



**MINUTES**

**COMMUNITY DEVELOPMENT COMMITTEE**

**September 14, 2023, 9:30 AM  
IN THE COUNCIL CHAMBER**

**PRESENT:**

Councillor K. Penner, Chair  
Councillor T. Wong, Vice-Chair (Partial Remote Participation)  
Councillor G-C. Carra (Partial Remote Participation)  
Councillor S. Chu (Remote Participation)  
Councillor R. Dhaliwal (Partial Remote Participation)  
Councillor R. Pootmans  
Councillor C. Walcott  
Mayor J. Gondek  
Councillor A. Chabot (Partial Remote Participation)  
Councillor P. Demong  
Councillor D. McLean (Partial Remote Participation)  
Councillor J. Mian  
Councillor S. Sharp (Partial Remote Participation)  
Councillor E. Spencer  
Councillor J. Wyness (Partial Remote Participation)

**ALSO PRESENT:**

City Manager D. Duckworth  
City Solicitor and General Counsel J. Floen  
General Manager C. Arthurs  
General Manager K. Black  
General Manager S. Dalglish  
Chief Financial Officer C. Male  
General Manager D. Morgan  
General Manager M. Thompson  
City Clerk K. Martin  
Deputy City Clerk J. Fraser  
Legislative Advisor J. Palaschuk  
Legislative Advisor J. Booth  
Legislative Advisor B. Robinson

**1. CALL TO ORDER**

Councillor Penner called the meeting to order at 9:33 a.m. on 2023 September 14.

**ROLL CALL**

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Pootmans, Councillor Sharp, Councillor Spencer,

Councillor Walcott, Councillor Wong, Councillor Wyness, Mayor Gondek, and Councillor Penner

2. OPENING REMARKS

Councillor Penner provided opening remarks and a traditional land acknowledgement.

3. CONFIRMATION OF AGENDA

**Moved by** Councillor Wong

That the Agenda for the 2023 September 14 Regular Meeting of the Community Development Committee be confirmed.

Against: Councillor Chabot

**MOTION CARRIED**

**Moved by** Councillor Sharp

That Committee:

1. Direct that the Meeting Recesses for the 2023 September 14 Regular Meeting of the Community Development Committee be set to the Call of the Chair;
2. Direct that the Continuation of the 2023 September 14 Regular Meeting of the Community Development Committee be set for 9:30 a.m. on Friday, September 15; and
3. Direct the City Clerk to distribute supplementary materials received with respect to Item 7.1, such as public submissions, presentations, memos from Administration circulated by email to all of Council on 2023 September 13, prior to the commencement of today's Community Development Committee Meeting, and to add such materials to the Corporate Record.

**MOTION CARRIED**

4. CONFIRMATION OF MINUTES

- 4.1 Minutes of the Regular Meeting of the Community Development Committee, 2023 July 27

**Moved by** Councillor Walcott

That the Minutes of the 2023 July 27 Regular Meeting of the Community Development Committee be confirmed.

**MOTION CARRIED**

5. CONSENT AGENDA

**Moved by** Councillor Pootmans

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Procedural Request - Schedule a 2023 October 2 9:30 a.m. Community Development Meeting (Verbal), CD2023-0914

**MOTION CARRIED**

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 Home is Here – The City of Calgary’s Housing Strategy 2024-2030, CD2023-0749

The following documents were distributed with respect to Report CD2023-0749:

- A presentation entitled "If you need support";
- A memo entitled "August 25, 2023 Memo";
- A memo entitled "Addendum to Memo Circulated 2023 August 25";
- Package 1 of Public Submissions;
- Package 2 of Public Submissions;
- Package 3 of Public Submissions;
- Package 4 of Public Submissions;
- A letter from Minister Sean Fraser;
- A presentation from Rugee Ismail-Teja, Calgary Chamber of Commerce, entitled "Housing for All";
- A document from Colleen Huston, Disability Action Hall, entitled "Housing solutions";
- A presentation from Kelly Ernst, Centre for Newcomers, entitled "Centre for Newcomers";
- A document entitled "Latest Family Homelessness Data";
- A presentation entitled "Supply and Demand";
- A confidential report entitled "Housing Accelerator Fund Action Plan";
- A presentation entitled "GoodRoomate";
- A presentation entitled "2022 Climate Strategy";
- A letter from Karen Ball, Calgary Chamber of Voluntary Organizations;
- A presentation entitled "Calgary Alliance for the Common Good";
- A presentation entitled "Housing Affordability Task Force Recommendations";

- A presentation entitled “It’s not just a plan to build more affordable housing. It’s a plan to remold our communities and restrengthen our middle class in Calgary.”;
- A presentation entitled “Your Home. Printed.”;
- A document entitled “An Audacious Proposal”;
- A letter from Frank Kelton, Potential Place;
- A confidential opinion poll;
- A confidential letter 4;
- A Package 5 of Public Submissions;
- A confidential distribution entitled "Confidential Distribution 1";
- A picture;
- A presentation entitled "Submissions on Calgary's Housing Strategy";
- A presentation entitled “Submission to City of Calgary Housing Strategy”;
- A document entitled "Summary HATF Report Comments: Tony Morris KC";
- A confidential distribution entitled "Centre for Newcomers letters";
- A presentation entitled "Anne Landry - Presentation to The City of Calgary Council regarding Housing Strategy on September 15, 2023"
- A presentation entitled "#BeTheChangeYYC";
- A letter from Will Bridge, Calgary Housing Company;
- A presentation entitled "Top 20 Housing Crisis Cause Proposals on r/Calgary";
- A document entitled "New Developments in Brentwood";
- A presentation entitled "Social Policy Trends";
- Package 6 of Public Submissions;
- A presentation entitled "Median Value of New Builds per Zonig District in Calgary (2018-2023)"; and
- A document entitled "Canadian Real Estate Association (CREA) Benchmark Price"; and
- Package 7 of Public Submissions.

