



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

* Last name

Email

Phone

* Subject

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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| | |
|--------------|--------------------|
| * First name | Kathy |
| * Last name | Pangratis |
| Email | kpangratis@shaw.ca |
| Phone | 4038527494 |
| * Subject | New communities |

| | |
|---|--|
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | We do NOT need any new communities in Calgary. No more sprawl! The services to our outer communities are already spread thin. |
|---|--|



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Lee

* Last name Stevens

Email leestevens0@gmail.com

Phone 4035850916

* Subject The Priorities and Finance Committee review of 11 new communities.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am aware that the City of Calgary is losing hundreds of thousands of dollars in revenue every day due to the economic impacts of the pandemic. What's worse, I understand the City was already scrambling due to funding cuts from the province in the 2019 budget. So with this in mind, I don't understand how city council can vote in favor of allocating more public funds towards servicing 11 new communities when looking at the package of cuts that were made just last year to vital public services such as transit, social services and affordable housing. Calgary cannot sustain this growth and the impact of expansion will hit those who rely on city services (those living on lower incomes) much harder than those who are able to absorb the cuts by paying for them in the private market. I am not in favor of more growth.



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| | |
|---|---|
| * First name | Lori |
| * Last name | Parker |
| Email | rycatsmom@yahoo.ca |
| Phone | 4038082842 |
| * Subject | Plan to add 11 new communities to Calgary's outskirts |
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I a completely against this. Not only can we not afford the extra cost to the taxpayer, we need to quit destroying the homes of wildlife who are always affected by new development |



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| | |
|--------------|------------------------------------|
| * First name | Sean |
| * Last name | Korney |
| Email | sean.korney@gmail.com |
| Phone | 5875855854 |
| * Subject | Proposal to add 11 new communities |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please follow the recommendation of the City Administration. We do not need more housing; there is already an oversupply. It would be more efficient to add density or replace older homes that have not been kept up. We cannot endure any further property tax increases - either residential or commercial. Adding these communities at this time does not improve our city or its finances. If they are such a good idea, let the developers pay all the incremental service costs associated with them (and pass them along (if possible) - if it's not possible it proves that the new communities are not economic). I do not want to subsidize the developers' profits.



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| | |
|--------------|--|
| * First name | Naomi |
| * Last name | Esfahani |
| Email | naomi.esfahani@megenergy.com |
| Phone | 5872338352 |
| * Subject | Opposition to approval of ANY of the New 11 Community Growth projects in Calgary |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am adamantly opposing approval of any new communities in Calgary in 2020 due to the following reasons:

- Council already approved 14 new communities in 2018, despite expert recommendations that we only approve eight based on lower market demand.
- That approval flooded the market with a near-record total of 41 new and developing communities. Council's decision included subsidizing these 14 new communities so that every Calgarian saw a property tax increase of 0.75% in 2019 and will see 0.5% increases per year to water utility rates for 2019-2022. The total 2019 tax increase to subsidize the 41 communities was 2.15%.
- For 2019-2022, the City has now committed almost \$500 million in funding towards new community growth. While most of the City's financial commitment is supposed to be paid back by developers through levies, this simply is not happening. A glut of supply and reduced market demand means that houses are not being sold quickly enough in new communities, which means slower levy payback. As a result, there was a \$57 million hit to the 2019 budget, with more shortfalls expected in coming years.
- Approval of the 14 new communities was financially irresponsible. Now, 11 new communities are being put in front of Council for approval during a time when our city is facing one of the greatest economic challenges in generations.
- The financial burden on Calgary city taxpayers from these proposals are huge all while the revenue generation is hindered by the global pandemic. No doubt if the council approves these projects the motives are personal and no economic justification is currently available to the city for such investments.

ISC:

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Unrestricted

Oct 14, 2020

4:36:35 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 Joshua

* Last name Staav

Email j_staav@hotmail.com

Phone

* Subject New communities should not be approved

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Enough of the crazy suburban sprawl. Please work on making this city more efficient by focusing on increasing density in existing city land. Listen to the urban planners - they know what they're talking about!



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Willow
* Last name Brocke
Email willowbrocke2@gmail.com
Phone +14034837908
* Subject Growth

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello,

I am so upset to hear that we are considering more development at the edges of our sprawling city when the market is already saturated. Can we PLEASE make sure we are growing wisely and sustainably. There is so much room for smarter and better development centrally with some effort and imagination. Please help us become a LEADER of sustainable development in the world. We have the ingenuity if we will only find the WILL to do things differently.

Sincerely,
Willow Brocke



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Sebastien

* Last name Bergeron

Email sb.tetreault@gmail.com

Phone 4039733210

* Subject PFC Oct 19 - Discussion of approving 11 new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello, I would like to provide my comments on the discussion coming before the Priorities & Finance Committee for the plan to add 11 new communities to Calgary's outskirts. I vehemently and completely disagree with expanding our city outwards and urge PFC not to bend to the will of developers. Growth on the fringe is absolutely not in the best interests of this city and must be avoided. Calgarians in established neighbourhoods can not afford to subsidize more sprawl, especially when the benefits remain in private pockets. My taxes go up to pay for the build out, servicing, and maintenance of these new far flung communities, and it will be decades before all of this new growth on the fringe actually contributes to the tax base. it's just not the right approach. Beyond the economic arguments for stopping sprawl, Calgary must cease its outward expansion for countless other important reasons, such as: limiting the amount of cars travelling around the city and polluting our environment, limiting the destruction of the natural environment on the city's outskirts, and encouraging denser growth focused on more and better transit will create better communities. Please learn from your 2018 mistake of allowing 14 new communities to develop on the outskirts and stop this madness. Sprawl costs residents money and greatly reduces the city's liveability.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Misty

* Last name Halloran

Email misty.halloran@gmail.com

Phone

* Subject Eleven More Communities?

Councilors,

I'm writing you today, pleading that you do not approve the business case for adding an additional 11 communities to our city for development. To do this, after approving 14 we already can not afford, to me, is reckless and unconscionable. Please don't do this!

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

What happened to our Municipal Development Plan? We're already off track and at rest so if missing our targets, please don't abandon this initiative and do whatever is necessary to get it back on track. No more sprawl, as a tax payer and property owner with an already high tax burden, we just can't do it anymore. Please do the right thing and say no to these new communities and any others in the future until a course corrections occurs.

