



PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Justin

Last name (required) Simaluk

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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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)

Council

Date of meeting (required)

Jun 6, 2023

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

(required - max 75 characters)

Housing Affordability Task Force

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

In favour

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These task force recommendations are critical to maintaining our affordability advantage over cities like Toronto and Vancouver. Let's not make the same mistakes they have made by under zoning our city. Edmonton and Drumheller have a vision and leadership that is enabling the building of more homes, Calgary should be doing the same if not more. Let's not allow a few privileged neighbourhoods spoil our children and future generations aspirations of home ownership. Please see attached letter for further comments.

Hello Councillor,

I'm writing to express my great support for the Housing and Affordability Task Force six recommendations. Calgary is at a tipping point for change and affordability, something that we've discussed in council as being one of our greatest strengths. I worry that if Calgary neglects to act on the current Canada wide housing crisis, that affordability will be taken away from us.

There has been a lot of talk about "missing middle" housing and the need for it. Data from the city shows that the overwhelming majority of land use applications we receive are to turn properties into R-CG or H-GO. These types of units are far more affordable than the previous model of single detached homes. It's time for some positive change to our housing needs and listening to the recommendation to rezone the entire city with these two zones as the base, is just an obvious decision. I can only imagine the amount of wasted time, money and resources we waste on these applications when they are the most common ones happening, it's what's being desired right now.

As of right now, Calgary is extremely behind on this. Cities across North America are understanding that zoning reform is needed and are starting to make these changes. Recently Toronto just changed their base zone to allow a R-CG type zone. However, we don't even need to look that far to see similar things happening. Drumheller and Edmonton have or are moving towards a base zone that allows approximately 6-8 units of housing. Calgary needs to do this, it's just do we wait till housing prices are completely unaffordable in excess of \$1,000,000 before we do it? I wouldn't want to put my children's future in jeopardy like that. The last thing we would want is to underzone for what we're going to require by putting something forward like RC2, Edmonton did that and is already moving beyond that zoning type as it's deemed inadequate.

If I have one criticism of the task force it would be that we need to include commercial space in the future for R-CG and H-GO. Something like combining the commercial neighbourhood into this low density zone. Japan only has 13 land use zones for the entire country. They allow small businesses like shops, restaurants and offices to be mixed in with single detached and schools. They can do this, and the community isn't destroyed. However, I also understand that the task force was focused on housing and not necessarily the needs of communities or city building.

There are a ton of good things in this report and recommendations, let's build a Calgary that future generations can enjoy.

Thank you and I look forward to hearing your support for all recommendations as is.



Justin Simaluk



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First name (required) Joel

Last name (required) Tiedemann

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What is the group that you represent?



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Housing and Affordability Task Force Recommendations

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

In favour

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Please see attached my letter of support for the recommendations from the housing and affordability task force.

certus Developments Inc.

May 23, 2023

Attn: Calgary City Council

RE: Support for Housing and Affordability Task Force Recommendations

Dear Council,

Calgary is on the precipice of a housing crisis. In Q4 of 2022 alone, ~14,800 new residents moved to Calgary while there were only ~5,600 housing units available in the market¹ (unoccupied, for rent and for sale). This 9,200 unit deficit shows that the current demand for housing far exceeds supply, and this deficit will continue to grow if not properly addressed. As with any market, as demand starts to significantly out pace supply, pricing goes up which means a reduction in affordable housing options in our city. Based on the Housing and Affordability Task Force's recommendations, Council can take meaningful actions right now, that will make a real difference to the volume of housing supply and will have a direct impact on housing affordability.

On June 6th, Council will discuss the recommendations of the Housing and Affordability Task Force. As an active member of Calgary's development community and a member of CPC, I would encourage Council to implement all the recommendations, and specifically, take action on anything marked with a timeline as "now", today.

Many of the recommendations in the Task Force's report will result in a significant, and immediate impact on housing supply and affordability in Calgary. Chief amongst these are the recommendations that:

- a) Seek to provide direct funding and advocacy towards housing programs;
- b) Free up underutilized city owned land to be used for housing developments;
- c) Identify collaboration opportunities to deliver more housing, more rapidly;
- d) Seek to remove barriers in order to move affordable housing units through the approvals process more expeditiously, and
- e) Reset the base residential district in our land use bylaw to permit higher density housing everywhere as the base condition (R-CG).

