

June 27, 2022

Members of **Infrastructure & Planning Committee (IPC)** And All Members of **Calgary City Council**  
The City of Calgary  
PO Box 2100, Station M, Calgary, AB  
T2P 2M5

Dear Members of Council,

**Re: Citywide Growth Strategy in the 2023-2026 Services Lines and Budget Cycle, IP2022-0545**

BILD Calgary Region (BILD) acknowledges the dedication and significant work of the Administrative Management and Staff in preparing the above referenced Report and Attachments presenting the first comprehensive single city-wide growth strategy to Council, incorporating the interdependent components for Industrial Development, Established Areas and New Communities.

BILD members bring investment, jobs and financial resilience, resulting in economic growth, sustainability and monetary return to The City of Calgary. Importantly, BILD members' investments also bring supply and correspondingly drive affordability in the full spectrum of housing products available in Calgary. Accordingly, in the development and finalization of The City's growth plans, we encourage The City of Calgary to support investment in:

- Calgary's industrial sector to meet and grow market demand and increase regional competitiveness (see Attachment 1);
- The growth and change of Established neighbourhoods with constructive and affordable redevelopment (see Attachment 2); and
- New communities as an important and effective part of Calgary's overall growth strategy to deliver housing supply that meets increasing demand for innovation, choice and affordability. Strategic, thoughtful, and cost-effective investment will enhance and grow Calgary's competitive advantages (see Attachment 3).

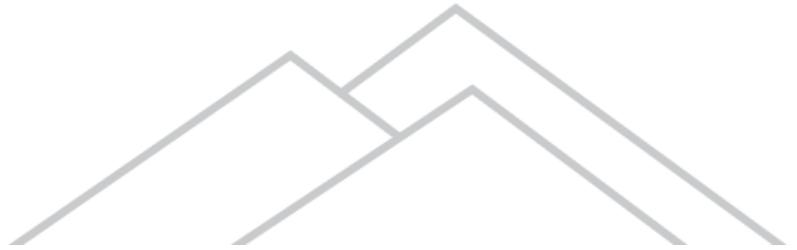
Our advocacy for these components and response to the Citywide Growth Strategy Report is more fully identified on three attachments entitled Industrial Sector, Established Area Growth and New Communities. We have also included an attachment titled Housing Supply (see Attachment 4). This fourth attachment includes references to materials on and the importance of housing supply in maintaining affordability.

Consistent with those attachments, BILD expects a number of key decisions and directions will result from Council members' review of the growth strategy. Key principles BILD and its members encourage Council to guide its decision making on these important matters include:

- Affordability
- Competitiveness
- Transparency
- Common understanding

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On June 23, 2022, as reported in The Calgary Herald, Calgary was ranked as tied for 3<sup>rd</sup> as most livable city (see: [Calgary rises to third most livable city in the world | Calgary Herald](#)). Mayor Jyoti Gondek said, “Our climb in the rankings for Most Livable City reflects the welcoming nature of our city, its affordability and the opportunity offered to entrepreneurs.” Amongst other things, preserving affordability, including for the full spectrum of housing, will be key to maintaining this enviable ranking.

BILD Calgary Region, our staff and Members, look forward to continuing our partnership with the Administration and Council to continue to invest in and grow Calgary’s reputation as a world-class city.

Respectfully,

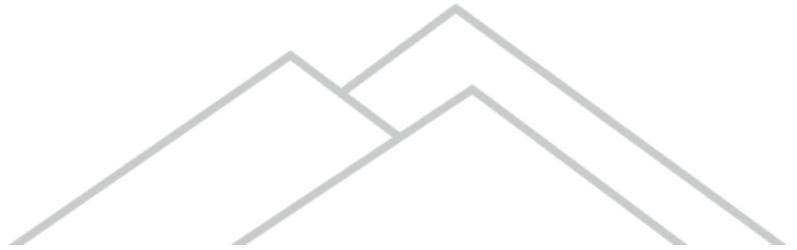
**BILD CALGARY REGION**

Brian Hahn, CEO

c.c. Stuart Dalglish, General Manager, Planning & Development, City of Calgary  
Josh White, Director, Calgary Growth Strategies, City of Calgary  
Matthew Sheldrake, Acting Manager, Calgary Growth Strategies, City of Calgary  
Lesley Kalmakoff, Desmond Bliet, Abdul Jaffari, Brian Smith, Rayner Dsouza, Calgary Growth Strategies, City of Calgary

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## **Citywide Growth Strategy in the 2023-2026 Services Lines and Budget Cycle, IP2022-0545**

### **ATTACHMENT 1: INDUSTRIAL DEVELOPMENT**

BILD Calgary Region's (BILD) Staff and Members have been active participants on the Industrial Strategy Working Group since its inception in 2016.

The Strategic Working Group have identified various initiatives, policy and process changes that have been recommended for implementation to support the Industrial Development sector.