Thank you,

Misty Halloran
T2G1K6



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Hurrell

* Last name Hurrell

Email christie.hurrell@gmail.com

Phone

* Subject Please do not approve 11 new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello, I would like to register my support for City Administration, and their recommendation against approving 11 more communities to be built on the edges of Calgary. When the Priorities and Finance Committee meets October 19 I urge them to not approve these developments. Existing communities are already losing support and services, and the Calgary real estate market is already oversupplied. In the context of a struggling economy and a global pandemic, we do not need 11 more subdivisions on the outskirts of the city. Please support existing communities instead!
Thank you for considering my feedback,
Christie Hurrell



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| | |
|--------------|-------------------|
| * First name | Lisa |
| * Last name | Hobson |
| Email | montddlaw@aol.com |
| Phone | 403-700-6592 |
| * Subject | New Communities |

| | |
|---|--|
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I would like to object to the approval of any new communities are this time. We already have more business and housing sq. footage than we can use. So no. |
|---|--|



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Joy

* Last name Brown

Email

Phone

* Subject Say "No" to 11 new communities on edges of Calgary.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We do not need any more new communities on the edges of Calgary. Calgary has enough urban sprawl! Any City Council members that approve any more development on the outer edges of Calgary are completely out of touch with what is going on for Calgarians. We are already wondering what the Council is thinking with the communities that have been added in the last few years when all we see is more people losing their jobs and families moving away from Calgary to survive economically. Please, wake up.



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| | |
|--------------|---|
| * First name | Paul |
| * Last name | Boucher |
| Email | paul@paulboucher.com |
| Phone | 403-607-7494 |
| * Subject | New Proposed Suburban/Exurban Communities |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a taxpaying resident having lived in multiple neighbourhoods in Calgary, most recently Valley Ridge and Charleswood, I oppose any of my tax dollars being used to fund the development of new neighbourhoods.

There is NO business case for these new communities. The administration has recommended against these developments because of, among other things, existing over-supply, reduced demand due to the pandemic, and the ongoing, long-term energy recession/transition impacting incomes across the city.

It makes absolutely no fiscal sense not to maximize existing (over) capacity and continue to work make the existing city, including older, more central infrastructure more livable rather than always overbuilding, building new, etc. at the edges requiring ruinously expensive infrastructure extension.

This is my plea to our city council, as a citizen here since 1984 (and active voter), that they respect the recommendation NOT to go ahead and approve these communities against all common fiscal sense.

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 Sue
* Last name Beugin
Email sbeugin@telus.net
Phone 403-282-2172

* Subject New Communities & Priorities And Finance Committee Meeting Oct 19

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am strongly against the proposed approval by Council of 11 new communities on the outskirts of Calgary. The financial implications for the City are huge. Such unrestricted growth is simply unsustainable. At this precarious time in the City and for the foreseeable future, we must concentrate on smart, environmentally sound growth. That means increased inner city densification and upgrading of services there. We simply cannot afford, as a city, providing schools, water, sewer, transit and fire protection to these remote communities, when we can't even do it satisfactorily for the existing communities we have.



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| | |
|---|--|
| * First name | Rob |
| * Last name | Crooks |
| Email | r.crooks@shaw.ca |
| Phone | 403 968 8442 |
| * Subject | Consideration of New Communities: Finance & Priorities Committee |
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I would like to share my concern with the proposals from local developers to add more new communities. I did not agree with Council's decision to approve new communities previously & now as taxpayers we are bearing the cost of that decision. We cannot go there again as a City & community - we have so many other priorities impacting the City of Calgary's budget & I do not agree that further outward growth is one of them. I am not anti-development - let's put our collective focus on smart development within our current community base. |



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 Cayla

* Last name Peckover

Email cayla.peckover@gmail.com

Phone

* Subject 11 new proposed communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like to express my disagreement with the 11 new communities being proposed before council. The city has so recently expanded with new communities, and is now going through a period of significant economic uncertainty. There is no reason to believe there will be demand for more growth, and the city can not afford to subsidize it. Calgarians are stretched thin and already in an uproar over increased taxation. If these new communities have such a strong business case, let them stand on their own feet financially. We can not afford another tax increase to pay for 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: Dustyn
* Last name: Dumba
Email: dustyndumba@hotmail.com
Phone:
* Subject: Proposed 11 New Communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
(Original comments had a typo in the last sentence):
The overbuild of neighborhoods is unsustainable and unnecessary which adversely impacts existing neighborhoods and city services. If Calgary was growing at a rapid pace (which, it isn't) and supply of homes was low (which, it's not) and new developments were not only fully funding the expansion of city infrastructure but also paid a subsidy for new services until property taxes were of a net benefit to city coffers then, and only then, does it seem fair to approve a large increase in communities.-Therefore it is critical that this proposal is rejected until these criteria are met.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Brad

* Last name Schneider

Email brad.schneids@gmail.com

Phone

* Subject New communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It would be utterly irresponsible from a financial And sustainability perspective for council to approve the development of 11 new communities, especially after approving 14 new communities just a couple of years ago. A vote in favour of this motion will result in a loss of my vote at the next municipal election. I, and many others, will be closely watching this matter.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jeannette

* Last name Sturgess

Email ja2ja2@shaw.ca

Phone +14036719612

* Subject Proposed 11 new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please do NOT listen to this appeal from the developers. My tax dollars will go on paying to sustain this and the other sprawl for the foreseeable future, and the developers will walk away with a one time payment.

Let's listen to developers who want to revive the vacancies downtown and in other areas. Let's stay with the land we have and reuse/rebuild that. Many existing communities have derelict homes that can be torn down/refurbished and that money is better well spent investing in that. Saves tax payer money too.

The city is not growing enough to sustain this sprawl, so many houses for sale, our province is in a huge deficit, therefore not helping with the impact this sprawl will cost with services, infrastructure, policing, emergency services, and additional costs. So unless developers want to pay yearly fees to cover these expenses, say no to this proposal.

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 | Erin |
| * Last name | Steel |
| Email | erinsteel@shaw.ca |
| Phone | 403-454-9158 |
| * Subject | Community Growth |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a resident of Calgary (Mount Pleasant), I am not in favour of approving 11 new communities which will increase our property taxes, reduce our services, and increase urban sprawl. I am asking all city councillors to reject these applications. Current Calgary residents should not be required to subsidize suburban developers when there is an over supply housing in the suburbs and there is the possibility of redevelopment of office space downtown and lots in the inner city. This form of development is not in the best short or long term interest of the city and its residents.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name david
* Last name daley
Email ddaley@ucalgary.ca

Phone

* Subject New Developments in Calgary

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
With the heavy costs to service far-flung suburban developments already burdening the city as it is, now is not the time to approve any further developments.