Just this past May, Toronto City Council made development of four-unit projects on single lots "as-of-right" across the city. That change was brought about by a crippling affordable housing crisis and is a centerpiece of the city's housing action plan. Real and meaningful change must occur in Calgary, or the cost of housing will continue to climb. Calgary should not wait until we are in a situation as dire as the GTA before we take a bold, yet logical step like this.

I also believe that recommendation, **1.e.ii**: "*Make dwelling units in all multi-residential land use districts Permitted Use to enable simplified approvals processes*", should be moved up into the "now" category. The result would be the immediate simplification and streamlining of the development approval process for housing, without any negative impact to Calgarians.

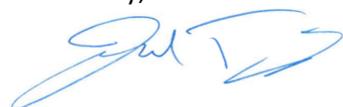
Single family housing is a permitted use in new suburban communities and dwelling units are a permitted use in the recently adopted H-GO district. It is time to do this for all residential uses.

certus Developments Inc.

In Edmonton, the recent adoption of their revised land use bylaw saw all residential uses moved to permitted uses. This has been a contributing factor to an increase in supply, and housing in Edmonton being significantly more affordable than in Calgary. Home ownership in Edmonton is currently 27-35% more affordable than in Calgary¹ (depending on product type), and home rental is 28-39% more affordable¹ (depending on unit type).

Collaboration, clear direction, and thoughtful improvements to the land use bylaw are the methods by which Calgary City Council can effect meaningful change to the affordable housing supply. This needs to happen within a reasonably short timeline in order to correct the trajectory we are currently on. The adoption of the Housing and Affordability Task Force recommendations as presented will help to get much more housing built much faster. Let's take a bold step for our city's future and make it happen.

Yours truly,



Joel Tiedemann
Director of Development
CERTUS DEVELOPMENTS INC.

CC:

Debra Hamilton – Director, Community Planning

References:

1. Zonda Urban, Alberta Market Update, May 11, 2023.



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First name (required) Nathan

Last name (required) Hawryluk

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What is the group that you represent?



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Housing and Affordability Task Force recommendations

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

In favour

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30 May 2023

Regular Council Meeting, 6 June 2023
Re: Housing and Affordability Task Force

This Task Force has made excellent recommendations. The recommended policies pursue supply (recommendations 1-4), stability (recommendation 6), and subsidy (recommendations 2 and 5) simultaneously so there are enough houses for everyone, improved tenant protections, and public housing and financial support for people whom the market currently serves poorly (see *The Affordable City* by Shane Phillips). Because supply, stability, and subsidy fall under municipal, provincial, and federal jurisdictions, every order of government will need to work together if we want a system that can house everyone who lives in Calgary and everyone who wants to live in Calgary.

A few thoughts are worth considering:

“The more unaffordable your housing stock gets, the more challenging it is to fix it” (Shane Phillips, *The Affordable City*, pg. 34).

“For homes to be an outstanding investment, their value must appreciate faster than inflation, and that means incomes *will* trail behind home values over time, without fail” (ibid., pg. 47).

“It shouldn’t be heresy to acknowledge that some industries are overregulated while others are underregulated, or regulated incorrectly. And further, it should be fair to acknowledge that allowing more housing in exchange for affordable units and community benefits is not necessarily deregulation but rather *different* regulation” (ibid., pg. 68).

“Zoning ... lets us decide if we want rising land values to manifest as more housing *units* (development), or more concentrated housing *wealth* (the same number of units, but each one getting more expensive)” (Michael Manville, “Value Capture Reconsidered: What if L.A. was Actually Building Too Little?” UCLA Lewis Center for Regional Policy Studies, June 2021, <https://www.lewis.ucla.edu/research/value-capture-reconsidered/>).

Currently, Calgary’s Price-to-Income ratio is above 5:1. Calgary is more affordable than the three largest Canadian cities, but twenty years ago Toronto and Vancouver both had Price-to-Income ratios that were around Calgary’s today. Retaining Calgary’s economic advantage as a city with many job opportunities and an affordable Price-to-Income ratio will take serious effort. The Task Force’s recommendations support that goal.

