



Public Submission

City Clerk's Office

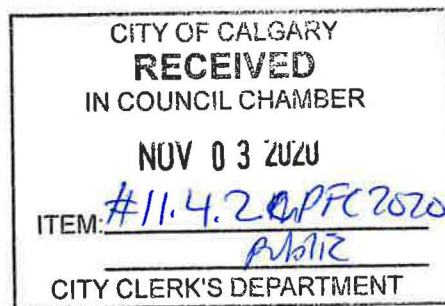
Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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

* First name Neil
* Last name McKinnon
Email nands@telus.net
Phone
* Subject New communities



* Comments - please refrain from providing personal information in this field (maximum 2500 characters) Please do not expand this City at this time. There is far too much sprawl now, and adding more communities will only make it worse. We have plenty of land available for development now and into the future. Revisit this idea in five years, maybe it would be useful and worthwhile then.



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* First name MILES

* Last name BURGOYNE

Email MILES@b-c-8.ca

Phone

* Subject 8700 23rd Avenue SE, Item 11.4.2, New Community Growth Strategy, Nov. 02 Council Agenda.

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

Letter of Support for Application to have the GMO removed from this property.

City of Calgary

Planning & Building Department
Municipal Building – 800 Macleod Tr. SE
P.O. Box 2100, Stn. M, Calgary, AB T2P 2M5

October 30, 2020

Attention: **Shawn Small, RPP, MCIP**
Senior Growth Management Planner
Calgary Growth Strategies

Regarding: 8700 23rd Avenue SE, Item 11.4.2, New Community Growth Strategy, Nov. 02 Council Agenda.

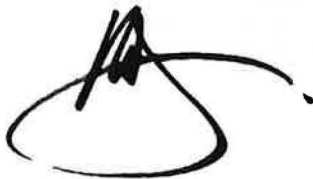
Dear Sir,

As agents for the owners of the above noted property, we hereby request that the GMO be removed from this 10-acre property. It is for a small parcel, adjacent to an existing, approved development. Our project will allow seniors currently living in older single-family SE communities to move into a dedicated seniors facility that is near the neighbourhoods where they have spent their lives. We anticipate that when both phases are fully built, the project will provide up to 350 housing units for seniors.

With the singular exception of stormwater, that will be retained on site, we maintain that existing infrastructure is in place to service this land and that it will not require any Capital Improvements by the City of Calgary.

In summary, our project is small, it is adjacent to an already approved development, it will improve the limited inventory of seniors housing stock in the area, will increase the use of existing neighbourhood goods and services, and it will not require City of Calgary infrastructure improvements. It will also provide a unique opportunity to explore the use of the neighbouring wetland and the on-site retention pond as natural amenities for the senior residents. We therefore believe there are sound monetary and social benefits for the City of Calgary and that it should be allowed to proceed.

Regards,



Miles Burgoyne, B.A., M. Arch.
Associate
Collabor8 Architecture + Design 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 Geoffrey

* Last name Little

Email geoffrey.r.little@gmail.com

Phone 5142392583

* Subject Proposal to Establish 11 New Calgary Communities

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

I am strongly against the proposal to establish 11 new communities in Calgary. First, this city needs to grow up, not out. Establishing new communities promotes sprawl and environmental degradation. Second, there is clear evidence that demand for new housing in Calgary is low. Indeed, as has been reported in many media outlets, there is a glut of homes on the market. We are not in a growth period and may not be for a while. Third, the city's finances are being stretched thin. Establishing new communities will increase demand for services and has the potential to result in city-wide tax increases. Why should individuals like me, who live in the Beltline, subsidize the suburbs? I urge City Council to vote NO to establishing these new communities.

From: info@cicba.ca
To: [Public Submissions](#)
Subject: [EXT] For Mondays Council meeting please add to submission for growth
Date: Friday, October 30, 2020 4:19:00 PM

To: Whom it may concern

Re: Growth of Calgary

This letter represents the thoughts of the newly formed CICBA - Calgary Inner City Builders Association. At this time, CICBA represents a growing number of inner-city developers, builders and trades who are engaged in the growth of the inner city to help meet the goals set out by council in the MDP. The growth of Calgary is very crucial, however responsible growth is imperative.