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: Scott
* Last name: Elliott
Email: scottrelliot@gmail.com
Phone:
* Subject: New Community Growth in Calgary

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I just found out that there is a proposal to approve potentially another 11 new communities when there were 14 approved in 2018. I think this is a terrible idea given the current state of the economy and housing market here in Calgary. There are currently numerous options available for community living and approving more will only put a further burden on city services like transit, fire, police, snow removal, etc and then that burden will be passed onto tax payers. I am not in favor of approving more communities at this 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 Igpy

* Last name Kin

Email igpykin@gmail.com

Phone

* Subject RE: New communities in Calgary

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It is appalling to me that council is considering developing new communities in Calgary when it is failing to support the communities that already exist here. We are under rule by a province that is making cuts to healthcare, education, and social services. We are in the middle of a global crisis that has seen evictions across Calgary Housing units — as a former resident of Calgary Housing I am well aware that if we'd been evicted, we would have been homeless. How dare you look to putting city resources into new development when you can't even care for the Calgarians you're already supposed to be acting in the interests of? As a lifelong Calgarian I strongly oppose new development under current circumstances. Focus on the communities you already have and how you can use city resources to support them.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name

* Last name

Email

Phone

* Subject

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Now is not the time for development of new communities in Calgary. Please do not approve these new developments



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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 | Donnelly |
| Email | canmoreviews@gmail.com |
| Phone | 4032772449 |
| * Subject | Say no to 11 new communities and Yes to SMART Growth On Oct 19th |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear members of CPC and Council,
The facts are well documented and the professionals agree. It is not a good idea to develop multiple communities at once. The citizens of Calgary end up paying for inefficient land use patterns; the future residents of these neighbourhood don't get the access to the full suite of municipal and provincial services (from transit to schools) until much later and at a much higher cost, the staff at the City either become overextended or more people (at more cost) need to be hired to maintain safety standards and create a community that citizens can be proud of. Adding a further 11 communities is irresponsible.

Council, please listen to the professionals that you have on your payroll and refuse the application to open up 11 more communities.

Karen



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 Jen

* Last name Van Pick

Email jennaandshea@gmail.com

Phone

* Subject New Communities - ARE YOU INSANE? WE CAN NOT AFFORD THIS.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I do not even understand the reason why the development of 11 new communities would be going to council when admin has recommended against that. Oh wait, apparently Evan Wooley doesn't respond to emails from constituents unless you are part of RDNSQR, and now we know why.... Magnicolla abusing tax payer funds but still on council for some reason? City, welcome to the real world - TAXPAYERS CAN NOT AFFORD YOUR PET PROJECTS. When Garrison woods and Lakeview can't even get proper transit downtown (all express routes replaced by Max yellow which doesn't stop in these communities) do you honestly think you can service these far flung places? Not to mention the no liability from builders shell companies... come on. Wake up. City taxes - every increasing - Alberta fiscal situation dismal (more taxes) - Trudeau, MORE TAXES. We can't afford it anymore.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name

* Last name

Email

Phone

* Subject

Dear Priorities and Finance Committee,

I am writing to express my strong opposition to the development of 11 new communities tabled by developers and being reviewed on October 19, 2020. I agree with Councillor Farrell's interpretation of the net financial benefit (or lack thereof) that these new communities will bring, both in terms of the municipality's ability to service these communities and the clear realities of the real estate market. In my view, the approval of any new greenfield community would be a disservice to current and future Calgarians. Furthermore, I had the unique experience of cycling over 2000 km of unique city streets this past summer, and feel that this experience, along with my 24 years in Calgary lends some perspective to the issue. First of all, there is absolutely no lack of space in the inner city, and certainly not within the bounds of the ring road. Densification is more environmentally sustainable, creates vibrant and diverse communities, and provides lease protection and economic growth as people frequent businesses and support local. I cringe at the thought of Calgary being a place where people are isolated in communities that are no doubt lovely in their own right but have no physical or emotional connection to the city. I see this as a sure-fire way of impeding the development of ideas collaboration and local sustainability, in a time when these are needed most. Creating a thriving business community that supports an extremely high standard of living is what Calgarians do best, and it is my view that the approval of these new communities would be a step backwards for that long-term vision and an irresponsible fiscal decision. Having covered literally several thousand kilometres of the city, I

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ISC:

1/2

Unrestricted

Oct 14, 2020

5:36:58 PM



Public Submission

City Clerk's Office

can personally say that there is plenty of room and that creative use of this space will lead to a more vibrant and sustainable future.

Sincerely,

Malcolm Eaton, PhD



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 | David |
| * Last name | McLean |
| Email | dmackmclean@gmail.com |
| Phone | 4033058782 |
| * Subject | New Community Approvals |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a resident and home owner in Sunnyside. It is disheartening to see council looking at approving 11 new communities. I don't understand how this is sustainable. My local fire station 6 is being examined to be closed. What other services will be cut? The city is struggling with deficits. How can we support more services for a largely vacant tax base on the periphery of the city. Why do I need to see a reduction in services? What does this look like in 15 years, especially in the absence of oil and gas revenue?



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name David
* Last name Sutherland
Email sutherdr@gmail.com

Phone 5878890882

* Subject review 11 new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please vote no for all new communities in the year 2021. Please invest in the current communities to make them more walkable to improve the lives of 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 Diane
* Last name Anderson
Email istdpcanada@gmail.com
Phone 4033126366
* Subject No more new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have watched Global TV News about Council looking at approving 14 more communities. I am writing to say NO to this. We need more fiscal responsibility and balanced growth. We do not need more additional capital costs at a time of real, unprecedented economic change and uncertainty--never mind a glut in the real estate market. We do not need to keep developers rich and in their luxury homes and cars while the rest of the population can barely afford their current bills. We need to ensure zero increases to business and property taxes for proprietors and residents already struggling to afford current living standards. Shame on city councillors who are recommending this against expert recommendations and city administration's recommendations. WE CANNOT AFFORD THIS UNSUSTAINABLE GROWTH AS CALGARIANS and FUTURE TAXPAYERS, Get back to the intent of Municipal Development Plan. If I ran my business or home the way some councillors are suggesting we run this city, I'd be broke. Enough already!