Recommendation 1: Make it easier to build housing across the city

Recommendation 1 would benefit many of the applications that I see as a member of the Planning Commission (please note, I am writing on behalf of myself and not of the Planning Commission). Recommendations 2-6 are important to produce a housing system that works for everyone. In the

interest of space, I will focus on some of the highlights of Recommendation 1: Make it easier to build housing across the city.

b. Rescind the Single-Detached Special Policy Area.

d. Make the base residential district R-CG and allow secondary suites and backyard suites on one parcel of land.

These recommendations send a key signal that new houses can be built everywhere. It avoids the trickle-and-fire-hose planning approach of trying to prevent any change in one area and pouring a lot redevelopment into a small area, which encourages price distortions and land speculation as some people buy property in hopes that nothing will change and other people buy property in hopes that they can bring intense change. It also prevents displacing current residents in apartments to build bigger apartments because those are the only places where new apartments can be built.

Some residents may argue against this on the grounds of ‘community character,’ ‘fit,’ and current infrastructure. Land Use Districts rarely describe a community’s character. Elbow Park and Thorncliffe are both largely zoned R-C1; yet that may be the most significant similarity between both communities. The R-C1/R-C2 Land Use Districts and R-CG Land Use District are very similar from the street; R-CG is one metre taller and covers 60% (rather than 45%) of the lot. The increased lot coverage may raise concerns about stormwater. During the first phase of the Established Growth and Change Strategy’s Utilities Working Group, I learned of a City-led stormwater study that modelled growth in Renfrew. One result was that detached and semi-detached homes that replace smaller homes and cover up to 45% of the lot contribute more stormwater into the stormwater system than rowhouses that cover up to 60% of the lot but have stormwater storage tanks on site. As for infrastructure, many neighbourhoods were built before low-flow water fixtures were common. Presumably those pipes can support more households with modern, low-flow water fixtures before the infrastructure will need upgrading. Zoning is not a promise. It is a policy. Every meeting, Council changes policies. Policies should change to reflect current needs and prepare for anticipated conditions.

Allowing some level of growth everywhere signals that Council wants Calgary to be a place where:

- it is easy to build more houses without adding consultant’s fees,
- any landowner can respond to rising land and housing prices by building the forms with the lowest construction costs (per square foot) and lowest negative effects on neighbours with minimal regulatory friction,
- family-sized houses can be produced quickly and easily, and
- anyone with the skills to build a detached house can increase the supply of houses by building semi-detached houses and rowhouses.

e. Remove parking minimums and make dwelling units Permitted Uses.

Removing parking minimums can make new homes less expensive to build (a parking stall can add up to \$50,000 to the cost of a home) and more likely to start construction without further increases in rents and sales prices.

Some cities use parking minimums as a pretext to make developers negotiate during the application process. Michael Manville from UCLA calls this “pretextual planning.” Negotiations increase the risk to developers, which means that equity lenders will want higher returns for accepting that risk, which produces more expensive units and richer people moving in, which is more likely to disrupt neighbourhood character (in a sociological sense).

Removing parking minimums lets developers decide how much parking to build. If developers build too much parking, they waste money; if they build too little, they may have trouble selling or leasing the space. Governments can let developers accept that risk.

Making dwelling units a Permitted Use would reduce the risk of unnecessary appeals for applications that would otherwise be acceptable. It would also better align Calgary’s Land Use Bylaw with the Municipal Development Plan.

f. Implement R-CG as the base residential district across Calgary. Implement H-GO in residential areas within proximity to transit, main streets, and other corridors.

With this decision, Council could reduce red tape while increasing equity and inclusion.

A base district of R-CG would reduce work for Council and Administration. Between 2019, the first full year with Calgary Planning Commission minutes available online, and 2022, Council had public hearings for 159 R-CG applications. That is almost 40 applications/year. I think R-CG has become the most common Land Use District amendment. Administration would know better, but I have heard that Council approves over 95% of these applications. Since mid-2018, when Planning Commission minutes have been posted online, Council has approved every R-C2 application except one.

