

Letters of Support



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Calgary, Alberta T2V 1H2 F 403 201 5344

2022.08.25

—

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

ATTN: The City of Calgary Infrastructure and Planning Committee & City Council

RE: Support for *Missing Middle Housing* Development in Calgary
Administration's recommendations for a proposed new District and Land Use Bylaw 1P2007
sustainment per Report IP2022-0989

Dear Mayor and Members of Council,

On the behalf of CivicWorks, I write to express our strong support for Administration's considered recommendations found within Report IP2022-0989, which fundamentally propose a new Land Use District and essential sustainment to Land Use Bylaw 1P2007 (LUB) as a direct response to Council's Motions Arising regarding *Missing Middle Housing*.

As a team of consulting urban planners, CivicWorks collaborates with and supports Calgary's city building sector, with a core focus on growth and change in Calgary's Inner City and Established Areas. Our practice is committed to realizing redevelopment and change that creates more complete, compact, and connected communities to help Calgary attract talent, diversify its economy, and be more accessible, affordable, livable, prosperous and resilient.

Since 2017, CivicWorks has supported local developer-builders with over 50 Land Use Redesignation and Development Permit applications representative of some form of innovation in the development of *Missing Middle Housing*. When we say *Missing Middle Housing*, we mean:

- A range of house-scale buildings with multiple units that are compatible in height and form with single-detached or semi-detached homes;
- Grade-oriented housing options inclusive of rowhouses, clustered townhouses, stacked townhouses, and sometimes with small units or secondary suites without on-site parking stalls;
- Housing options that are most appropriate within and supportive of, amenity-rich, walkable, cycling-friendly, and transit-supported communities;
- "Missing" because these housing options have often been prohibited or limited by land use rules and zoning since the 1940s; and
- "Middle" because they sit in the middle of a housing spectrum – situated between detached single /semi-detached homes and apartment buildings, in terms of height, mass, number of units and often, affordability.

In recent years, the local emergence and interest in innovative *Missing Middle Housing* development forms have been primarily driven by:

- Significant market demand for more grade-oriented housing options in highly desirable and amenity-rich Inner City communities;
- A generally low supply of both vintage and new / modern *Missing Middle Housing* options within Inner City communities;

www.civicworks.ca



- A shift in market demand towards purpose-built-rental options over traditional home ownership, driven by both relative affordability and lifestyle flexibility;
- An increase in market demand for relatively-more-affordable small (i.e. less than 500 square feet) grade-oriented dwelling units without an on-site parking stall where convenient alternative mobility options are available (i.e. carshare, transit, biking, walking);
- Attractive new construction funding opportunities from CMHC aimed at tackling Canada's housing shortage and encouraging the development of *Missing Middle Housing* that include development form driving minimum requirements (i.e. minimum number of units); and
- Fundamental land development economics related to land prices, construction costs, minimum return-on-investment, and what the market can afford.

The innovative *Missing Middle Housing* development forms that have emerged in response to the above factors are incompatible with The City of Calgary's existing LUB. Now over 15 years old, parts of the LUB require targeted sustainment, as well as the introduction of contemporary District options, if innovative *Missing Middle Housing* development is to be achieved without excessive relaxations and/or the use of Direct Control (DC) Districts.

We recognize and agree with the frustration of community stakeholders and Council resulting from the chronic but currently necessary use of one-off DCs to achieve *Missing Middle Housing* outcomes. We agree that systemic change, in the form of LUB sustainment, is required to establish a clear and consistent set of District-based rules for both industry to follow and stakeholders to expect. CivicWorks cannot stress enough the need for these changes given current planning system challenges, risk, and high level of time, energy and effort required for developer-builders, community stakeholders, Administration, and Council to achieve *Missing Middle Housing*.

The city-building industry wishes to support Council in their fundamental Municipal Development Plan (MDP) goal of achieving more balanced growth between Developed and Developing Areas of Calgary. The existing LUB is inadequate, out-of-date, and disconnected from this and other higher-order goals and policies. It is important to note that while a portion of growth is occurring in the Established Area along corridors and nodes, a significant opportunity for much wider yet modest scale growth exists in the redevelopment of aging housing stock (i.e. single detached) with innovative, contextually compatible, low scale grade-oriented housing (i.e. rowhouses, clustered townhouses, stacked townhouses, and sometimes in combination with small units or secondary suites without on-site parking stalls).