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Kenna

* Last name Kelly-Turner

Email

Phone 4036042062

* Subject 11 New Communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have never written to City Council about anything but I feel compelled to write to you about this. Our city is suffering. Our professionals who can do so are fleeing, thanks to the disastrous state our economy is in and our provincial government's determination to worsen the situation with corporate handouts and a massive privatization agenda. Nobody can look at this scenario and think that we will need new communities in coming years. There is too much real estate available as it is. The only reason for Council to approve these developments would be as their own corporate handout to developers, at the cost of Calgarians. Your own city advisors are telling you this is a mistake. Believe them. The City's Municipal Development Plan (MDP) is already off track and approving more new communities only deepens the hole we're trying to escape.

Failure to balance growth will result in \$16.18 billion in additional capital costs over the next 60 years and additional annual operating costs of \$390 million by 2070.

Anyone who votes to approve these new developments is saying I will raise campaign dollars from developers while trampling the best interests of Calgarians. We are struggling. We are angry. We will remember who voted against regular citizens come 2021.



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 Douglas

* Last name Jeffery

Email skipdix@telus.net

Phone 14032390153

* Subject more new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
Please say no ! No !
We can not afford this option just so developers can make money - We the people will end up paying for it No! No!



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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 MacEachern
Email ammaceachern@yahoo.ca
Phone 4038052858
* Subject Please - pause new community growth

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

My house was built in 1958. I have two small children that I send to the local school. We all share a bathroom. Our house is modest. We've put a lot of work in to it. I'm so tired of having older libraries, pools that are not as fancy as the new ones, schools that are shutting down, and sidewalks that are original to when this community was built. Let me rephrase that. I'm not tired of those things - I chose to live here. I deal with it. I accept this as part of my decision to choose an older neighborhood. However, I also chose to live near existing schools, police stations and fire houses and transit routes and bike paths. I should not be footing the bill for new developments where people knowingly purchase in communities without these. This must be part of the price of purchase. How is it that the developers promise fancy swimming pools in exchange for MY tax dollars? Build a fancy pool in my neighborhood. If my 1958 sewer line collapses I AM on the hook for this - not the city and yet, I am paying for sewer lines in the suburbs. Developers need to be financially responsible and transparent with consumers. Developers also have zero incentive to build up older communities. At a time when fiscal restraint seems to be in order, let's not cater to wealthy developers and banks (for houses that people can barely afford). Let's deal with homelessness. Let's not cut fire or policing. Let's get developers to contribute to funding safe injection sites. There is no need for us to build out and bigger for the few.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

| | |
|---|---|
| * First name | Rhonda |
| * Last name | Fairhurst |
| Email | rfa@countrylivingfurnishings.com |
| Phone | 4036808682 |
| * Subject | New communities |
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I live in Mapleridge which has 2 perfectly fine schools that are empty of neighborhood kids. There are a lot of homes for sale here Why are my tax dollars funding new wealthy communities? |



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name

* Last name

Email

Phone

* Subject

* 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 Sandra

* Last name Mills

Email sandmills@gmail.com

Phone

* Subject No to 11 new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly urge council to reject any proposals for additional communities in Calgary. We are in a recession, we are in a pandemic. Council foolishly approved 14 new communities just 2 years ago. The market is over saturated and people are leaving the city/province. We cannot allow developers to determine the future of our city. It's time to stop sprawl, to solve complicated problems with clever solutions. Allow private industry to commit taxpayers to fiscal and ecological debt is regressive, and shows a total lack of creativity, a total lack of understanding of issues we are facing and a complete disconnect with the current situation. Clearly there is no benefit to anyone beyond the developers bringing this business case. Vote no.



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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 | Thomas |
| Email | karenlynnthomas@shaw.ca |
| Phone | 4036511112 |
| * Subject | Karen Thomas |

| | |
|---|---|
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I oppose the 11 business cases submitted in 2020 These proposed new developments are all on the edges of the city. We do not need more sprawl and we cannot afford it either. Please be respectful of these times of fiscal restraint and our environment. Please do right by our children and vote no. |
|---|---|



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| | |
|--------------|--|
| * First name | Doug |
| * Last name | Steel |
| Email | dougsteel@shaw.ca |
| Phone | 587-429-6660 |
| * Subject | New Community Growth Strategy Feedback |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hi there,
I just wanted to provide some quick feedback on the 11 new communities being proposed by developers. I am strongly not in favour of these plans and agree with the administrations recommendation to not proceed. Demand for new homes is dropping and the city cannot afford the infrastructure. More effort should be made to infill existing communities and densify the inner city.

Thank you,
Doug Steel



Public Submission

City Clerk's Office

enough in new communities, which means slower levy payback. As a result, there was a \$57 million hit to the 2019 budget, with more shortfalls expected in coming years."

While we cut funding to key city services in 2020 - voting to allow for 14 new communities on top of the already recently approved communities makes ZERO economic sense.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name David
* Last name Hammer
Email hammerdc@telus.net

Phone

* Subject Approving new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Calgary does not need any more communities and extra infrastructure added to our already overtaxed city budget. We are not even building in the communities that have been approved. To add to the already large existing infrastructure deficit for no gain to the City and its citizens would be ludicrous anytime, but even worse in these troublesome economic times. Please do not give in to big developers wants and sacrifice your constituents.
Thank you for your time.



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| | |
|--------------|-------------------------|
| * First name | Vincent |
| * Last name | Piotrowski |
| Email | vinpiotrowski@gmail.com |
| Phone | 4036816700 |
| * Subject | 11 New Communities |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I read an article online that council is debating adding 11 new communities. I have lived in Calgary my whole life and am 40 years old. I have learned to love our city but this is the exact opposite of what we need to be doing right now. I would love to see us focus on densification and follow a progressive path that focuses on the quality of life of our citizens while being respectful of the environment. There are many examples of cities in North America that have figured out how to deal with builders and make their cities more sustainable. None of these proposals are aligned to market conditions or their trajectory. Please say no to these new communities.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

| | |
|--------------|--|
| * First name | Robin |
| * Last name | Malegowski |
| Email | originaldesigns2010@hotmail.com |
| Phone | 403 284-0682 |
| * Subject | No more Growth- Development at this time |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in favor of Druh Farrell, regarding now is not the time for developing communities along the skirts of Calgary. It only takes less then (1 year at times - up to 3 months) to a Build home. There are enough homes on the market for sale, if we have a serge of homes needed, then we can build once the demand is there. Also, one select builder should not have the right to buy an area and profit from it, like Trico. It's nice to see that all the home builders join in on the business growth, like in Walden. I would like to see new home builders given the chance to design & build the new homes with a emphasis on multi nuclear family homes. In fact I would recommend not only to build with a green sustainable design, but welcome the builders to consider adding energy efficient ways to incorporate green ways of building or they reduce their opportunity to build in Calgary. There should be a rating system that should be designed and encouraged the builders to follow or else the their company won't be invited to build as many homes. The city should set the criteria for the next stages of building within, (the building code), to follow. That should give the builders a year or two to design and restructure, then when things hopefully get back to the recovery stage, then we will have made a positive impact and used our time wisely. Thank you for your time Robin

