council can cancel or refund property taxes for a particular property when it considers equitable to do so;

NOW THEREFORE BE IT RESOLVED that Council direct Administration to cancel the municipal portion of the 2020 property taxes for the properties or portions of the properties occupied by the Bingo Facilities, excluding any liquor licence areas or other gaming activities, being:

- \$81,829.73 for The Bingo Barn (roll number 054013503);
- \$100,506.53 for The Bingo Palace (specifically, \$62,519.81 for roll number 031007297, \$18,993.36 for roll number 031007107 and \$18,993.36 for roll number 031007008); and

- \$44,001.28 for The Five Star Bingo & Pub (roll number 093167906);

for a total of \$226,337.54, with the conditions that the Bingo Facilities maintain their Class A bingo facility licences and the property owners of the properties occupied by the Bingo Facilities confirm in writing that they will provide the full benefit of the tax cancellations to the Bingo Facilities.

NOTICE OF MOTION

RE: TAX CANCELLATION FOR SILVERA FOR SENIORS' PROPERTIES UNDER CONSTRUCTION

COUNCILLOR SUTHERLAND

WHEREAS property tax exemptions in the Province of Alberta are governed by the *Municipal Government Act* (MGA) and ancillary regulations;

AND WHEREAS each Alberta municipality administers property tax exemptions in its jurisdiction within this legislative framework as part of the process of maintaining the municipality's property assessment roll;

AND WHEREAS to qualify for property tax exemption for seniors housing under MGA section 362(1)(m)(ii) there is a requirement that there be actual operational use of the property for the exempt purpose, and not an intended use such as a construction stage towards future operations;

AND WHEREAS Silvera for Seniors (Silvera) owns the property with the address 4850 50 Avenue SW (previously 5025 45 Street SW) (The Property) which was in 2014 and years prior, exempt from taxation under MGA section 362(1)(m)(ii), pursuant to Silvera's use of the property as seniors housing;

AND WHEREAS Silvera's use and operation of The Property ceased in 2014 when the building was demolished for Silvera's construction of the new Glamorgan Lodge site to support the Lodge program;

AND WHEREAS once operational, the new Glamorgan asset will be used to support seniors housing and will be eligible for exemption under MGA section 362(1)(m)(ii), pursuant to Silvera's use of the properties as seniors' lodge accommodation as defined by the *Alberta Housing Act*;

AND WHEREAS the development of the Glamorgan site will be in the construction stages throughout 2020 and thus is not eligible for a 2020 property tax exemption because the use requirement in MGA section 362(1)(m)(ii) is not being met;

AND WHEREAS Silvera is a designated a "management body" under the *Alberta Housing Act* operating within Calgary providing Lodge housing under the Ministry of Seniors and Housing, with Silvera and The City of Calgary (The City) as signatories to a Ministerial Order wherein The City may be requisitioned by Silvera for annual operating and capital deficits for the provision of Lodge Program and amounts necessary to establish or continue a reserve related to Lodge program;

AND WHEREAS The City has allocated operating and capital funding to Silvera through the One Calgary budget process from 2019 to 2022 for the Lodge Program in lieu of the requisition;

AND WHEREAS Silvera's liability for property taxes for The Property in 2015 and 2016 and municipal property taxes for 2017, 2018, and 2019 were cancelled by Council through Notices of Motion;

AND WHEREAS Silvera will be levied property taxes for 2020 totalling \$34,452.13 for The Property including \$21,890.11 in municipal property taxes and \$12,562.02 in provincial property taxes;

AND WHEREAS through its authority under section 347 of the MGA, Council can cancel property taxes for a particular property when it considers equitable to do so;

NOW THEREFORE BE IT RESOLVED THAT the 2020 Municipal portion of the property taxes for roll number 202750113 be cancelled for all of 2020 in the amount of \$21,890.11

AND FURTHER BE IT RESOLVED that The City of Calgary request the Mayor to write a letter to the Ministers of Education and Municipal Affairs requesting that The Province cancel the Provincial requisition portion of the property taxes on The Property for the 2020 tax year.

