

My name is Kourtney Branagan. It has been a privilege to be on the working group for the guidebook for a great number of years now. I came to be part of the committee through my role on the board of directors for the Haysboro Community Association.

I have been undeniably vocal about my support for the guidebook. I am also a declared candidate for council in Ward 11 for the upcoming 2021 election. I say this because over the past few weeks I have spoken at length with a number of citizens concerned about the misinformation coming from councillor Farkas' office - including his mailer.

By my count, there are less than 10 neighbourhoods across Calgary, which only have housing zoned RC1 across Calgary. 10 out of 200.

To note, the homes in these exclusive neighbourhoods also have well above average property values, and thus very unlikely to attract redevelopment for density. It is very important to talk about the market readiness around densification. If we look at the current LAP areas, they

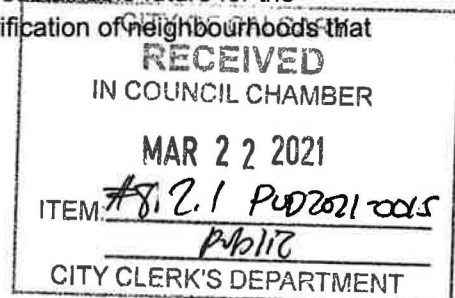
The majority of neighbourhoods across the city already have a mix of housing types - from detached to attached in various scales. So when I see and hear language that says 'single-family neighbourhoods' my hackles go up. As you heard from my stats above, they don't really exist.

It is entirely problematic that Councillor Farkas continues to assert that voices from only RC1 homes, which are purchased (not rented), and presumably not suited, should be concerned about the impacts of the guidebook. We should all be concerned.

We should be concerned that we are at risk of backtracking around creating a choice in housing across the city at levels of affordability and need. We should be concerned that we are failing to create a city which doesn't afford access to recreation, pathways, libraries, and transit due to the inability to be proximal to these services.

Our established neighbourhoods are where the majority of our civic amenities are. If we want value for dollars spent, we need a population base to support them. Driving sprawl and failing to create more housing in our established neighbourhoods dilutes our financial efficiency as a city. We are asking, how can we operate as a city to fulfill the services to citizens they are demanding - keeping recreation centres open, good levels of transit service, snow clearing, standardized police and fire response times.

My role on the guidebook committee has always been to represent the voice of community in the document. This has included advocating for plain language versus planning speak, finding the balance between densification goals and neighbourhood fit on both the overall and street level, and ensuring the guidebook reflects a vision that could be embraced by the overall citizenry of Calgary which would ensure a robust and sustainable future for the growth in our growth in population and the unavoidable gentrification of neighbourhoods that will happen.



What I hear citizens asking for is a say in the future of their neighbourhoods - this is the first step. The guidebook leads the move towards creating local area plans - the process by which communities can envision the future of their streets.

I recommend that council adopts the guidebook. I recommend we choose a financially sustainable model to absorb new Calgarians. I recommend we choose to build a city which affords choice to all Calgarians.