ISC:

1/1

Unrestricted

Oct 14, 2020

10:17:40 PM



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| | |
|--------------|----------------------------|
| * First name | Kara |
| * Last name | Hallett |
| Email | Kara_inman@hotmail.com |
| Phone | 4036305965 |
| * Subject | New communities really???? |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please do not approve plans for new sprawling communities. Calgary is seeing an exodus of residents not radical growth. Our (City of Calgary) planning department should create a vision and plan for attractive, easy to navigate on foot and bicycle, areas for people to live. The City accommodating developer whims, and not following plans of integrity, has resulted in many obnoxious aesthetics and difficult navigation. Please stop the madness! Make a solid plan the developers have to abide by.



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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 Wilson

Email wilson.andrew@outlook.com

Phone 4034370087

* Subject Further expansion of city to 11 new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Calgary is already overexpanded and overbuilt. The number of houses on the market is at an all time high. The last thing we need is to expand further and pull resources away from hardworking Calgarians to line the pockets of developers. Existing neighborhoods are in need of revitalization and maintenance, there is no need at this time or in the near future to build further out. This matter since it affects our property taxes should be put to a public referendum where it would be defeated easily. No Calgarians are in favor of this, and council ostensibly is there to represent it's constituents. I am a homeowner and have been in multiple Calgary neighborhoods and I am strongly opposed to this action.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Laura

* Last name Wilson

Email laura.wilson@outlook.com

Phone 4036806774

* Subject I am strongly opposed to more neighborhoods

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am strongly opposed to these proposed new neighborhoods. Calgary is overbuilt and undersold. Calgarians are hurting and will continue to hurt as our economy has struggled for the last few years. We simply can't afford this. Transit will be slashed, we are already seeing those effects in the cancelled neighborhood buses in several neighborhoods on the 13th with the "transit on demand" ridiculousness. If you put it to the people who are out of work, worried for the future, not looking for another pretty community half way to Okotoks you would see the vast majority would be opposed. How is it that only Mayor Nenshi and Druh Farrell were the only ones opposed? This makes me extremely suspicious of the motives of our city's council persons and I am confident they are not looking out for and acting to ensure the good and wishes of our city's 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 | Sandra |
| * Last name | Sawatzky |
| Email | sandra.bluemoon@shaw.ca |
| Phone | 4032821479 |
| * Subject | New development at edges of Calgary |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I live inner city. There is currently a glut of old houses and new along with a continued push for densification. My understanding is this is true across the city in most of the established neighbourhoods. My concern is that the already approved new communities that have been built along with the newly proposed will end up like the abandoned neighbourhoods in the cities of the USA after the 2008 Housing bubble - a shocking display of squandered resources. If the population Of Calgary is not growing and people are not buying, if millennials are choosing other kinds of housing, when the road is not clear as to where Calgary is heading financially - I don't see the point of development on speculation that things will change radically in the next 10 years.



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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 | Bhavnani |
| Email | adambhavnani@gmail.com |
| Phone | |
| * Subject | Action Needed: Stand Up For Smart Growth |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Our density is 9 times smaller than New York. I know it's not the most direct or even relevant comparison, but our lack of density is insane. Everybody complains about transit service being slow or property taxes being high, but those are symptoms.

There's a balance for Calgary somewhere between the outrageous density of Hong Kong and the ridiculous sprawl of Houston - I'm not sure where this balance lies, but I know expanding at this rate isn't a viable solution. It's been causing us urban planning issues longer than I've been alive. If you could show me a bunch of vacancy rates and sky-high housing prices due to economic growth in another sector, I might be more on board with this expansion. I'm sympathetic to those whose jobs depend on these new developments, but we can't prop up our ailing economy by trying to force a development bubble.

Finally, these developments - with their poor density, garbage planning, lack of amenities, and huge distance from the city core - will contribute to a lower quality of life and greater feeling of disconnectedness, especially in this time. Sure, in the short term, a house with four walls and a white picket fence is nice, until the reality sets in that you have to spend more money and time traveling to go out and do anything at all. Our city is more vibrant when we are together, not apart. People go out of their way to walk along the Bow, or Inglewood, or Kensington... Nobody says "Hey, let's go take a walk in Seton."

ISC:

1/2

Unrestricted

Oct 15, 2020

8:34:29 AM



Public Submission

City Clerk's Office

Cheers,

Adam



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 | Hans |
| * Last name | Verwijs |
| Email | jverwijs@yahoo.com |
| Phone | |
| * Subject | I do not support the upcoming motion to approve 11 new communities on the edges of Calgary. |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Council already approved 14 new communities in 2018, despite expert recommendations that we only approve eight based on lower market demand. Given the downturn which resulted in a reduced tax base available, approval of the 14 new communities was financially irresponsible. Now, 11 new communities are being put in front of Council for approval during a time when our city is facing one of the greatest economic challenges in generations. We need to do more to maximize existing infrastructure, rather than cut services for existing communities to make room for communities where no one yet lives.

Thus I do not support the approval of 11 new communities.