Currently there are several submissions in front of council to grow Calgary's footprint considerably more. CICBA believes that the unilateral approval of more sprawled Greenfield growth, without a clear plan for redevelopment in the inner city at the same time, will not only jeopardize the goals set out in the MDP, but plans to densify the city will falter. CICBA asks that City council look at both developments as being equally important to Calgary's future and that together both parties come up with a plan that benefits both Greenfield developments and developed area to ensure a sustainable City of Calgary is built for future generations.

The anticipated cost of these new areas will only increase exponentially, with most of the costs burdened by the taxpayer. It is usually always much more than anticipated, and will continue to grow for years to come. Currently, the City finances this continual growth through subsidies and through the provision of services to a much larger City footprint, such as additional fire halls, police stations, sewer lines, electrical lines, etc.... The taxpayers bare this burden through higher property taxes and decreased City services and maintenance. Not only is there a direct cost to the City and its taxpayers, but it could be the catalyst that leads to the downfall of the redevelopment industry.

There are a good number of planned developments being canceled or on hold, and builders are leaving this city as it is not sustainable to build here. While there is ongoing inner development, it's not enough to meet the MDP goals. One of many challenges of development is the red tape, rules and regulations, that tie the hands of redevelopment for long periods of time, waiting for approvals. This is not the case in Greenfield, they are two very different building model types. Business models for Greenfield do not work in inner city, and visa-versa, simply because of time frames and carrying costs. The average time to build a Greenfield unit is 5-6 months from permit to occupancy, the average time for the same type of unit in the inner city is **16-18 months!**

In new developing areas, the city currently has programs/subsidies in place to start these communities. The cost of development is shared between the developer and the city taxpayers. In developed areas there are no programs or subsidies to revitalize these communities. The cost of development is completely paid by the developer or builder. Every new infill that is built in a developed area increases the property tax base by at least 200% - 400%, without a burden on city taxpayers. These new homes in developed areas use existing infrastructure, help existing businesses and they revitalize Calgary's inner city.

CICBA is not saying that new developments are not needed. In fact they are indeed needed, but at a sustainable level in balance with redevelopment. What we are striving for is that the City council looks at a more equitable investment into redevelopment as it does into new developments which will increase the result of meeting the goals set out in the MDP. Failure to do so will result in the exact opposite and the City will become unsustainable. There are many City and Government reports that support these claims.

CICBA asks these new areas come on stream in line with a plan for inner city growth in an equitable manner. Equal growth is most definitely needed, but will only be achieved by a more equitable opportunity to do so.

Board of Directors

Calgary Inner City Builders Association
403-712-1020
PO Box 86089 Mardalooop T2T 6B7
www.CICBA.ca

The Redevelopment Industry 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 Bonnie

* Last name Moschopedis

Email moschopedis@shaw.ca

Phone 4034005758

* Subject Request that council does not approve the construction of eleven new communities in Calgary

A city suffering from major job loss and net negative migration does not need new communities! Already, Calgary has a glut of new homes that are not selling. According to Kent Hehr, who presented to the council about this issue, there are currently 41 new developments in Calgary. Furthermore, city council approved 14 new subdivisions in 2014. Six of these were not recommended by the administration, and those houses are not selling. They sit empty as ordinary Calgarians pay the bills for the infrastructure to those neighbourhoods; the developer levy is not covering the costs associated with this infrastructure. As a result, there was a \$57 million hit to the 2019 budget, with more shortfalls expected in the coming years. And as a result of that shortfall, every Calgarian saw a property tax increase of almost 1% in 2019 and we will see a .5 increase per year to water utility rates for 2019-2022. The total 2019 tax increase to subsidize the entire 41 communities was 2.15%.

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

This is unacceptable, especially in a city that has suffered from a recession since 2015, especially during a pandemic that has hit every family and working person hard. Why should Calgarians suffer, in order to subsidize a few developers who wish to profit? It makes no financial sense to build new communities in our city at this moment. As Mayor Nenshi put it, "Why in the world would this be a good time to add to an already dangerous oversupply?"

It also makes no sense in terms of the ecology of our city. It is time that Calgary got

serious about meeting climate targets and worked to make this city more sustainable—by further developing existing communities, bike lanes, transit, and green jobs. Homes should follow the creation of good, sustainable jobs—they should not be built on spec, in a city that is losing population, during a global pandemic. Building unused roads, pouring useless concrete, and erecting empty houses is wastefulness on a vast scale.