As identified in the Cushman and Wakefield report, there is work to be done to remove barriers to and increase the competitiveness of industrial development and industrial ownership in Calgary.

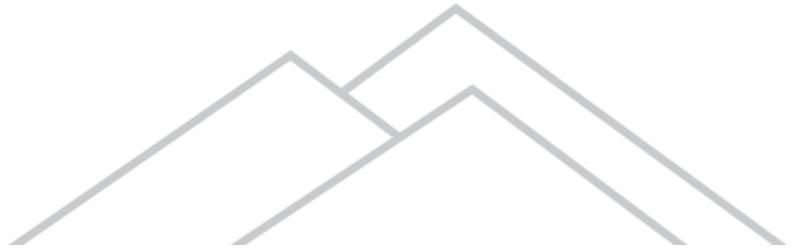
BILD encourages the City of Calgary to take actions, including development of policy and investment in support of projects that will competitively enable industrial growth in the City of Calgary in order to:

- Affirm the City of Calgary's commitment to grow the industrial sector.
- Increase Industrial sector tax base by supporting balanced, competitive, municipal tax rates/revenues, municipal utility and related municipal fees;
- Contribute to the City's competitiveness within the Calgary Region
- Support and grow private investment and increase competitively priced supply;
- Generate jobs and employment;
- Provide return on investment to Calgary and private investors; and
- Enhance Calgary's reputation as a North American inland port for the Industrial sector and a place to do business.

Industrial development is a key component of the City-wide Growth Strategy. BILD Members and Staff are committed to working with the City of Calgary Administration and Council to see it strengthen and prosper.

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## Citywide Growth Strategy in the 2023-2026 Services Lines and Budget Cycle, IP2022-0545

### **ATTACHMENT 2: ESTABLISHED AREAS**

BILD Calgary Region (BILD)'s Members and Staff have been actively participating in Phase 1 and, more recently in Phase 2, of the Established Area Growth & Change Strategy (EAGCS) Advisory Committee, and the Utility, Market Trends and Comprehensive Investment Tools (CIT) Working Groups.

Among various financial tools explored in Phase 2, the CIT Working Group conducted the North Hill communities property tax uplift pilot review assessing tax data to determine actual development, increase in property values and associated increase in municipal tax levied. Notwithstanding the critical contribution to City revenue and return to the City on private sector investment, several challenges were identified with property tax and uplift as sustainable funding, the most compelling being that the *'overall property tax uplift is already included in The City's budget and is currently spent on a citywide basis, allowing for flexibility on where funds are best spent'*.

Accordingly, the CIT Working Group has recommended an Annual Investment Program as the most appropriate funding mechanism (as noted in the Administrative Report) as it provides a reliable funding mechanism on a regular basis and the amount will be determined through the corporate prioritization process. Additionally, the program provides flexibility to respond to community feedback and other factors, as well as growth-related opportunities that may emerge later in the 2023-2026 budget cycle.

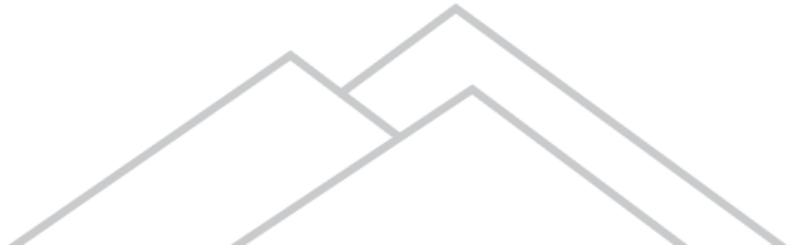
Growth-related public space investments should be identified in areas experiencing redevelopment pressures, where market potential is determined to be the strongest. In Phase 2, based upon findings of the EAGCS Market Trends Working Group, the EAGCS Advisory Committee recommended such investment in certain targeted communities in the Local Area Plan areas of North Hill, Riley, Westbrook and West Elbow. The Advisory Committee recommended a mid-budget cycle review be undertaken to evaluate and understand emerging redevelopment market and growth potential in the Local Area Plan areas of Greater Forest Lawn and South Shaganappi.

BILD advocates for a sustainable, empirical and repeatable approach to supporting redevelopment in Established Areas. In the absence of alternatives such as dedicated tax uplift programs, Council must be committed to ensuring the Annual Investment Program is fully supported and adequately funded.

In parallel to public space investment, the City must continue to invest in infrastructure in Established Areas through budget dedication to operations, maintenance and life cycle repair and replacement, in a thoughtful and intentional approach to support growth.