Sincerely,

Hans Verwijs
Calgary, AB



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 Darshan

* Last name Sandhu

Email darcy@csnwine.com

Phone

* Subject Approval of new community

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am against the new approval . Taxes are going up and city will reduce services.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

| | |
|--------------|----------------------|
| * First name | Vicki |
| * Last name | Manzo |
| Email | vickimanzo@gmail.com |
| Phone | 4036504799 |
| * Subject | New Communities |

| | |
|---|--|
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I would request that you NOT approve any new communities in Calgary, at this time. We are struggling financially, many are out of work, new housing demand is down (there is a glut of housing on the market), and it is simply not sustainable. We can't continue to line the pockets of developers as the rest of the City struggles. 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 Renée

* Last name Clark

Email reneedanielleclark@gmail.com

Phone

* Subject 11 new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello Priorities and Finance Committee,
I wanted to voice my concern over the additional 11 new communities being proposed for Calgary. While I acknowledge the need for growth and construction options for suburbs, I am worried that we will be overly saturated with new communities that will remain empty. In 2018, 14 new communities were approved, and this was beyond what experts demanded. Considering oil prices and the current pandemic, I worry that more people are leaving Calgary, resulting in vacancies. Additionally, I worry that the money spent to approve more communities will result in fewer services for existing communities as Council tries to make the budget work. That's a lot of worries.
Thank you for the consideration.
Cheers,
-Renée



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

| | |
|---|--|
| * First name | Garth |
| * Last name | Rowan |
| Email | garth@beready.ca |
| Phone | 4032844982 |
| * Subject | Stop the suburban sprawl |
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I support Druh Farrell in this matter of more smart growth for the City. I'm against the development of 11 new communities on the edges of Calgary. This is happening as the City is cutting services for existing communities. Thank You, Garth Rowan |



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 | Connie |
| * Last name | Erickson |
| Email | conniemayerickson@gmail.com |
| Phone | |
| * Subject | 11 proposed new communities |
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I am opposed to the addition of 11 new communities to Calgary. Calgary's development should reflect our economy and needs to stop until we can recover. Please vote against this proposal. |



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 | Melanie |
| * Last name | Schmidt |
| Email | humansolutions@msn.com |
| Phone | 4038306614 |
| * Subject | Approval of 11 new communities |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have lived in this city for a long number of years and watched its ever reaching expansion outwards. Calgary has one of the largest footprints for residential land use, negating any climate change initiatives we undertake (<https://www.nationalobserver.com/2019/08/21/features/calgarys-sprawl-cancelling-out-climate-progress>). In fact, we have earned distinction of being one of the most egregious cities in Canada in terms of urban sprawl, simply because we have the land to do so.

I live in the inner city where there are increasingly more empty infills that spring up by developers who slap them up where they stand empty for months at a time. This emptying of the inner center to more affordable new suburbs not only increases the number of empty homes but also decreases the value of our homes, rendering home buying as an unaffordable option for the losses.

In addition, my taxes have increased dramatically over the last 10 years as I watch Calgary grow into a sprawling mess. The addition of 11 new communities will increase this cost.

In conclusion, to reduce the emptying of the city's core and increasing property crime, to decrease the damage the economy is making on home values, to reduce climate impact, and to avoid additional unnecessary tax base during an economic painful period, I am opposed to approving these new communities.

ISC:

1/1

Unrestricted

Oct 15, 2020

10:38:41 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 Simon

* Last name Irving

Email simon.irving7@gmail.com

Phone 5879694046

* Subject Do not approve 11 new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would urge Council to follow the recommendation by Administration and NOT approve the 11 new communities being proposed on Oct. 19th. Now is not the time to expand sprawl and increase taxes. Our City must begin growing up, not out.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name larissa

* Last name riemann

Email

Phone 403 230 6787

* Subject addition of 11 more remote communities--no thank you

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

we do not need more sprawl, suburban communities. we have enough housing to go around in our existing communities and should be focussing our attention on making those the best they can be.. until developers take on the costs of their own projects (short and long term) and stop having all the other Calgarians pay their way, there should be no more new development 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: Craig
* Last name: Husselby
Email: craig.husselby@gmail.com

Phone:

* Subject: Development of New Communities in Calgary

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The vote to approve the new communities in Calgary is irresponsible at this time. With the revenue problems that have occurred that dramatically affect the cities property taxes for both residential and commercial taxpayers we can't continue the sprawl of the city without any way of paying for it. Calgary's growth should be done in a responsible way that doesn't put further strain on our police, fire, or transit services. The vote on this should be a no-brainer to not expand. We have a duty to control this type of spending.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Jacquelynn

* Last name Mulyk

Email jjmulyk@gmail.com

Phone 4038522787

* Subject 11 new communities on the edges of Calgary consideration

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Members of council and committee,
I object to any further annexing of communities into the Calgary zone. 14 were just approved in 2018 and most of these are not yet developed. Calgarians are being asked to take on new costs and long-term financial risk for communities that do not yet exist. This growth is unsustainable. Our taxes are rising and there is no foreseeable timeline for when the city will recoup these costs. This is not the time to expand and placate to the development industry. Council's decision to subsidize these 14 new communities and increasing property tax and increases per year to water utility rates for 2019-2022 - IS UNACCEPTABLE. The total 2019 tax increase to subsidize the 41 communities was 2.15%.
The council needs to invest more into our existing communities and to keep costs down. I am a resident and home owner in Calgary and I object to any consideration of Calgary boarder expansion.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Mel

* Last name Blitzer

Email mel@partner2win.com

Phone 403 990 2262

* Subject Urban Sprawl

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

No more new communities please. It would be totally irresponsible for any representative on the Council to vote for approval of new communities at this time. The time has ended for growth as urban sprawl, especially in Calgary. The developers of these dubious projects cannot be leading the City's development.



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 Elliot

* Last name Martin

Email kryptec@gmail.com

Phone

* Subject Please do not approve any additional communities in the near term

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I think it is irresponsible for the city to approve new communities that will be a drain on the city's finances when the current economic conditions are already forcing the city to make deep cuts. My understanding is that this is being done against the advice of city planners as well, making the justification for these communities very confusing.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

| | |
|--------------|-----------------------------|
| * First name | Sierra |
| * Last name | Holzen |
| Email | sierraholzen@gmail.com |
| Phone | |
| * Subject | Proposed 11 new communities |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please stop with the new communities. Just stop. As net migration to Alberta slows with our struggling economy, I struggle to believe that there is any business case for these 11 new proposed communities. The developers are just competing with each other to get their project done first and the ones who are slowest off the mark will shelve the project. But the City will be left with the bill for its side of the bargain, which means higher property taxes and less services for those of us who call Calgary home already. The City needs to put more resources into improving services for existing communities. Every time that a new community is approved on the outskirts of the city, it feels like a snub to those of us who are already tax payers. If we had a strong economy and a need for more housing to meet demand, it would be different, but that's not our current situation. And If we have a goal for densification and increased development in established areas of the city, we need to put resources into making sure that those developments can happen.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

| | |
|---|--|
| * First name | Katrina |
| * Last name | Walper |
| Email | katrinawalper@gmail.com |
| Phone | 4036165031 |
| * Subject | I am against approving and developing 11 new communities |
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I am against approving 11 new communities as it would significantly increase costs for the city. |