Implementing a base district of R-CG would save Administration from writing reports about R-C2 and R-CG applications. The R-C1 and R-C2 Land Use Districts are the same except for the number of doors, so those reports consume Administration’s time but add little value. Reports for R-CG applications are like each other because the applications are like each other. It would be good to know how much staff time is spent writing these reports.

Ideally, Council and Administration would remove regulatory friction for incremental development, like R-C1 and R-C2 to R-CG, so applicants could receive their permits on the same day as they apply.

Allowing redevelopment on every lot would increase the genuine agency of people to solve their problems; it would include more Calgarians in shaping this city. This brings up diversity, equity, and inclusion. I am not aware of explicitly racist planning, but classism is apparent throughout our planning systems. The Land Use Bylaw’s minimum lot sizes and private caveats that require houses to have a minimum square footage keep poorer people out of neighbourhoods. Thomas C. Schelling, 2005 Nobel Laureate in Economics, argued that small preferences toward segregation will trend toward more segregated outcomes (“Models of Segregation,” *American Economic Review*, Vol. 59, No. 2, May 1969). Spread over an entire city, these classist public and private policies keep poorer people from living in smaller homes or sharing land costs by living in apartments, which concentrates

poverty and wealth and creates a more economically segregated city. Majora Carter, a community activist and developer from the South Bronx, talks about how a lack of amenities in what she calls “low-status communities” pushes people who can leave to move to other places, which concentrates poverty. There might be some debate about which Calgary communities would be considered “low-status” but a more equitable city would let everyone, including people in “low-status communities,” shape Calgary one lot at a time.

This proposal will not remove private laws (in Latin *privus* and *leg*, which is the origin of ‘privilege’) like restrictive caveats and private covenants. However, I would be surprised if any developer would find the benefits justify the costs of removing a restrictive covenant that covers an entire community for an R-CG or H-GO application. Presumably, those legal fees would increase the cost of any housing that would be produced.

Letting Administration decide whether to approve R-CG applications instead of Council may help achieve Council’s equity objectives. For example, recently Council (16 May 2023, items 7.2.3 and 7.2.4) had two R-CG applications within the North Hill Communities Heritage Guideline area. Council approved the first application with a vote of 12-1; Council gave the second application first reading but withheld “second and third ... until a development permit is at the point of approval” with a vote of 11-1. Perhaps the confidential letter included some sort of historical wrong that needed correcting. However, based on the public information, it appears that Council approved one application and added an extra step for the other, which seems like a form of red tape, perhaps under the guise of ‘belts-and-braces,’ and seems to undermine Council’s own equity-striving objectives. It may require humility for Council to recognize that Council should set a low-density policy that supports Council’s equity goals and let Administration deal with these applications.

g. Establish an incentive program of at least \$10,000 per unit for secondary suites.

Recent reports suggest that secondary suite legalization can cost \$70,000-\$100,000/suite (<https://www.cbc.ca/news/canada/calgary/basement-suites-regulations-complicated-expensive-1.6695736>). Using public funds to reduce the cost of making suites safe and legal is better than reducing building standards for fire and life safety, which would be a form of deregulation that I cannot support.

h. Advocating for affordable housing to be exempt from certain planning processes.

Processes that increase uncertainty, risks and costs for non-market housing produce less non-market homes, which wastes donations and public funds. The recommendations above that would benefit market builders would also benefit non-market builders. Systems that make market-rate housing more expensive force non-market housing providers to work harder.

i. Provide City-owned land to build affordable housing.

Removing the cost of land is an excellent way to reduce costs for non-market housing. However, Cities should not sell their land. If land prices continue to rise (an indication of a successfully-governed city), the City will have lost the chance to use that land for a different purpose and respond

to future needs in a few generations. Leases would be best. In some cases, land swaps may be appropriate.

j. Support co-op housing, co-housing, and other housing forms that create cooperative living.

This recommendation should begin by extending the leases on every existing co-op housing, co-housing, and other housing forms that are on City of Calgary land (for example, the Sunnyhill Housing Co-operative is nearing the end of its lease). The City could set an example as it works to support tenants (see recommendation 6) and support cooperative living by not displacing people who live in existing housing on City of Calgary land.