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## Citywide Growth Strategy in the 2023-2026 Services Lines and Budget Cycle, IP2022-0545

### **ATTACHMENT 3: NEW COMMUNITIES**

BILD Calgary Region's (BILD) Staff and Members have been actively working to support the Business Case review process through the New Community Growth Strategy Working Group. BILD wishes to express our sincere appreciation to Administration, and in particular Matthew Sheldrake, Leslie Kalmakoff, Desmond Bliet, Brian Smith, Rayner Dsouza, and Josh White for the valuable work that they have contributed to this process.

While we appreciate and acknowledge the effort and undertakings of Administration, the current process for new community review and approval has highlighted concerns with the process, specifically:

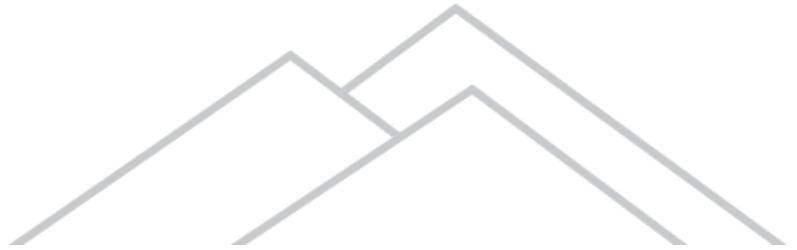
#### **1. BILD's Focus**

BILD does not take a position regarding any specific new community business case. Our focus is to facilitate a transparent, fair and reasonable process for new community business case evaluation and approval. Our key goals are focused on maintaining affordability, innovation and choice for our members' customers. In that regard and given the current shortage of fully serviced lots, BILD encourages Council as follows:

- To the extent there is no capital required for the development included in those business cases (as is the case with a number of the business cases under consideration with Administration's documents), approve those business cases forthwith so valuable time is not lost.
- For the other remaining business cases, to the extent they would otherwise merit approval but there is capital required to unlock additional supply, direct Administration to work with those business case proponents to develop capital infrastructure solutions at lowest reasonable cost and bring such solutions and business cases forward for consideration in the fall at budget deliberations.
- To ensure supply is maintained in an orderly fashion and on a lowest reasonable cost basis, we also encourage you and your Council colleagues to direct Administration to work with industry (BILD) in the development of additional funding and financing tools in support of affordability for the full spectrum of housing supply and choices. We welcome an opportunity, in collaboration with Administration, to report to Council at "budget time" on progress toward development of additional funding and financing tools.
- Consistent with Council's previous motion:  
"6. Explore the phasing out of the growth management overlay, and report back to the Priorities and Finance Committee no later than Q2 2020 with options to better align to our current economic situation and that creates policy that encourages a business-friendly environment and further development investment and retention in Calgary." (PFC2019-1062)

Reaffirm to Administration the need to proceed with the GMO review in a timely fashion and direct Administration to report back to Council on this matter in the fall of 2022.

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## 2. Business Case Evaluation Criteria

In as much as there has been positive progress in the business case process, BILD questions whether this current process supports optimal outcomes. The criteria for evaluating business cases remain relatively subjective and difficult to measure for Business Case proponents and likely for The City too. Variability and subjectivity in the Citywide Growth Strategy: New Communities Business Case evaluation and review process makes it difficult for proponents. Given the above observations, the objectives of The City in evaluating business cases needs increased transparency with less subjective and more concise evaluation criteria.

## 3. Growth Management Overlay Process

Historically, Council's decision to commence an ASP was tied to the capital budget. Approval of an ASP signalled The City's intention to invest in an area for future growth and development. In this way, ASPs were The City's mechanism for making land available for development. Once an ASP was approved, outline plans/land use amendment applications often proceeded, followed sequentially by subdivision, development permit applications and building permit applications.

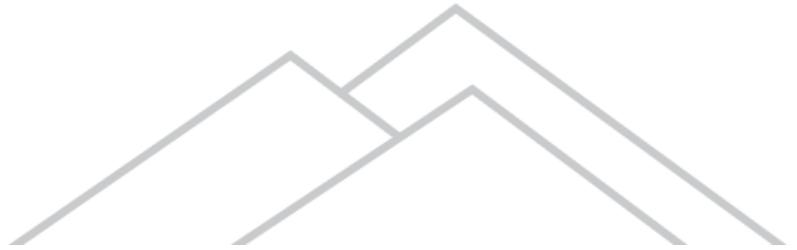
In recent years, Council directed Administration to commence ASPs when the required infrastructure has not been in Council's five year capital budget, nor in many instances, within the 10 year capital plan.

Council identified the need for the "gate" analysis to shift from the approval of the ASP itself, to a business case submittal stage in the planning process. The new "gate" process involved the application of a Growth Management Overlay (Overlay). The intake of business cases is to occur every two years and is aligned with the general service plan and budget. The Overlay covered the entire ASP area where portions of the Overlay could be removed by Council through an ASP amendment that requires a public hearing of Council when it is determined that growth management issues have been resolved. As a result of this decision, the Growth Management Overlay process became the new 'gate' for development approvals.

