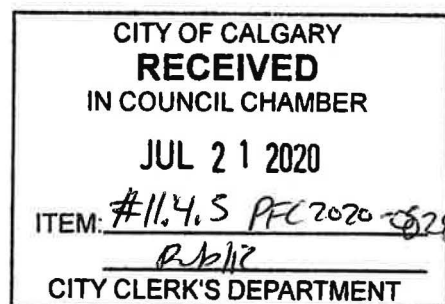




July 17, 2020

Councillor George Chahal
The City of Calgary
PO Box 2100, Station M
Calgary, AB T2P 2M5

Re: Disaster Relief and Mitigation PFC Notice of Motion



Dear Councillor Chahal:

BILD Calgary Region would like to thank you for providing us an advance copy of the Disaster Relief and Mitigation Notice of Motion you have prepared to be heard by the Priorities and Finance Committee of Council on July 20th. The opportunity to review and understand your proposed motion and provide industry's support and offer comments in relation to the devastating effects of the June 13 2020 hail and rain storm and its impact on Calgary residents and businesses is appreciated.

We support changes to current City of Calgary practices that would expedite any resulting applications required to repair the damage which occurred as a result of the storm.

Building Codes are issued by the National Research Council of Canada (NRC). The ongoing process of reviewing building codes is detailed, involves a broad array of stakeholders from across Canada, including subject matter experts, and under current processes is lengthy with changes to codes being considered and as appropriate adopted every 5 years. As of 2019, there is no longer an Alberta Building Code (ABC), the current code is the National Building Code of Canada – 2019 Alberta Edition, and in other words the national code is adopted as Alberta's building code.

Any products or materials allowed for construction must be tested and certified through the Canadian Construction Materials Centre (CCMC). Therefore, the use and implementation of any building materials or technologies must go through rigorous testing prior to being utilized in the building industry. This is to ensure proven quality performance and safety for homeowners.

BILD Calgary Region and our members participate in the building code process on an ongoing basis through committee work at BILD and our input on codes is delivered directly through committee member participation and input at NRC meetings as well as through the Government of Alberta's Buildings Subcouncil. BILD Alberta as well as the Canadian Home Builders Association similarly participate in these processes at the provincial and national levels, respectively.

With that background, BILD Calgary Region supports ongoing comprehensive examination of building and planning standards, including building codes and material standards to ensure new construction and building alterations are robust and will perform in a satisfactory manner in all anticipated operational conditions, and will provide affordable options for existing and prospective homeowners. We also support the comments in your motion which indicate there needs to be an Alberta specific review of building codes to ensure building codes used for Alberta construction and renovations are specifically applicable and appropriate for the full array of operational conditions and circumstances in Alberta to support long-term performance as well as reasonably priced homes for Calgarians and Albertans. We believe this is consistent with the aims of your Notice of Motion.

We trust this letter is of some assistance to you and would be pleased to continue our ongoing collaboration on building and planning matters.

Respectfully,
BILD Calgary Region

A handwritten signature in black ink, appearing to read "Brian Hahn", with a stylized flourish at the end.

Brian Hahn
CEO



creb[®]

serving calgary and area REALTORS[®]

July 17, 2020

George Chahal
Councillor, Ward 5
City of Calgary

Dear Mr. Chahal,

On behalf of CREB[®] (Calgary Real Estate Board), I am providing this letter in support for Mr. Chahal's notion of motion for disaster and relief mitigation.

As part of our real estate industry's own strategy for climate resilience, I feel this motion has the opportunity to provide many Calgarians affected by disasters, such as hail and floods, the support necessary to move forward and ensure the impact of future events are lessened.

Housing affordability is top of mind for our REALTOR[®]s. Finding a home is one part of that, but so is maintenance. Aid and/or rebate programs for homeowners to fix and upgrade their homes in order to properly withstand future extreme climate-related events is something I feel will reduce overall costs and make life better for all Calgarians in the long-term.

I would like thank Mr. Chahal and the City of Calgary for allowing CREB[®] to be a part of this conversation and look forward to a positive outcome of this motion.

Sincerely,

Alan Tennant, EMBA, CAE, FRI (E)
President & CEO

2020 Board of Directors

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Sarah Johnston

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President & CEO – Alan Tennant, ICD.D, EMBA, FRI (E), CAE

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July 19, 2020

The Hon. Naheed Nenshi
Mayor, City of Calgary
City Hall, 800 Macleod Trail
P.O. Box 2100, Stn. M
Calgary, T2P 2M5

Re: Promoting Resilience in Recovery following the June 13 Hailstorm

Dear Mayor

The Institute for Catastrophic Loss Reduction (ICLR) supports the proposal included in the July 20 Notice of Motion tabled by Councillor George Chahal for a comprehensive examination of building and planning standards to make new construction and alterations more climate resilient.

ICLR - Canada's leading disaster research institute - provides a science foundation for effective action to improve resilience to hail, flood, tornado, wildfire and other hazards. The Institute and our 120 member insurers believe that recovery following the June 13 hailstorm presents an opportunity for Calgary to better prepare for future hailstorms. Climate experts anticipate an increase in large hail. Loss and damage will increase unless we change current practices.

Roofs experienced the greatest damage. Most roof damage would have been prevented for homes with a class 4 impact resilient roof. Unfortunately, 95 to 99 percent of the homes in the Calgary area did not install a roof designed to prevent hail damage. This must change. Installation of impact resilient roofs should be encouraged and perhaps required in Calgary and other communities located in zones with high risk of hail. The attached note shows that Fort Collins is a community that responded to repeated hail damage by requiring class 4 impact resilient roofs.

Vehicles also experienced extensive preventable damage. Few vehicles were moved to a safe location, like a garage, when the storm approached. Many vehicle owners do not presently have access to protection.

34 hailstorms in Alberta over the past 12 years resulted in \$6 billion in damage to 250,000 homes and buildings and 300,000 vehicles. Canada's most destructive hailstorms all struck in the Calgary area.

Our Institute is participating in the national collaboration with homebuilders and others to develop codes and standards for new home construction resilient to damage from severe wind and hail. We encourage input from the City. But this process will take time before change is evident. The City should act now in response to the June 13 storm.

Calgary should work with partners to launch a hail awareness campaign to improve awareness of the risks and identify protective action. In particular, the City should encourage and perhaps require installation of impact resilient roofs and construction of shelters for vehicles. The Institute and our member insurers look forward to continuing our work with the City to reduce the risk of damage to homes and vehicles from extreme weather risks. Extensive damage on June 13 presents an opportunity for Calgary to better prepare for future hailstorms.

Best regards.



Paul Kovacs
Executive Director

cc: Councillor George Chahal
David Duckworth, City Manager