We commend Council for their urgent direction to Administration through Motions Arising regarding *Missing Middle Housing*. We recognize the focused and comprehensive effort by Administration to prepare these considered recommendations to address the acute challenges of achieving innovative *Missing Middle Housing* development forms and targeted LUB sustainment. We strongly encourage Council to consider and support all related recommendations contained within Administration's Report IP2022-0989.

Sincerely,
CivicWorks

A handwritten signature in black ink, appearing to read "D. White".

David White | Principal
BA, MScPI, RPP, MCIP



penventures.ca
P: 403.701.2711

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

24.08.2022

ATTN: The City of Calgary Infrastructure and Planning Committee and City Council
RE: Support for new land use districts that anchor affordable and diverse inner city homes as permanent options in our great inner city communities

Dear Mayor and Members of Council,

Our team is writing to express support for improvements to land use districts that support *Missing Middle* housing in Calgary, and in turn, modernize Land Use Bylaw IP2007.

Our development strategy is focused on:

- Targeting inner city areas within close proximity to *Main Street* corridors,
- Delivering purpose built rental,
- Integrating secondary suites into at-grade townhome development to diversify the mix of affordable inner city housing options, and
- Making use of CMHC programs and financing that focus on the same outcomes.

Current market demand for our product makes clear that our inner city locales are underserved in this category. Our company is focused on meeting this demand, but at the same time, face mounting barriers in order to do so. NIMBYism, stretched entitlement timelines, mounting costs, skilled labour shortages, and interest rate uncertainty are all factors that challenge us.

Our team believes in a Calgary that is inclusive, provides housing diversity for the 21st century, and addresses the lack of affordable housing for a new generation that will continue to make our city great. It is abundantly clear that that this cohort wants at-grade living without elevators, secondary suites that provide more affordable housing options outside the inner-city core, and all without a focus on car-dependency.

We applaud and support any attempt to re-assess the Land-Use Bylaw that serves these needs.

Sincerely,
pen.

A handwritten signature in black ink, appearing to be 'RD' with a stylized flourish.

Ryan Doherty | Principal

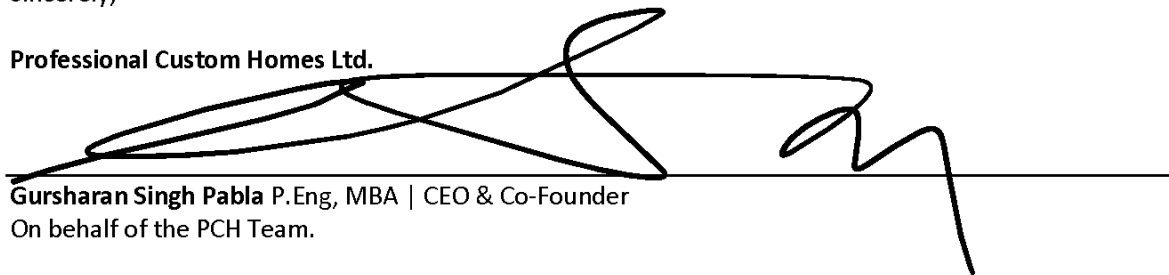
We share the vision for Calgary laid out in the MDP; to achieve more Inner-City growth and balance between Established Area and Greenfield areas, however the process has become extremely slow, exhaustive, challenging to navigate, and filled in undue risk. The new *Missing Middle Housing* districts are a significant step towards reducing some of the challenges. Despite this, we remain committed to creating a better, more sustainable future for our city.

We respect, and appreciate the concerns brought forth by our neighbours, community members and Council, and understand that shifting landscapes can be challenging to digest for long-time residents. This does not, however, dismiss the urgent demand for *Missing Middle Housing* development, and we believe allowing more Calgarians the opportunity to actualize this lifestyle will only lead to a more accessible, prosperous, and resilient Calgary. We commend Council's efforts to introduce more contemporary District options to make this type of housing more attainable for not only residents but also the building sector.

We echo our business partner, CivicWorks, and many other local home builders/developers, when we commend Council for their direction to Administration through Motions Arising regarding *Missing Middle Housing*. We recognize the immense time and effort put forth by Administration to prepare these recommendations and strongly encourage Council to consider and support all related recommendations contained within Administration's Report IP2022-0989.

Sincerely,

Professional Custom Homes Ltd.



Gursharan Singh Pabla P.Eng, MBA | CEO & Co-Founder
On behalf of the PCH Team.