The Overlay serves to direct development in the plan area to lands determined to be ready for development. This overlay process has shifted the point within the planning process at which growth is managed and the appropriate assessments and decisions are made. As highlighted by the prior Council's Motion to explore the phasing out of the Growth Management Overlay, the amount of information being put before councillors, industry, stakeholders and the public combined with the very short time to review this information has created an unneeded level of complexity and uncertainty. BILD believes that it would be beneficial to both The City and Industry to explore a stepped or stage-gate type of review which will allow for thoughtful understanding, review and clarity of the meaning and significance of the information.

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## Citywide Growth Strategy in the 2023-2026 Services Lines and Budget Cycle, IP2022-0545

### **ATTACHMENT 4: HOUSING SUPPLY**

#### **Budget 2022 – A Plan to Grow Our Economy and Make Life More Affordable**

The 2022 Federal budget, Chapter 1 (see Chapter 1: Making Housing More Affordable | Budget 2022) identified numerous initiatives and resources focused on addressing a lack of housing supply as the key factor impacting affordability including the establishment of a new Housing Accelerator Fund to incentivize the cities and towns to support more housing built.

Chapter 1 notes:

“There are a number of factors that are making housing more expensive, but the biggest issue is supply. Put simply, Canada is facing a housing shortage—we have a lower number of homes per person than many OECD countries. Increasing our housing supply will be key to making housing more affordable for everyone.”

To achieve Calgary’s share of this funding, BILD respectfully asks Council to direct Administration to work with Industry to access these Federal funds to enable The City to support additional supply and achieve better affordability for its citizens. In addition, this collaboration could also explore creative funding and financing approaches that would maximize supply without placing The City at risk and hold existing ratepayers neutral to the greatest extent.

#### **Canada’s Housing Supply Shortages: Estimating what is needed to solve Canada’s housing affordability crisis by 2030**

In its June 2022 report ([Housing Shortages in Canada: Solving the Affordability Crisis | CMHC \(cmhc-schl.gc.ca\)](#)), the CMHC underscores the need for supply to improve and maintain affordability:

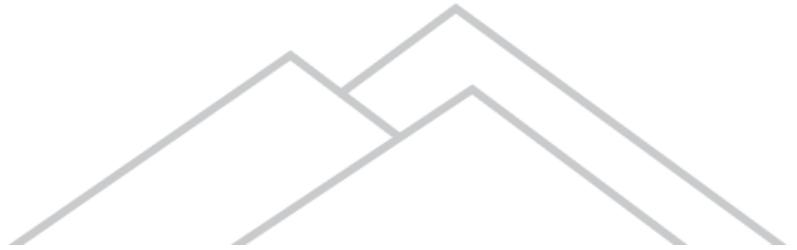
“... achieving housing affordability for everyone in Canada will be done with increasing supply in the rental and homeownership market, and having this supply respond more quickly to greater demand.

Developers must become more productive and make full use of land holdings to build more housing while governments must make regulatory systems faster and more efficient. Working together, the number of housing units built can be increased dramatically.

We need to take drastic measures now to produce more housing—not more reports.”

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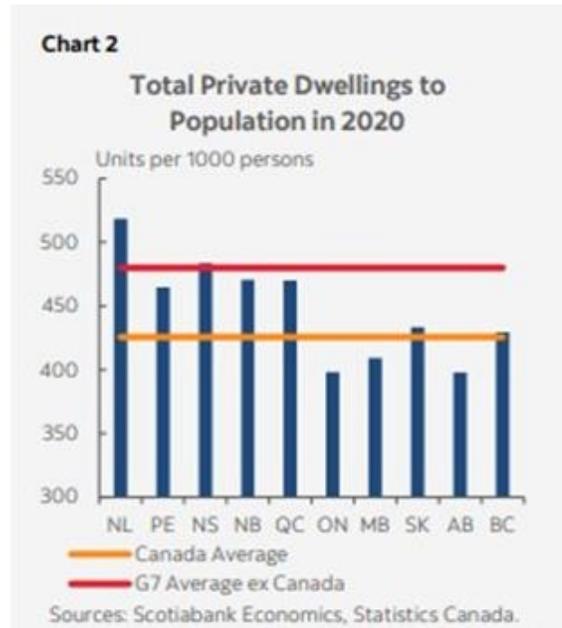


**Scotiabank Reports ([May 12, 2021](#) & [January 12, 2022](#))**

Recently, Scotiabank released reports (see links above) on the Canadian housing markets which showed Canada’s population-adjusted housing stock is the lowest in the G7. Alberta, Manitoba and Ontario are all below the national average per capita housing stock. The 2020 ranking of Calgary on a similar basis for Canadian cities is also shown below:

Number of Housing Units per 1000 Residents in 10 Largest CMAs		
Region	2016	2020e
Canada	427	424
Vancouver	398	406
Calgary	379	378
Winnipeg	401	398
Toronto	365	360
Hamilton	381	377
Ottawa-Gatineau	421	412
Montreal	440	437
Quebec City	475	484
Kitchener	389	376
Edmonton	394	393

Sources: Scotiabank Economics, Statistics Canada.