The R-CG and H-GO Land Use Districts likely produce better forms for co-op housing, co-housing, and co-operative living than R-C1 or R-C2 Land Use Districts.

In closing, a functioning and responsive housing market should provide adequate amounts of housing at prices people can afford, yet that is not what we experience today. Perhaps our market is unresponsive because Cities have prevented any change in most of their land. Perhaps the collapse of the Bretton Woods system and government policies that encourage homeowners to treat their homes as investments that cannot decrease in value have encouraged the financialization of housing. It is difficult to identify every process that has made housing the wickedest of wicked problems. Fortunately, it is enough to start acting on supply, stability, and subsidy by acting on the Task Force's recommendations. Shane Phillips is right:

“Any approach that excludes Supply, Stability, or Subsidy will leave many people out in the cold, and this is neither acceptable nor necessary. ... Housing policy is too important, and too complex, for anyone to have all the answers. ... Stop tearing people down for choosing a focus different from our own, or for emphasizing different priorities or speaking to different audiences” (Shane Phillips, *The Affordable City*, pg. 219).

Please act on the Housing and Affordability Task Force's recommendations.

Thank you,
Nathan Hawryluk



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I have read and understand the above statement.

First name (required) Alyssa

Last name (required) Quinney

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To Whom It May Concern,

I am writing to express support for the Housing Affordability Task Force Recommendations. Calgary is currently experiencing the beginnings of a housing affordability crisis that has already made places like Toronto and Vancouver unliveable. We are already feeling the effects as rents sky-rocket, more people are pushed into precarious living situations while a select few benefit from this suffering.

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

Affordable, safe housing would be a step to not only tackling problems like the opioid crisis but also relieve the financial burden, allowing people to pursue a better quality of life in Calgary. It will set the foundation for people to live full, stable lives.

City Council has an opportunity to act now instead of wait for things to get worse. We must be proactive rather than allow this crisis to further crush entire generations. These recommendations are an excellent starting point and I hope Council chooses to go through with them.

Thank you for reading,
Alyssa



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) David

Last name (required) Toews

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

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) **Council**

Date of meeting (required) **Jun 6, 2023**

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

(required - max 75 characters) **Housing Affordability Task Force Recommendations**

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

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

Hello Councillors,

You were recently given a set of recommendations from the Housing and Affordability Task Force. As I hope you are aware, housing is increasingly unaffordable to many Calgarians. It is reaching a crisis point that we have to some degree avoided here while places like Toronto and Vancouver became unlivable to working people. Such an affordability crisis has wide ranging impacts from homelessness to crime to health issues reduced disposable income that won't be spent elsewhere in the economy.

By accepting, and aggressively pursuing the recommendations from the task force, council has the opportunity to stave off the worst of the crisis and prevent the city from becoming unlivable in the coming years.

The recommendations are modest and could go much farther but they are a step in the right direction. While housing is a complex issue that will be difficult for the city to solve on its own, you have the power to make a great deal of difference and I urge you not to pass the buck to other jurisdictions. We can't wait for the province or the federal government to solve these problems, we need to act now, with urgency, and plan for the decades to come.

Thank you for your time,
David Toews



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I have read and understand the above statement.

First name (required) Celia

Last name (required) Lee

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Sustainable Calgary



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

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

Council

Date of meeting (required)

Jun 6, 2023

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

(required - max 75 characters)

Housing Affordability Task Force

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

In favour

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Please see attached letter.



May 30, 2023

Re: **Housing Affordability Task Force Recommendations**

Dear Councillors,

I am writing on behalf of Sustainable Calgary in support of the Housing Affordability Task Force Recommendations. The recommendations are rooted in research, targeted, pragmatic and bring other city policies and targets to life. This is elegant work.

Sustainable Calgary is composed of people with diverse backgrounds, including professionals and academics in planning, geography, engineering, architecture, sustainability, poverty reduction, and more. The recommendations align with our knowledge and research on housing, transportation and affordability.