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

ATTN: The City of Calgary Infrastructure and Planning Committee & City Council

RE: Support for Missing Middle Housing Development in Calgary Administration's recommendations for a proposed new District and Land Use Bylaw 1P2007 sustainment per Report IP2022-0989

Dear Mayor and Members of Council,

On behalf of Riverview Custom Homes, I'm writing to express our full support for a new District and bylaw sustainment related to Missing Middle Housing in Calgary.

As an established local builder-developer, we are focused on meeting the full spectrum of housing needs in Calgary, from high-end custom homes to more attainable and affordable inner-city housing options close to schools, parks and emerging main streets. Our experience shows that Calgarians value a front door to the street in desirable, walkable and amenity-rich communities — we want to deliver that as a real option to as many folks as we can. We see Missing Middle Housing as the best opportunity available to meet this real market need.

In addition to the many barriers that characterize building and development in established areas, we continue to be challenged by the uncertainty of the approvals process and the stakeholder pushback to proposals for new low-scale townhomes, rowhomes and secondary suites. We believe these challenges stem from a Land Use Bylaw that is misaligned with market realities, driving the use of Direct Control Districts to realize Missing Middle Housing projects. Communities and industry need and deserve more certainty to enable constructive conversations that lead to better design, rather than debating the merits of a bylaw technicality. And while the needs of vehicles are important, we must start putting the needs of people first if we're to make any progress towards the ambitious goals of Council's Climate Strategy.

Like Council, we believe in a bright future for Calgary and want to continue to invest in the success of our communities to make our city better and more inclusive. We see Missing Middle Housing as an essential and much needed choice that's sorely needed in many of our most desirable neighbourhoods. Larger, family-oriented homes on top of smaller more affordable homes serve two household types at once — a perfect example of an innovative solution to Canada's much publicized housing crisis.

We applaud and fully support Administration's recommendations and hope to see them realized.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris York'.

Chris York | President



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

ATTN: The City of Calgary Infrastructure and Planning Committee & City Council

RE: Support for Missing Middle Housing Development in Calgary Administration's recommendations for a proposed new District and Land Use Bylaw 1P2007 sustainment per Report IP2022-0989

Dear Mayor and Members of Council,

We are writing to express RND SQR's full support for bylaw sustainment and proposed new District with respect to the extraordinary need for Missing Middle Housing in Calgary.

In 2018, we created RND SQR with a single purpose — to provide affordable family-oriented housing options within our established neighborhoods. Since 2018, and with the inception of the RC-G District, we have delivered over 150 homes to those who value walkable communities with easy access to transit and everyday destinations. This represents over \$100M of capital investment aimed at meeting Council's MDP goals that, if not for the will of Council through land use redesignation decisions, would not have been achieved.

Missing Middle Housing (MMH) as a flexible and affordable housing form fills a critical void in the housing market for two of its largest demographics: downsizing Baby Boomers / retirees and Millennials who are starting to build families. We are facing an unprecedented demand for 3-bedroom family-oriented homes not only in our established neighborhoods but all throughout Alberta. This type of housing currently makes up less than 8% of the entire housing rental market. MMH, with family-sized upper units and smaller, more affordable lower units, is an attainable solution and a perfect example of multi-generational housing that is otherwise generally unavailable. With these much-needed bylaw reforms and prioritizing people over cars, we have an opportunity to be a leader among Canadian cities on enabling housing that supports diverse, accessible, and resilient established neighborhoods.

In realizing MMH, communities and industry stakeholders also need predictability and clear expectations. The uncertainty and time required to navigate these MMH-enabling applications is simply not working and is not sustainable. The necessary use of DC Districts to allow MMH have created confusion and frustration for all stakeholders, indicating a desperate need for bylaw reform to align with modern realities. The existing Land Use Bylaw and many local area plans are outdated, and this is a practical step in the right direction. As industry responds to market need, the sheer volume of applications must be understood as an unprecedented market demand for MMH.

Finally, it's important to note that the federal government, through CMHC, continue to support affordable and purpose-built rental housing by recognizing this growing need among Calgarians and Canadians at large. These programs provide favorable financing terms which support investment in our city but come with affordability and density requirements being delivered on by the private sector. We must continue to work with all levels of government to ensure Calgary is attracting this much needed capital investment in our communities.

Sincerely,
RND SQR

A handwritten signature in black ink, appearing to read 'Alkarim Devani', with a small dot at the end of the signature.