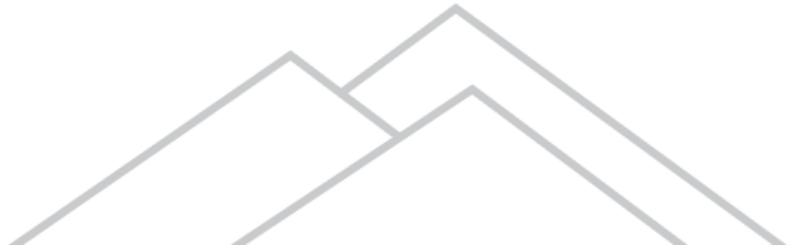


**Measurement and Definition of Lot Supply**

BILD believes that fully serviced lot supply is an issue in parts of Calgary and, if not addressed, will negatively impact market-priced home affordability. BILD completed a review of existing available lots in early February 2022. The review determined that there are now critical supply levels that can impact both affordability and the ability of the building and development industry to maintain a steady supply of serviced building lots.

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<b>Lot Supply for Single/Semi Dwellings as of February 2022</b>				
<b>Sector</b>	<b>Serviced Lots Available as of February 2022<sup>1</sup></b>	<b>Serviced Lots Coming on<sup>1,2</sup> in 2022</b>	<b>Total Serviced Lots for 2022</b>	<b>City Forecast for 2021-2025 Average Annual<sup>3</sup></b>
North & Northwest <sup>4</sup>	900	1,615	2,515	808 (for the North) 510 (for the Northwest)
Northeast	418	728	1,146	878
East	68	124	192	808
Southeast	862	526	1,388	808
South	664	1,224	1,888	846

<sup>1</sup> Source: BILD collected data in February, 2022 from BILD Members and non-Members within the developing areas  
<sup>2</sup> Most lots “Coming On in 2022” are anticipated to be available in the Fall of 2022 for the 2023 construction season  
<sup>3</sup> Source: City of Calgary’s Suburban Residential Growth 2021-2025 report  
<sup>4</sup> To maintain confidentiality, the number of units available and/or will be available in the Northwest sector has been included in the North sector data

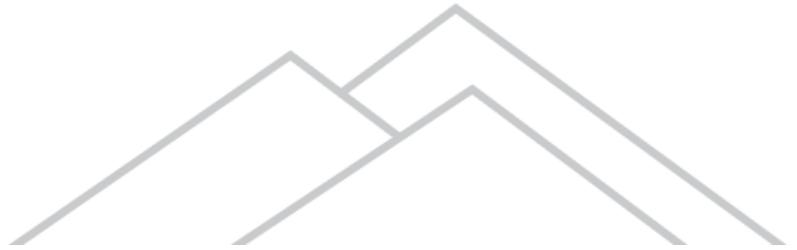
There are a few things worth noting: For a stable market, typically at the end of each year, developers require:

- an ongoing minimum of three years of approved land use in place to allow for the necessary City processes and approvals (Tentative Plan, Detailed Design & Engineering Drawings, Shallow Utility Review, Development Agreements, Surface Improvements Approval to Construct (stripping & grading, roads, deep utilities), Subdivision Endorsement, Construction of Surface Improvements, Land Titles, Building Permit, Construction Inspections, Occupancy) to ensure an orderly delivery of serviceable lots for builders to meet market demand; and
- a minimum of one and half years lot supply in the current year to allocate to builders for the subsequent year.

Consequently, any delay in orderly approvals will have a corresponding impact to the market.

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## **Understanding Land Supply versus Lot Supply**

The New Community Growth Strategy Working Group have been working to close the gap between The City's and the Industry's definition of land supply. There is a fundamental disconnect between the definition used by The City to measure serviced land supply (five leading infrastructure services – water, storm, sanitary, transportation and fire in place) versus Industry's definition of available land supply which from an industry perspective, represents building lots with all approvals and services in place and ready for construction. It appears that The City measures supply based on serviceable land available to developers whereas Industry and the market measure serviced land supply as available fully serviced lots ready for construction (i.e., services to the individual lot property lines). BILD's analysis suggests that if no further approvals are obtained by developers, there is currently less than a year supply of serviced lots available in Calgary. Industry considers less than a year lot supply as a critically low level that has a potential to impact both housing affordability and ongoing business continuity.

The transformation of serviced land supply to serviced lots is an orderly process that is dependent on many factors. These include the number of communities and developers that are aligned to the anticipated market supply and demand balances. Also, the ability to deliver serviced lots includes the number of communities and developers within a sector and how many work fronts are active. There are also practical and physical constraints on how fast individual developments can progress.