Signature of Member(s) in Council

NOTICE OF MOTION CHECKLIST

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The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: **NM2020-XXXX Tax Cancellaton for Silvera for Seniors' Properties under Construction**

There are two classifications of a Notice of Motion (Check the one that applies):

☐

Regular

☒

Urgent (Include details in Urgency Rationale box below)

☐

Is this Notice of Motion Confidential? (Include details in Procedural box below)

Financial and Other Resource Capacity
Council has approved similar property tax exemptions for Silvera for Seniors in previous years when they had properties under construction with a future use for seniors affordable housing.
Legal / Legislative
The Municipal Government Act (MGA) provides Council with the authority to cancel property taxes when it is considered equitable to do so. The current MGA necessitates yearly cancellations.

Technical Content
<ul style="list-style-type: none"> - Silvera for Seniors is a registered charity - The property is currently under construction and upon completion will be operated as affordable housing for low income seniors. - City Council adopted a similar Notice of Motion in previous years
Procedural (Including reasons for confidentiality)
Not applicable
Other Considerations
<p>This Notice of Motion was prepared in collaboration with Silvera for Seniors, Affordable Housing and Assessment.</p>
Urgency Rationale
<p>This Notice of Motion was not submitted to Priorities and Finance Committee since no meeting date was available between Administration's final confirmation of property tax amounts and this Council meeting. Administration indicates that 25 May is the best date for property tax cancellation Notices of Motion to be reviewed by Council since it ensures cancellation can be confirmed before notices are mailed.</p>



Report Number: C2020-0578

Meeting: Combined Meeting of Council

Meeting Date: 2020 May 25

NOTICE OF MOTION

RE: 2020 Property Tax Cancellation for Calgary Housing Company Properties

Sponsoring Councillor(s): Councillor Druh Farrell

WHEREAS property tax exemptions in the Province of Alberta are governed by the Municipal Government Act (MGA) and ancillary regulations;

AND WHEREAS each Alberta municipality administers property tax exemptions in its jurisdiction within this legislative framework as part of the process of maintaining the municipality's property assessment roll;

AND WHEREAS Calgary Housing Company (CHC) operates as a non-profit corporation wholly-owned by The City of Calgary;

AND WHEREAS the MGA does not provide a property tax exemption for all CHC-owned properties;

AND WHEREAS, in 2017, 2018 and 2019, Council passed Notices of Motion to cancel the total municipal property taxes incurred by CHC in those respective years;

AND WHEREAS, in 2020, CHC will be levied property taxes of \$ 2,334,817.00, consisting of municipal property taxes of \$ 1,483,489.89 and provincial property taxes of \$851,326.72, which CHC will be obligated to pay;

AND WHEREAS, through its authority under section 347 of the MGA, Council can cancel property taxes for a particular property when it considers it equitable to do so;

NOW THEREFORE BE IT RESOLVED that the 2020 property taxes for CHC properties be cancelled for the Municipal portion of \$1,483,489.89, representing the 12 months in 2020;

AND FURTHER BE IT RESOLVED that City Council request that the Mayor write a letter to the Government of Alberta requesting that the provincial requisition portion of the property taxes on CHC properties be cancelled for the 2020 tax year, with City Administration following through on this request with the Ministry of Seniors and Housing;

AND FURTHER BE IT RESOLVED that City Council advocate for MGA reforms to exempt CHC properties from both municipal and provincial property taxes, working through Intergovernmental Affairs, the Alberta Urban Municipalities Association, and other avenues.

NOTICE OF MOTION CHECKLIST

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The checklist is therefore an opportunity for the sponsor(s) to:

- consider what advice might be helpful to them in formulating their proposal; and
- share key points about the advice received with their Council colleagues, to inform their deliberations.