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 Danielle

* Last name Oggy

Email danielle.oggy@hotmail.com

Phone

* Subject Please do not approve new communities for further sprawl

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello and thank you for reading my concerns. As a lifelong Calgarians the one thing that is a major problem in our otherwise amazing city is the endless sprawl of new communities. In the boom years of the past it made sense but we are no longer, and have not for some time, been living in those times. We do not need more communities to be developed outside the ring road making it soon defunct especially while services are being cut to inner city areas. Property taxes are getting unaffordable and getting around our city is more and more difficult while public transit is is not valued and invested in. The cost of new communities lands on the rest of us while an over supply sits there empty. I urge each council member to take an extra minute and consider is it truly in the best interest of all Calgarians to approve new communities at this time while the last round approved is not even close to being full? Do not be bullied by the developers who end up falling short time and again in paying back the levies meant to lay for the new development which then lands on the little guy instead. I can barely afford homeownership right now and if taxes continue to go up it will be near impossible. Meanwhile especially in this time with COVID businesses are barely staying afloat. Use the budget to revitalize what we already have and do not waste it on unnecessary new development that will be underutilized for years to come. Please please vote NO.

Thank you
Danielle Oggy



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name David

* Last name Bennett

Email bennettd1963@gmail.com

Phone

* Subject New communities to be approved

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We already have enough new communities. Right now the only people benefiting are those that have money. We aren't using whats available so why do we need more. Priority needs to be elsewhere at this timr.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

| | |
|--------------|----------------------|
| * First name | Patricia |
| * Last name | Bennett |
| Email | Dearmoose3@gmail.com |
| Phone | 4035105879 |
| * Subject | New communities |

| | |
|---|---|
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | We don't need more communities approved within our city. Its all profit for the wealthy developers. I don't need my property taxes to go up to support these new communities. |
|---|---|



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name B

* Last name Dayman

Email b-dayman@shaw.ca

Phone 4032462406

* Subject 11 new developments in Calgary

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I believe this survey says more then I can - Calgarians do not need more taxes , the vacancy rate is high in the inner city neighbourhoods and the police, fire and EMS are over worked and underpaid as it is. THERE IS NO BUDGET FOR ser- vices for new developments NO TO NEW DEVELOPMENTS IN CALGARY
From ctv news
Should the City of Calgary reject proposed new neighbourhood development?
Thanks for your vote
Yes 1242 (76 %)

No 400 (24 %)
Total number of votes: 1642



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name: Jo
* Last name: Hildebrand
Email: jolohild@gmail.com

Phone:

* Subject: New Community Growth in Calgary

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please do not approve the application for 11 new communities in Calgary. Approval of the 14 new communities in 2018 was irresponsible, and now there is a glut of supply and reduced market demand. Reducing services such as Calgary Transit and Calgary Fire Department is exactly what we do NOT need at this time. Such cuts would reduce quality of life and do harm to public safety. We should be aiming to increase the city's sustainability and quality of life, not reduce 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 VICCY

* Last name GRACE

Email viccyc@hotmail.com

Phone

* Subject 11 new communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am completely against even more new communities. The growth and sprawl of Calgary is unsustainable and should not be allowed to continue. Why should I pay higher taxes when the new communities are subsidized? We need to focus more on smart growth investing in inner city areas with more diversification and options for families (instead of luxurious condo suites). We cannot continue with a car-centric city if we're trying to combat climate change. There is already too much new community housing supply (41 new communities to choose from!) and demand has fallen. We need to focus more on the MDP and work on making inner city a more accommodating place to live.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

| | |
|--------------|--|
| * First name | Sharon |
| * Last name | Kaczkowski |
| Email | sharon.kaczkowski@gmail.com |
| Phone | 4032426534 |
| * Subject | 11 new communities asking for approval |

| | |
|---|---|
| * Comments - please refrain from providing personal information in this field (maximum 2500 characters) | I do not believe council should approve the development of 11 new communities in Calgary at this time. The vacancy rate among new home builds is astonishingly high now. Building new communities is fool hardy and Calgarians should not have to pay the costs when taxes to replenish our coffers from these new communities is long in the future, if they even get purchased. |
|---|---|



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Diane

* Last name Grant

Email dianegrant@telus.net

Phone 403-710-9343

* Subject New communities

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We do not need anymore new communities at the moment. Budgets are being cut for services to existing communities. There is a lot of movement of families out of the city and there is plenty of supply of homes for buyers. Please do not approve any more communities at the moment. At this time families and homeowners can not afford an increase in property taxes.



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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 | Phipps |
| Email | bfhipps@shaw.ca |
| Phone | |
| * Subject | Submission to Council regarding 11 business cases and 2 to 3 new subdivisions, on October 19 |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City Council, I am sorry I am unable to speak on Monday with my usual passion on these matters. I urge you reject this proposals for expanding urban sprawl in our city.

The reasons are simple:

- We have more than enough unsustainable sprawl now.
- Such expansion will only add to our GHG emissions
- I believe such expansion will compromise our excellent efforts in our Climate Resilience Strategy, which Council has approved.
- Such expansion will increase demand for more city services, already under great stress.
- City budgets are already under significant restraint, and these proposals will only add to the pressure.
- These proposals can only contradict Climate Action policies and practises.
- With Covid 19 and Climate Change as our overarching context, the last thing Calgary needs is more sprawl.

Thank you for your hard work in seeking to make responsible decisions for the present and our future. These are difficult times. You are under great pressure. Please reject these proposals. Thank you. PEACE, Bill



October 16th, 2020

Shawn Small, Senior Growth Management Planner
Calgary Growth Strategies
City of Calgary, 800 Macleod Trail S.E.
Calgary, AB T2G 2M3

Mr. Small,

RE: Public Hearing of The Priorities and Finance Committee, October 19th, 2020
Item: PFC 2020-0963 – New Community Growth Strategy

Within item PFC 2020-0963 Trico Homes has submitted two business cases for consideration, known in the application as Belvedere Parcel A and Belvedere Parcel B. In 2018 Council approved a number of GMO removals in the Belvedere ASP area and we believe that these additional business cases will continue to leverage investments previously committed by the City with the approval of the 2018 business cases.