I encourage you to adopt the recommendations without delay to meet the needs of all Calgarians. For the thousands waitlisted or in core housing need, the need for Affordable Housing is urgent. I would encourage you to keep up with and learn from the actions of other cities as we go. Cambridge, Massachusetts, for example, now pairs upzoning with 100% Affordable Housing. We can learn from the successes and challenges of trailblazers such as these, so that we continue to improve our own approach as we go. When we ensure our most vulnerable have good homes, we all benefit – socially and economically.

The need for more housing, and *housing affordability*, is pressing. We can avoid the housing crises we have witnessed in Toronto and Vancouver if we act now - and maintain our competitive edge. Calgary attracts and retains talent due to the quality of life we can offer, and that includes housing affordability. Housing must be added within our existing geographical footprint in order to align with our climate goals, particularly given actions at home and globally have fallen short. With current estimates predicting 1.5 degrees of warming before 2027, we need bold action now on housing *and* climate.

So let's get to work! Let's ensure we are prepared to meet the needs of our most vulnerable, and grow our City and our economy, sustainably. Please adopt the Housing Affordability Task Force Recommendations.

Thank you for your time,

Sincerely,

A handwritten signature in black ink, appearing to read "Celia Lee", written in a cursive style.

Celia Lee, Executive Director
Sustainable Calgary



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I have read and understand the above statement.

First name (required) Micheal

Last name (required) Jones

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Sunalta Community Association



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Jun 6, 2023

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

(required - max 75 characters)

Housing Affordability Task Force Recommendations

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

In favour

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SUNALTA

Community Association

May 29, 2023

Attention: Mayor Jyoti Gondek, City Councillors, City Clerks

Re: Housing Affordability Task Force Recommendations

The City of Calgary
700 Macleod Trail S.E.
Calgary, AB
T2G 2M3

Dear Mayor, Councillors, and City Manager:

The Sunalta Community Association and its development committee wish to submit this letter in support of the Housing Affordability Task Force Recommendations.

In Sunalta we, along with the rest of city have seen rental rates increase by 25% this past year as we welcome folks from across the country fleeing the affordability crisis in other locales. The unfortunate reality is we are seeing that the crisis is now very much at our door and not something that may affect Calgary and Alberta.

It is in our view, that like when best to plant a tree, was years ago, but now is just as good. Waiting or avoiding action on this crisis will only increase the amount of hardship for Calgarians.

1627, 10 Avenue SW
Calgary, Alberta
T3C 0J8
(403) 244-2608

www.sunalta.net



It is now time to take actions, so that in the next few coming years we can lessen the impact this crisis will have on our resiliency and community. Delaying in hopes that other orders of government will lead the way is something the City has taught community associations to not emulate. We ask that council heed the same wisdom.

Unfortunately for many, our actions now will be seen as reactive, but we can at minimum be proactive and intentional on finding ways to properly address our lack of housing.

In closing, we support all of the recommendations put forward by the Task Force - in that there is no one singular action that will address this. Relaxations and encouraging development is only one portion of a solution but is the part firmly in the City's realm of responsibility. Ensuring that the City can cultivate and encourage substantial public investment in housing from other orders of government should be done hand in hand with these recommendations. We can not grow ourselves out of this crisis the same way we ended in it.

Sincerely,

A handwritten signature in black ink, appearing to read 'Micheal Jones', enclosed in a thin black rectangular border.

Micheal Jones
Vice-President and Director of Planning and Development

neighbourly since 1912



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Last name (required) Lee

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What is the group that you represent? Sustainable Calgary



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Council

Date of meeting (required)

Jun 6, 2023

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

(required - max 75 characters)

Housing Affordability Task Force

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

In favour

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Thank you for your time,

Sincerely,

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Celia Lee, Executive Director
Sustainable Calgary



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I have read and understand the above statement.