Alkarim Devani

info@rndsqr.ca | www.rndsqr.ca | 403.444.9000



ATTN: The City of Calgary Council

RE: Support for Missing Middle Housing Development and Land Use Bylaw Sustainment (Administration Report IP2022-0989)

Dear Mayor and Members of Council,

On behalf of Oldstreet Development Corporation (Oldstreet) we are writing to voice our support for Administration's considered recommendations found within Report IP2022-0989, which fundamentally propose a new Land Use District and essential sustainment to Land Use Bylaw 1P2007 (LUB) as a direct response to several Council Motions Arising regarding Missing Middle Housing.

Oldstreet was borne out of a desire to build better – better homes, better communities and a better City of Calgary. We work hard to build homes that hold their value while enhancing and reinforcing community character. We bring much needed high-quality housing stock to inner-city communities. Our goal is to build more dense, thriving urban communities – communities that we ourselves, and our kids, and their kids, will want to live in.

The Missing Middle Housing proposals are critical to the longevity of our business and the communities we build in. Since inception in 2018, we have built or have under development seven missing middle housing projects comprising 60 homes, all within inner-city communities. This is our passion and our livelihood. We intend to continue investing in the inner-city for the foreseeable future; however, we need Council's support for the Missing Middle Housing recommendations to help us respond to overwhelming market demand.

We listen to Calgarians. They want sustainable and amenity rich inner-city communities. They want to be walking distance to cafes, restaurants and transit. They want more affordable housing options so they can stay in these communities throughout their lives – starting out, growing a family or aging in place. As Calgary emerges from a long downturn, vacancy for this type of home in the inner-city is at or near zero, driving home prices and rental rates higher and eroding affordability. Demand is overwhelming and out of date regulations and delays are preventing the private sector from responding.

By supporting the Missing Middle Housing recommendations, Council is committing to:

- supporting market demand for inner-city housing;
- supporting meaningful local economic activity and construction jobs;
- supporting the progressive evolution of Calgary's inner-city communities;
- growing the City's tax base in a profitable way by adding homes to established communities; and
- bringing affordable and respectable housing options to current and future Calgarians.

We strongly encourage Council to consider and support all related recommendations contained within Administration's Report IP2022-0989.

Sincerely,

Oldstreet Development Corporation

Nathan Robb
Co-Founder, Principal

Connor Irving
Co-Founder, Principal



March 27, 2020

The City of Calgary Infrastructure and Planning Committee & City Council

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

RE: Support for Land Use Bylaw 1P2007 sustainment per Report IP2022-0989

Dear Mayor and Members of Council,

As an active industry member within the missing middle market in the city of Calgary, FAAS architecture would like to affirm our strong support for Administration's proposed bylaw sustainment recommendations found within Report IP2022-0989.

Our office has been privileged over the last 9 years to be at the forefront of the missing middle housing efforts in the city. Our clients have invested heavily to fulfill the need of established community housing in a variety of forms and scales that provide Calgarians the range of options in terms of scale and cost that are so critically needed.

During this period of development and construction, our office has led teams on over 75 projects with upwards of 300 units. These projects are spread over all 4 quadrants of Calgary's established communities and have provided a means for the Calgary development industry as well as City of Calgary Planning and Development to better establish practices that provide supportable, livable and necessary housing options.

This missing middle form is characterized by sensitive compact developments with a low built scale that are contextually sensitive to their surroundings. They are located within communities that provide high levels of amenity, multi-modal transportation access while meeting Calgary's MDP goals. These projects also provide a middle market for residents, sitting at the transition point from condo living and single detached home ownership, with rental and ownership costs that provide access to inner city living for a broader range of Calgarians.

During this period of innovation, a strong collaborative approach has emerged with the approving authority. This collaboration is in direct response to the policy challenges that missing middle housing has identified with the current Land Use Bylaw. Within this policy gap comes uncertainty for industry, stakeholders and the City of Calgary council. As such, the use of Direct Control zoning is increasingly required to close this policy gap. However, this approach comes with its own frustration on behalf of stakeholders and council.

In response to this frustration and directly as a result of recent council motions arising, the Missing Middle Housing bylaw sustainment efforts built upon this collaborative spirit with industry, stakeholders and administration, resulting in these critical bylaw sustainment recommendations before you. It is our feeling that these amendments will provide the policy clarity required to avoid stakeholder frustration, provides industry clear and concise direction for future development investment, and administration/council the tools to provide clear leadership to Calgarians on the matter of sensitive missing middle housing.