This document is recommended to be provided to City Clerks alongside every Notice of Motion and will become part of the Corporate record. It is at the discretion of the sponsor(s) to decide with whom to consult and what information to include.

Title of the Motion: **2020 Property Tax Cancellation for Calgary Housing Company Properties**

There are two classifications of a Notice of Motion (Check the one that applies):

☐

Regular

☒

Urgent (Include details in Urgency Rationale box below)

☐

Is this Notice of Motion Confidential? (Include details in Procedural box below)

Financial and Other Resource Capacity
Council passes annual property tax cancellations for Calgary Housing Company properties. This is supported by City Administration and is factored into budget considerations.
Legal / Legislative
The Municipal Government Act (MGA) provides Council with the authority to cancel property taxes when it is considered equitable to do so. The current MGA necessitates yearly cancellations, though this Notice of Motion seeks direction to advocate for MGA reform to explicitly exempt Calgary Housing Company properties from municipal and provincial property taxes, ideally eliminating this yearly request.

Technical Content
Not applicable.
Procedural (Including reasons for confidentiality)
Not applicable.
Other Considerations
This Notice of Motion was prepared in collaboration with Calgary Housing Company and Assessment.
Urgency Rationale
This Notice of Motion was not submitted to Priorities and Finance Committee since no meeting date was available between Administration's final confirmation of property tax amounts and this Council meeting. Administration indicates that 25 May is the best date for property tax cancellation Notices of Motion to be reviewed by Council since it ensures cancellation can be confirmed before notices are mailed.



Report

Number: C2020-0613

Meeting: Combined Meeting of Council

Meeting Date: 2020 May 25

NOTICE OF MOTION

RE: Council endorsement of technology to help missing children

Sponsoring Councillor: Jeromy Farkas

WHEREAS May 25th is recognized globally as International Missing Children's Day;

AND WHEREAS in 2019, there were 40,425 reports of missing children in Canada as reported by the RCMP using numbers provided by the Canadian Police Information Centre (CPIC);

AND WHEREAS, the Missing Children Society of Canada (MCSC) is a 34-year-old organization that partners with police organizations to help locate missing children;

AND WHEREAS the MCSC has launched a revolutionary tool, "MCSC rescue," which provides SMS text alerts to help locate missing children;

AND WHEREAS many missing children do not meet the threshold for an Amber Alert to be issued;

AND WHEREAS the MCSC is partnering with police organizations across the country on a public relations campaign for this technology, which is free to download and use, with plans to launch the technology on the global stage;

AND WHEREAS the City of Calgary has an opportunity to get City staff and Calgarians on board with using this technology, to be civic leaders in finding missing children and preventing tragedies;

AND WHEREAS the "MCSC rescue" web app is the only technology of its kind to update information on missing children from police across Canada, in real time;

THEREFORE BE IT RESOLVED:

1. That Council endorse Missing Children Society of Canada (MCSC) rescue technology by encouraging all City of Calgary elected officials, City staff and Calgarians to download the new web app to help locate missing children.
2. That Council declare May 25, 2020 as International Missing Children's Day.

NOTICE OF MOTION CHECKLIST

Title of the Motion: **Council endorsement of technology to help missing children**

There are two classifications of a Notice of Motion (Check the one that applies):

☐

Regular

☒

Urgent (Include details in Urgency Rationale box below)

☐

Is this Notice of Motion Confidential? (Include details in Procedural box below)

Financial and Other Resource Capacity
No financial or other resource ask.
Legal / Legislative
Council has the authority to proclaim commemorative days/events.
Technical Content
Reviewed with Calgary Neighbourhoods and City Clerks.
Procedural (Including reasons for confidentiality)

No other procedural considerations.

Other Considerations

Proclamation of International Missing Children's day was submitted through proper channels. This notice of motion will raise further awareness of this issue and of the new app to help locate missing children.

Urgency Rationale

To align with proclamation of International Missing Children's Day.