Although some lands approved for development by The City can proceed concurrently, a significant portion of lands require sequential development. Development of approved lands that are further away from existing development are contingent on the completion of infrastructure reaching these lands (i.e., growth follows infrastructure). For example, if lands are at the backend of an approved outline plan (e.g., several miles from where the pipes are), development on those lands will be delayed until the infrastructure reaches them. However, The City classifies these lands as 'Serviced Land', there may be no near-term serviced land supply (i.e., services at subdivided property lines) available for home builders. Accordingly, developers strive to support multiple builders and work fronts which creates a healthy competitive builder environment that fosters both consumer choice and housing affordability in Calgary.

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## Citywide Growth Strategy: IP2022-0545

We were amazed, dismayed, and, honestly, offended that the Planning Department recommended more new subdivisions and laid the groundwork for spending more money on unnecessary infrastructure.

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We had great hopes the *Growth Strategy* would end the polarizing policy of treating new subdivisions differently from established areas.

We hoped Council would be reminded that investing in established communities is a wiser, more financially sustainable policy.

And we hoped the *Strategy* would bring the Planning Department back to its primary job under the *Municipal Development Plan*: to, in established areas, “Direct land use change within a framework of Activity Centres and Main Streets.”

Those hopes were dashed. Council is asked to approve another suburban growth study – without essential information including:

- A city-wide housing and land supply analysis
  - Up-to-date population and housing estimates
- 

**Calgary does not need any more new subdivisions nor does it need more servicing of the subdivisions already approved.**

- The target in the *Municipal Development Plan* for new subdivisions is: **three to five years of serviced suburban land**. Without any new spending, service land supply is at **nine to twelve years**. Do what Planning wants and the serviced land supply jumps to 17 to 24 years. Somebody forgot what the objective is.
- You may have been told that growth can't be accommodated in established areas because communities aren't ready. **Be clear, established communities are ready!** They are not against development if it is smart, sensitive, and effective development that meets their needs.
- Planning has finally abandoned the excuse of community readiness. Now they say, in Attachment 5, that growth is not promoted for established communities because supply constraints may lead to a greater share of residential development occurring outside Calgary. This a problem for the City to work out with its regional partners, not used as another excuse to ignore the needs of established communities.

You may have also been told that because the 39 new subdivisions have been approved, funding should automatically happen. That is fiscally irresponsible. You need to set priorities. **The fringes of the city are not ready for more investment.** But the established areas, where 80% of Calgarians live, certainly are.

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You should note there are a couple Established Area transit projects lumped in with industrial and new subdivisions.

- Max Teal/South Crosstown Bus Rapid Transit
- 52 Street East Bus Rapid Transit

- 17 Av SE transitway (52 Street to Stoney Trail)
- Centre Street N BRT

We'll leave it to you to sort that out with the Planning Department.

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**We are in a climate crisis, yet climate considerations have been minimized and ignored in the Growth Strategy.**

The Planning Department did not consider the new *Climate Strategy* in its assessment. Didn't they get the memo? Or did they, instead, prefer to stay comfortably in their silo?

Pay attention to Attachment 7. It makes a compelling case for not approving any more financial commitments to new subdivisions - based simply on climate.

Note, in particular, that when developers were offered the chance to reduce emissions by 30% with basic, common sense climate actions such as solar panels, electric heat pumps, and R2000 energy performance, they would not commit.

Yet, the growth strategy team still recommended more funding to backstop their business as usual, climate-destroying, old school business models.

Approving more infrastructure and development for new subdivisions also sabotages carbon capture and storage – a key element of the City's *Climate Strategy*.

- Over 300 hectares of natural assets destroyed

- And a missed opportunity to better protect natural assets through growth within the existing footprint of the city

**When things need to change, we need leaders who will get the job done.** The *Growth Strategy* shows that the Planning Department has not found those leaders.

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Whether you believe in climate action or not, we know you believe in the communities that already exist and the Calgarians who live there. This proposal for – let’s be honest – more sprawl continues the tradition of starving established communities of public investment and the services they need.

Be clear, every dollar of taxpayer funding diverted to new subdivisions is a transfer of wealth from the established communities.

Now, Administration will argue that the much of the investment proposed for new subdivisions is supposed to come from off-site levies.

Unfortunately, **the levy system is broken.**

The City auditor knows this and taxpayers in the know, know it as well. The Planning Department needs to plug the holes in the levy system and conduct a full, public forensic audit before you will know if levies are adequate.

- The levy system does not cover the cost of LRT extensions and the extra operating costs and the costs of premature infrastructure investment when new subdivisions don’t build out fast enough.