To this point, I would like to reiterate that FAAS architecture strongly supports these key bylaw sustainment revisions and strongly supports council in adopting the recommendations contained within Report IP2022-0989

Kind Regards,



MICHAEL FARRAR
AAA MRAIC LEED.AP
Michael@faasarch.com
403.629.7589

FAAS



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

ATTN: The City of Calgary Council

RE: Missing Middle Housing Land Use Bylaw Sustainment (*Administration Report IP2022-0989*)

Dear Mayor and Members of Council,

On the behalf of Arlux Construction, I am writing to express our support for Administration's recommendations found within Report IP2022-0989 to create a new Land Use District and conduct bylaw sustainment related to Missing Middle housing in Calgary.

Arlux Construction is a local developer focused on building beautiful new homes and commercial / multi-family properties using a collaborative, hands-on approach. We work with a group of trusted architects, designers, and tradespeople to ensure an exceptional level of attention and detail is brought to each project. Our projects span many communities, from greenfield areas to established areas, and we strongly believe that new approaches are required to enable Missing Middle housing, especially within the inner city and surrounding established communities.

We recognize that redevelopment in Calgary's established communities requires a considered, thoughtful, and sensitive approach, inclusive of feedback from all stakeholders. We also recognize that to enable smart growth in key walkable locations, like along collector roads, Main Streets, nearby local amenities, and with great public transit access, changes to the Land Use Bylaw are necessary to ensure a consistent and responsible approach to redevelopment that all stakeholders can feel confident about. These changes are even more vital granted the modern context that we find ourselves in, where sustainability and affordability are key factors influencing redevelopment, and new market needs are emerging that weren't as immediately present during the creation of the Land Use Bylaw in and before 2007.



Missing Middle housing and the creation and sustainment of related Land Use Districts is needed in our opinion to address the market needs that we are hearing from Calgarians. We strongly support Administration's recommendations and hope that Council will support all recommendations within Report IP2022-0989 to help us build a better future.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Rana Brar". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Rana Brar
Arlux Construction



August 31, 2022

The City of Calgary
PO Box 2100, Station M
Calgary, Alberta
T2P 2M5

Attention: The City of Calgary Infrastructure and Planning Committee and City Council

RE: Support for *Missing Middle Housing Land Use Bylaw Sustainment (Administration Report IP2022-0989)*

Dear Mayor and Members of Council,

On Behalf of Eagle Crest and our group of companies, I wanted to express our continued support for the recommendations from Report IP2022-0989. This report proposes a new Land Use District and essential sustainment to Land Use Bylaw 1P2007 (LUB) in response to Council Motions regarding Missing Middle Housing. As a local Calgary business owner who is trying to build a better Calgary, we need Calgary's city council support on this issue. As a small developer and landlord in Calgary, we see first-hand the group of individuals whose wants and needs are under-represented in the City of Calgary's housing inventory. We humbly request clearer rules that something like this would bring.

To elaborate, we talk to dozens of our tenants and potential tenants every day and they frequently point out their desire for the type of housing at the center of this issue. The types of demographics we see in these buildings are young professionals, dual-income couples and professionals and families who have immigrated from another province or country. These folks desire more main street-type, inner-city neighbourhoods with housing that fits their life-style, their values and their budget. They want a yard. They are passionate about sustainability and economic living. They want a front door. They want transit accessibility. They want to walk or bike to the grocery store and the office. They want to be in the highly desirably inner-city neighbourhoods, but can't afford a single family house, and they don't some of the challenges of living in a high-rise apartment building. They want something that fits their personality and their life. Oftentimes, they don't drive car and don't want to pay for parking because it's not part of their lifestyle. We understand parking is a passionate topic for many of them and I've heard the question asked a few times, whether council is more concerned with building housing for people or housing for cars.

We have had several dozen Land Use Redesignation and Development Permit applications. Many of these would fit in this Missing Middle category. We typically define the Missing Middle as multifamily buildings (not stacked apartments) that are similar height (or maybe a bit taller) and massing to single family homes. This includes rowhouses, clustered townhouses, stacked townhouses, and sometimes they have smaller units or secondary suites without onsite parking stalls. These buildings are in areas with many amenities, accessible and transit-friendly. Again, we focus on building this type of housing because there is minimal supply (i.e. "Missing") because these housing options have been challenged due to land use rules that haven't been updated in at least 15 years. The "Middle" refers to the fact these buildings are viewed between single-family homes and apartment buildings (i.e. in height, number of units and cost).