First name (required)	Robert
Last name (required)	Tremblay
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Calgary Climate Hub



PUBLIC SUBMISSION FORM

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(required)

Submit a comment

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

Standing Policy Committee on Community Development

Date of meeting (required)

Jun 6, 2023

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

(required - max 75 characters)

Recommendations from Housing and Affordability Task Force

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

In favour

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Dear Mayor and Councillors,

Calgary Climate Hub's vision is to make Calgary a leader in addressing the most critical crisis of our time, greenhouse gas induced climate change. Recent recommendations from the Affordability and Housing Task Force also meaningfully support Calgary's Climate Strategy and should be supported as such.¹

Calgary's low density, and resulting car dependency, is a key driver of Calgary's carbon footprint. Indeed, 34% of Calgary's total emissions comes from gasoline and diesel burned in cars and trucks.² While vehicle electrification will be a critical piece of mitigating these emissions, reducing vehicles use by enabling modes such as walking, cycling and transit use will be critical. There are over one million internal combustion engine (ICE) vehicles registered in Calgary. To reach net-zero, all of these will either need to be replaced with Zero Emission Vehicles (ZEVs) or other modes of transport.³ This will be an incredible challenge in its own right. We will need to build a city that allows for modes aside from private vehicles or we will struggle to meet the goals Council committed to in the Calgary Climate Strategy. Expanding both choice and quantity of housing, especially in the existing city, where walking, cycling and transit are the most viable, is a critical and proven strategy to decrease car use and ease our transition to a city with 100% zero carbon transportation.

This is recognized by the Calgary Climate Strategy in points H4.1, H4.2 and H4.3.⁴

- H4.1 Incentivize and prioritize energy efficient development in all areas through land use bylaw rules and policy direction.
- H4.2 Through the land use bylaw update, enable increased housing types and support uses in residential areas to facilitate complete communities and reduce dependency on private vehicles.
- H4.3 Consider viable options for removing and/or reducing motor vehicle parking minimums in residential areas, to allow for more compact development, more efficient use of land and encourage alternate modes of transportation.

"Our communities will transition to compact, mixed-use neighbourhoods with abundant natural infrastructure and where transit and active modes of transportation (e.g., walking, cycling) are the preferred mobility choice." - Calgary Climate Strategy, page 40

To build a low carbon city, we need to level the playing field on regulatory burden between development on the outskirts and inside the city. Right now, there is far too much red tape placed on development inside the city and much of this stems from micromanagement of development through a variety of low density zones with varying parking minimums. Simplifying Calgary's zoning to allow for multi-family houses and eliminating parking minimums in the points below are especially critical to realizing the vision in the Calgary Climate Strategy.

- 1.B - Rescind the Single Detached Special Policy Area in the Guide to Local Area Planning, immediately.

¹ <https://engage.calgary.ca/HATaskForce>

² Calgary Climate Strategy, page 25

³ As of March 31, 2021 there are 1,006,510 vehicles registered in Calgary, <https://open.alberta.ca/publications/number-of-motorized-vehicles-registered-in-alberta-as-of-march-31-years>

⁴ Calgary Climate Strategy, page 42

- 1.D - Prepare the necessary bylaws to immediately:
 - 1.D.1 - Make the base residential district Residential - Grade-Oriented (R-CG) with guidance for single, semi-detached, row and townhouses into a single land use district.
 - 1.D.2 - Enable secondary suites and backyard suites on one parcel of land.
- 1.E - In the new Land Use Bylaw:
 - 1.E.1 - Remove minimum parking requirements in all residential districts
 - 1.E.2 - Make dwelling units in all multi-residential land use districts Permitted Use to enable simplified approvals processes
- 1.F - Complete City-initiated land use redesignations by Q2 2024 to:
 - 1.F.1 - Implement R-CG as the base residential district across Calgary
 - 1.F.2 - Implement Housing-Ground Oriented (H-GO) in residential areas within proximity to transit, main streets and other corridors
- 2.A - Dispose of City-owned lands as soon as possible within Transit-Oriented Development sites suitable for housing, including non-market housing

I urge Council to keep in mind the above points of the Calgary Climate Strategy when considering how to move forward with the recommendations. The vision of Calgary that Council committed to in the Climate Strategy is one that is denser and prioritizes walking, cycling and transit use. We urge you to make good on that vision.

Sincerely,



Robert Tremblay

Chair, Calgary Climate Hub



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I have read and understand the above statement.