- The levy system needs to be intergovernmental to cover developers' fair share for new schools, new hospitals, and the ring road. We, the taxpayers, have to pick up the tab.
- More importantly, as the City Auditor discovered, the levy program has, among other things, inadequate financial reconciliations, discrepancies in collection and usage, and insufficient information on whether levies are sufficient for planned infrastructure spending.

The \$56 million of levy interest that incorrectly went into general revenue is merely the tip of the iceberg. You have to go back many years to find out what went wrong. A full, public forensic audit of the levy system has not been done and must be done before you can believe the contributions that off-site levies will make.

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**Please do not give your blessings to this one-sided, defective, and obsolete strategy.** It shortchanges established communities. It is an incomplete, misleading assessment of what is best for our city. It is an unwise investment financially and in terms of climate adaptation. Just say no.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION**

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)	David
Last name (required)	Oblinsky
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Jun 27, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Citywide Growth Strategy in the 2023-2026 Service Plans and Budget Cycle

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Approving new communities on the outskirts of Calgary is irresponsible from a climate, community development, and financial perspective.

Many of Calgary's issues, from lack of reliable public transit access, high residential tax burdens, and high traffic volumes, all stem from the root cause that like many North American cities, Calgary does not have reasonable mid-level density options. This is known as "the missing middle" problem in urban planning.

Calgary would benefit from rezoning to allow middle-density housing options in the established and aging neighborhoods where young professionals trying to enter the housing market (such as myself) could purchase homes, restoring vibrancy to the community, helping to increase tax density, and supporting local businesses. Unlike with sprawling, this middle tier solution does not cause Calgary to incur the costs associated with constructing additional infrastructure, and increases access to all of the services in the area.

This suggestion is not an end to single family homes, but rather an enhancement to the neighborhoods and security for all future residents. Let's strive to create a Calgary that is sustainable now and for the future.



June 22, 2022

Infrastructure and Planning Committee

**Re: Established Area Growth and Change Strategy (EAGCS) 2022 – Phase 2 Recommendations**

Dear Committee Members:

The Federation of Calgary Communities (the Federation) is the support organization for over 240 community based non-profit organizations, including 152 community associations. Among other activities, we assist community volunteers in navigating Calgary's planning process and advocate for a community perspective throughout our work. The Federation has served as a key stakeholder on various EAGCS Advisory Committees reflecting the voices of community members and associations across the City of Calgary. We are happy to support the EAGCS phase 2 recommendations, including the Transit Oriented Development investment request.

As we continue to encourage growth consistent with the Municipal Development Plan it is very important that we continue fund public realm improvements to support communities that are experiencing growth pressures. These investments have been identified by community and other stakeholders as crucial components that add more amenities, improve the public realm, attract more private investment, and support communities experiencing growth pressures. It is crucial that a dedicated program like EAGCS is funded to support and align with new Local Area Plans so that communities can be supported as they experience growth and change because of redevelopment. In addition, it is important that The City consults with communities when identifying projects for future phases of EAGCS.

We agree with administration's recommendation that an Annual Investment Fund will be the most appropriate funding mechanism; this will ensure that there is a reliable and sustainable source of funding for future projects. We hope that Council continues to replenish the investment fund so all communities across Calgary can receive similar funding to support growth and change.

The Federation looks forward to implementation of phase 2 projects and collaborating with administration, community members and industry stakeholders on future phases of the EAGCS project.

Sincerely,

Toun Osuntogun  
Urban Planner

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION**

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)	Hugh
Last name (required)	Johnson
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Jun 27, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Infrastructure and planning

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Good day. Council needs to put aside its dogma and realize that affordability is the key to our city's success. Stop the war on vehicles in the name of "global warming" build the necessary roads and infra such citizens can get around and live their lives how THEY want to, not how the idealogues on council DIRECT them to. Some people will want to live in a high rise, others will want a yard and space. Allow development to suit the market not what council desires because they know best. Some doofus city planner does not know more than the collective wisdom of thousands of people acting in their own best interests. There is less than zero Calgary can do to affect the climate so kindly bugger off and let people live according to their own preferences, not those of busy body councilmen nor the one term mayor.

Hello Your Worship and members of Council,

I'm writing today to express my extreme frustration and dissatisfaction with the continued growth model that enables Calgary to sprawl. It has been known for decades that this type of development is detrimental to city finances, sustainability and promotes car dependency. With the recent Climate Emergency declaration I'm left wondering how serious council was with that 13-2 vote, emergency doesn't mean continue business as usual.