By building in this missing middle we are following the City Council's own policies and goals to achieve more growth in the established, inner city areas. Our townhomes we build in areas like Killarney, Renfrew, Mount Pleasant and Capital Hill, to name a few, constantly have waiting lists soon after going on the market because of the demand for this type of housing. When we build other types of housing, the relative pace of absorption is much slower. We lease up our townhomes about twice as fast as our apartment buildings on a per unit basis.

Eagle Crest Construction
PO Box 75065 Westhills
Calgary T3H 3M1
403 991 7418

eaglecrestconstruction.ca



The last topic I'll touch on is the business side of this equation. Based on the fundamentals of land development economics, prices, construction costs, return on investment thresholds and what tenants can afford, we are comfortable taking the risk of building in this missing middle. There are too many rules and extra red-tape currently and it feels like getting approval on each building is like running a marathon while other much larger builders seem to get an easier path to construction. Our decision to do this is not only quantitative, but we get validation every time we see the reaction and delighted facial expressions (or hugs!) of our happy tenants the first time they see their eventual unit and the first day they move in. Last, but not least, communities that have more robust Missing Middle housing will be able to attract a more skilled and diverse workforce and build a more resilient Calgary, which is a goal I know we are all pursuing.

Sincerely

Eagle Crest

A handwritten signature in black ink, appearing to read "J. Gulas".

Jason Gulas
Chief Operating Officer

Eagle Crest Construction
PO Box 75065 Westhills
Calgary T3H 3M1
403 991 7418

eaglecrestconstruction.ca



Aug 24, 2022

ATTN: The City of Calgary Infrastructure and Planning Committee & City Council

RE: Support for Missing Middle Housing Development in Calgary
Administration's recommendations for a proposed new District and Land Use Bylaw sustainment
per Report IP2022-0989

Dear Mayor and Members of Council,

We write this letter on the behalf of Stone West Homes Inc. to express our strong support for Administration's recommendations found within Report IP2022-0989, which propose a new Land Use District and sustainment to existing Land Use Bylaw rules related to Missing Middle Housing.

I'm a proud, born-and-raised Calgarian and local homebuilder, building modern and affordable housing in Calgary's inner-city communities since 2008. The entire Stone West team is committed to realizing sensitive redevelopment and supporting the change that creates more complete, compact, and connected communities.

We were one of the very first builders who built inner-city townhouses with legal secondary suites. The quality of our tenants and the relationships we've built have been nothing but exemplary. We mention this because we know there is often an underlying stigma associated with secondary suites and those who choose this more affordable housing option. We can assure you we have yet to receive or hear of any complaints from our neighbors. Our tenants are primarily students or single occupant tenants and most have not required parking. Many use public transit, bikes, shared microbility programs (e-Bike and e-Scooters) and will often make use of Ubers or taxis as needed.

We strongly believe supporting these necessary changes will result in a net benefit to Calgary's real estate market, given the existing demand for more affordable and flexible housing options. And as many other builders, we believe this will attract new construction funding opportunities from CMHC.

As an industry who deals with many uncertainties, we and the communities where we build, need these changes to give everyone more peace of mind and predictability. We urge the Council to consider and support the recommendations of Administration's Report IP2022-0989.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Paul Kundan".

Paul Kundan,
Director

(403) 805-9000

206,7 Westwinds Cres NE. Calgary, T3J 5H2
info@stonewesthomes.ca

stonewesthomes.ca



www.cnjdevelopments.com

Hi Robyn and The City Of Calgary Team,

Attention: The City of Calgary Council, and/or Mayor and Members of Council

Regarding: Missing Middle Housing Land Use Bylaw Sustainment and with reference to Administration

Report IP2022-0989

I am writing on behalf of my family who lives inner city (Altadore area), and my company who builds and develops new homes. I am in support of the amendments to help support the industry and to help increase what is missing in terms of housing in the local market place. This is critical to Calgary's growth, innovation and the demand for what homeowners are looking for.

I look forward to speaking with you further and appreciate your support to provide further clarity to the development process.

Regards,

A handwritten signature in black ink, appearing to read 'Chris', with a stylized flourish.

Chris