In collaboration with City Administration our business case submissions were thoroughly reviewed over the last ten months based on the five criterion provided by Council in late 2019. Through this review process our business cases were identified to have the following key characteristics:

- In alignment with MDP and CTP goals
- No operating cost gap
- Completing the community by filling the 'hole' between the previously approved communities of Tristar (west) and Twin Hills Cyber City (east)
- Facilitating the ultimate Memorial Drive right of way that is required for servicing the previously approved Twin Hills development
- Generate ~\$60MM in levies and ~\$5.5MM annually in tax revenue
- Leverage previous investments made through the 2018 Business Case approvals such as the temporary fire hall and the funded water and sanitary infrastructure.
- Encourage development along the regionally significant 17th Ave corridor which in April of this year was identified as the #1 transportation priority by the Calgary Metropolitan Region Board.

Trico is very committed to the east side of Calgary and we believe providing more choices within Calgary's east sector is crucial to mitigate market loss to smaller satellite communities outside of Calgary. We are excited to bring these business cases forward and believe that they act to support an area of the city that has been overlooked in the past.

Sincerely,

Michael Brown
President
Trico Homes Inc.



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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: Phipps
Email: bfhipps@shaw.ca

Phone:

* Subject: Proposal for new suburban development, Oct. 19, 2020

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Councillors, I am not sure if my earlier email got through, so I want to be sure you receive my view. First of all, thank you for your hard work in these difficult times. These business cases, including 2 or 3 new developments, will only increase urban sprawl, compromising city budgets and demanding more public services. They will increase GHG emissions, thus compromising our efforts to address Climate Change, including the City's Climate Resilience Strategy. With the urgency of Covid 19 and the Climate Crisis, this is not the time to increase and intensify urban sprawl. Therefore please reject these proposals. Thank you again for seeking to address responsibly our present and our future as a vibrant 21st century 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 Bob

* Last name Halton

Email bhalton@telus.net

Phone 4032708020

* Subject Proposed approval of development of 11 more communities in Calgary

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'm opposed to the development of 11 more communities. We just approved 14 more 2 years year ago that I don't feel were needed. There will be an oversupply of homes. The city will need to supply more infrastructure, it will increase stress on fire dept to meet response times , more stress on police, health services and education. It will cause an increase in residential taxes. Increase the need for public transport. The city and province are under significant financial stress currently and likely for some time. City officials recommend against it. It seems undemocratic that developers can lobby for this against the city's wishes when the city is opposed. Tks.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

| | |
|--------------|----------------------|
| * First name | Musab |
| * Last name | Syed |
| Email | musab.syed@gmail.com |
| Phone | 4033991768 |
| * Subject | New developments |

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I've read that developers are requesting approval for several new residential developments. I think that this goes against many reasonable policies (environmental, fiscal namely). Calgary is currently in a very precarious situation with the significant vacancy in downtown Calgary. Creating new developments (which will mostly be accessible to the wealthier Calgarians) is a poor decision for Calgary. If the city is concerned about providing housing for Calgarians they need to look at brown fill developments, using existing spaces and buildings.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name S. Lawrence (Larry) & R. Lynn

* Last name Pearce

Email larry.pearce@shawlink.ca

Phone

* Subject Please vote NO - Proposal for additional 11 neighbourhood developments

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please submit the following message to the Priorities and Finance Committee:
We are asking you to vote against approving additional land for development that will have any cost; short or long-term, to our city at this time. Instead of spending on developing new land We are asking you to invest in: affordable housing, public transit and investments that will enhance the climate resiliency strategy. The administration has already recommended against building these communities. Council needs to follow the Municipal Development Plan it has already approved. Instead of urban sprawl, keeping Calgary compact will help the city build walkable neighbourhoods centred around good transit, with shops and offices close by -- creating the kind of neighbourhoods that attract new businesses and young people to our city.
Thank you, Larry & Lynn Pearce
(this message was sent earlier to the Mayor and all City Councillors)



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Darryl

* Last name Allen

Email eccentrik1@hotmail.com

Phone 403-205-3925

* Subject pending approval of new communities for developers on Oct 19 2020

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Firstly. I must say that I am disgusted with the developers being able to tell the city what it needs. These people only have a short term interest in making lots of dollars - nothing else.
If you did some checking I would bet that the money that they are using for this comes from off shore. Calgary is a well known place to "clean" dirty money by investment in real estate etc. We DO NOT NEED the development now. Regular people rarely ever get a say in these matters. NO, NO, NO to these greedy folks. As I understand it the city is deeply in debt now and it's only going to get worse. I strongly urge council to turn down this ridiculous proposal. We can not afford it. New roads, new bus routes, new street light new sewer, new power.....I don't care if money is cheap to borrow right now - it still eventually has to be paid back. Also, we have a glut of home on the market now. For example a new apartment building just built near me has at least a 70% vacancy. I implore council to kill this proposal.



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Janet
* Last name Gourlay-Vallance
Email janiegv@shaw.ca
Phone 14032899272
* Subject NO new subdivision approval

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The first evaluation criteria of 'alignment with the MDP/ CTP goals' is paramount. Then within the Municipal Development Plan it is my feeling that the goals toward a 'compact city' are what we need to be striving toward. To accomplish that, focus must be on improving and constructing our public transit. Our long term efforts need to reduce vehicle travel. We need infill development in our existing communities to truly make them non-vehicle accessible, vibrant, diverse communities. Our vision for this can be the '15 minute community' where the needs of citizens for shopping, work, recreation, schools, churches are all within a 15 minute non-automobile trip from their home. Given our present Calgary communities we do have much work in accomplishing such a compact city. This needs to be our focus- not approving new communities. The unprecedented change in our lives has opened the door to simpler visions of living together. We can no longer expect that the way we did business and kept enlarging our city will continue to be the prudent approach. We can no longer expect that people will choose to live in an urban setting. With remote work and technology people could very well choose smaller towns where living is more centralized and less expensive. I do not believe we can assume that the growth patterns that were realistic a year ago will remain viable. Let us focus on improving what we have rather than continuing to take land out of an ecosystem and thereby increasing our carbon footprint. Let us focus on ways to reduce



Public Submission

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it instead.