First name (required) Pat

Last name (required) Letizia

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Jun 6, 2023

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

(required - max 75 characters)

Task Force on Housing and Affordability Recommendations

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

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
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The Climate Advisory Committee has reviewed the recommendations of the Task Force on Housing and Affordability. We see many similarities between the objectives and recommendations of this report and our own mandate to advise Council on matters related to the Climate Change Strategy and the 2023-2026 Climate Implementation Plan. We have identified several win-win opportunities that address access, affordability and choice, while also paying attention to density, design and emissions reductions.

CITY OF CALGARY CLIMATE ADVISORY COMMITTEE

May 26, 2023

Re: Task Force on Housing and Affordability Recommendations

Dear Mayor Gondek and Members of Council:

The Calgary Climate Advisory Committee has the mandate to provide Council and Administration with advice on policies and strategic initiatives that relate to climate change mitigation and adaptation. With that in mind, we see an opportunity to encourage Council to incorporate a climate action lens when reviewing the recommendations in the recently released Housing and Affordability Task Force Report.¹

Calgary's low-density housing and large suburban footprint result in car dependency, which is a key driver of Calgary's carbon footprint. Thirty-four (34%) of Calgary's total emissions come from gasoline and diesel burned in cars and trucks², in part due to the need for driving that low housing density and our growing suburban footprint produces. Vehicle electrification and zero-carbon fuel infrastructure will be a critical piece of mitigating these emissions, alongside infrastructure that enables a diversity of modal choices. Increasing density while expanding choice, quantity, access, and affordability of housing throughout the city to enhance walkability, cycling, and transit are also proven strategies to decrease car use, reduce transportation carbon emissions, and provide affordable transportation choices.

Further to the positive impact of density on transportation emissions, new infill construction and renovations provide opportunities to improve energy efficiency, increase resilience to climate change impacts, and incorporate distributed renewable energy production and natural infrastructure. By eliminating policy barriers and supporting innovation, low-carbon and climate-resilient buildings can be more affordable, which in turn reduces cost inequities by increasing access to energy efficient homes for all residents, including vulnerable Calgarians. Multiple goals can be achieved for The City when building affordable housing: improved choice, access and affordability, cumulative GHG emissions reductions, and energy equity.

These positions are supported by the Calgary Climate Strategy in points H4.1, H4.2, and H4.3.³:

- H4.1 Incentivize and prioritize energy efficient development in all areas through land use bylaw rules and policy direction.
- H4.2 Through the land use bylaw update, enable increased housing types and support uses in residential areas to facilitate complete communities and reduce dependency on private vehicles.

¹ <https://engage.calgary.ca/HATaskForce>

² Calgary Climate Strategy, page 25

³ Calgary Climate Strategy, page 42

- H4.3 Consider viable options for removing and/or reducing motor vehicle parking minimums in residential areas, to allow for more compact development, more efficient use of land, and encourage alternate modes of transportation.

Further, the Calgary Climate Strategy reads: “Our communities will transition to compact, mixed-use neighbourhoods with abundant natural infrastructure and where transit and active modes of transportation (e.g., walking, cycling) are the preferred mobility choice” (p. 40).

While denser development is recognized and established as part of the Calgary Climate Strategy and the 2023-2026 Climate Implementation Plan, it is understood that development and redevelopment that meets the needs of all Calgarians must be pursued in a balanced and sustainable way that also minimizes negative impacts on climate mitigation and adaptation efforts.

While we are still reviewing the details of the Housing and Affordability Task Force recommendations, we ask Council to keep in mind how the above points can be integrated when considering how to move forward with the Housing and Affordability Task Force recommendations. The vision of Calgary that Council committed to in the Climate Strategy is one that is denser and prioritizes walking, cycling, transit use, and affordability. We believe these points are in good alignment with that vision.

Sincerely,



Pat Letizia
Chair, Calgary Climate Advisory Committee

Cc: Stuart Dalglish, General Manager, Planning & Development Services; Deputy City Manager

Climate Advisory Committee Members:

Brian Hahn, Vice Chair

Christine Gibson

Dick Ebersohn

Andree Iffrig

Fred Edwards

Harris Switzman

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Jennifer Saldana

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