We're constantly reminded how sprawl development is expensive and these new communities are being subsidized by established inner city areas. Beyond 2027 capital funding for these new communities requires at minimum \$1.738.6 billion dollars in roadway expansions and interchanges, that's over 40% of the future capital budget. All while the City is claiming it wants to reduce vehicle usage and promote other modes of travel. In the immediate capital spending there's \$531.8 million of capital spending slated for new communities, while established communities are only receiving \$83 million and \$23 million of that is going towards the new station area of the Green Line in Inglewood/Ramsay. With the development of Local Area Plans and the goal of creating more walkable complete inner city communities that have more density and can accommodate more types of housing, \$60 million just won't cut it. The last thing we need are more suburbs that focus around personal automobiles and Dollarama stores

Now for the real meat of the problem, the climate impact. The attachment of the climate considerations is damning to say the least. "To reduce emissions, The City should support densification in lower climate risk areas, turn-over/retrofit of older building stock, and improvements to transit and active mobility infrastructure." is a pretty big contradiction to lets build new communities on the outskirts of our city that require far more energy and emissions to build and operate.

Established Area investments are a key component to achieving the balanced growth target of the Municipal Development Plan and realizing actions within the Climate Action Plan. If the balanced growth targets are achieved, The City could avoid 3.85 megatonnes of emissions by 2050, save \$8.73 billion in avoided infrastructure costs, and reduce energy spending from

buildings and transportation by \$200 million annually. Net savings from energy expenditure, housing expenditure, and deferred infrastructure cost total \$22 billion from now until 2050. New communities tend to include predominantly low-density housing forms which have higher per unit GHG emissions intensity compared to medium- and high-density housing. Units in new communities are also larger on average, resulting in higher per capita emissions. Suburbs are generally more automobile-dependent due to their location and design, and are less well-served by transit and active modes transportation opportunities.

Only two councillors were truthful in their assessment of declaring a climate emergency, Dan McLean and Sean Chu. They said that **declaring a climate emergency is virtue signalling** and judging by our lack of action on this “emergency” I’m inclined to have to agree with them. So far our response to declaring an emergency is deferring our climate strategy, complaining it costs money and now tabling new communities that are worse for the environment. Where is the leadership in our city? Where are the people who are willing to stand up and say “No this is wrong and we should not continue doing this”. Cities across the world are making sizeable changes to curb the impacts of emissions. Paris, Berlin and Barcelona are all going all in on cycling and have completely reimaged their streets in a couple years. Toronto and Montreal are making generational upgrades to their rapid transit systems. Calgary is 195km<sup>2</sup> larger than Toronto but it has over a million and a half more people, we also have more than 3x as many kilometres of roads than Toronto which speaks volume to our car dependent sprawl. Multiple cities in the United States are allowing more inclusionary zoning so that there are plenty of housing options for people in all areas of their cities.

Calgary is falling behind in the world, and our leaders are holding the anchor. We’re failing at meeting our goals and we’re failing Calgarians. We need to put our foot down and show some true leadership for Calgarians, even if the business community has a tantrum. At the end of the day cities need to be designed for people, not steel boxes with wheels or just what businesses think. These communities should be deferred until they can be scrutinized through a climate lens and we have a better understanding about the impact they’ll have on our future.

Thank you.



Date: 22-June-2022

To: Stuart Dalglish, GM Planning and Development

Re: Citywide Growth Strategy: 2023-2026 Service Plans and Budget Cycle

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On behalf of the Board of Directors of NAIOP Calgary we provide this letter of support for the City wide growth strategy and the City wide growth investment portfolio (attachment 2 - IP2022-0545).

NAIOP Calgary has been engaged in the last few years with many City working groups that studied needed investment to support the growth that both the City and Industry believe is necessary for Calgary to continue to prosper.

The concept of a city wide growth strategy was brought forward at the start of the last 4 year budget cycle. The goal was always to have growth investment viewed through a city wide lens. This strategy allows all stakeholders to focus investment where it will provide the best return for those same stakeholders. We are pleased to see it being implemented.

NAIOP Calgary has members developing and building in both the Industrial areas and Established communities. We do not participate in new communities but recognise that the new population to Calgary gravitates to the new communities and the continued build out of these communities is vitally needed to support projected growth.

We are supportive of the Administration's recommendations as the proposed investments in Industrial and established areas will ensure that growth in those areas will be supported by direct City investment which is required to supplement investments made by the private sector.

We were pleased to see that there is an annual investment program requested for established areas. We believe that approval of an annual investment now will have long term benefits in the future as Local Area plans are rolled out.

Once again we thank the City Growth Strategy team for their work on these investment proposals.

Sincerely, on behalf of, NAIOP Calgary

A handwritten signature in black ink, appearing to read "Guy Huntingford". The signature is fluid and cursive, with the first name "Guy" being particularly prominent.

Guy Huntingford  
Director Strategic Initiatives  
NAIOP Calgary

Cc: Lesley Kalmakoff , Growth and Strategic Services  
Matthew Sheldrake, Growth and Strategic Services  
Abdul Jaffari, Growth and Strategic Services  
Ryan Sirski, President NAIOP Calgary  
Chris Ollenberger, Chair NAIOP Calgary Government Affairs Committee