The following speakers addressed Committee with respect to Report CD2023-0749:

1. Deborah Yedlin, Calgary Chamber of Commerce
2. Ruhee Ismail-Teja, Calgary Chamber of Commerce

3. Lloyd Thornhill, Disability Action Hall
4. Kavin Sheikheldin, Disability Action Hall
5. Colleen Huston, Disability Action Hall
6. Kelly Ernst, Newcomers
7. Snizhana Bora, Newcomers
8. Brad Parry, Calgary Economic Development
9. Jerry Luo, Strong Towns Calgary
10. Graeme Melton

Councillor Penner left the Chair at 11:07 a.m. on 2023 September 14 and Vice-Chair Councillor Wong assumed the Chair.

11. Kathy Oberg, BILD Calgary Region

Councillor Penner resumed the Chair at 11:11 a.m. on 2023 September 14.

12. Bo Masterson, Women's Centre of Calgary
13. Joy Bowen-Eyre, The Alex Community Health Centre
14. Frano Cavar, Calgary Construction Association
15. Brian Hahn, BILD

Council recessed at 12:14 p.m. on 2023 September 14 and reconvened at 12:49 p.m. on 2023 September 14 with Councillor Penner in the Chair.

#### ROLL CALL

Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Pootmans, Councillor Spencer, Councillor Walcott, and Councillor Penner

Absent from Roll Call: Councillor Wong

16. Jennifer Kremenik, Harvest Hills Cares Calgary
17. Inam Teja

Councillor Chabot (Remote Member) left the meeting at 1:00 p.m. on 2023 September 14.

18. Lee Stevens, Vibrant Communities Calgary
19. Andrea Cox, YW Calgary
20. Lei Wang, Horizon Land Surveys Inc.
21. Teresa Goldstein

Councillor Chabot (Remote Member) joined the meeting at 1:37 p.m. on 2023 September 14

22. Nathan Hawryluk

Councillor Wyness (Remote Member) joined the meeting at 1:39 p.m. on 2023 September 14.

23. Susan Gwynn, Poverty Talks!
24. Emma MacIsaac, Inn from the Cold
25. Jordan Lindsay, GoodRoommate.org

Mayor Gondek rose on a Question of Privilege.

The Chair ruled on the Question of Privilege.

26. Calina Craciun
27. Willem Klumpenhauer, More Neighbours Calgary
28. Kathryn Davies, More Neighbours Calgary
29. Hazen Ellwood
30. Hanita Simard
31. David Barrett

Council recessed at 3:21 p.m. on 2023 September 14 and reconvened at 3:40 p.m. on 2023 September 14 with Councillor Penner in the Chair.

#### ROLL CALL

Councillor Wong, Councillor Chu, Councillor Pootmans, Councillor Walcott, Councillor Carra, Councillor Wyness, Councillor Mian, Councillor Chabot, Councillor Spencer, Mayor Gondek, and Councillor Penner.

Absent from Roll Call: Councillor Dhaliwal

32. Robert Tremblay, Calgary Climate Hub
33. Greg Miller

Councillor Dhaliwal (Remote Member) joined the meeting at 3:48 p.m. on 2023 September 14.

34. Brian Thiessen, Calgary Act Now
  35. Phillip Meintzer
  36. Frank Frey
  37. Michael Jones, Sunalta Community Association
  38. Justin Simaluk
  39. Shifrah Gadamsetti
  40. Shawn Clendinning
  41. Rajdeep Kandola
  42. David Cumming, Strong Towns
  43. Joel Tiedemann
  44. Jason Unsworth
  45. Bryan Weismiller
  46. Rowan Wiebe
  47. Zara Kelemen
  48. Heather McRae
  49. Sonja Johnson
  50. Karen Ball
  51. Jocelyn Keith-Asante, Calgary Alliance for the Common Good
  52. Ryan Andersen, Calgary Alliance for the Common Good
  53. Vincent St. Pierre, Downtown Core Neighbourhood Association
- Councillor Sharp (Remote Member) joined the meeting at 5:29 p.m. on 2023 September 14.
54. Larry Dunlop
  55. Andrea Riccio
  56. Mateusz Salmassi, Calgary Students' Union
  57. Gordon Lam
  58. Siraaj Shah
  59. Isabella Rodriguez Pinedo

Council recessed at 6:04 p.m. on 2023 September 14 and reconvened at 6:49 p.m. on 2023 September 14 with Councillor Penner in the Chair.

ROLL CALL

Councillor Wong, Councillor Chu, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Councillor Sharp, Councillor Wyness, Councillor Mian, Councillor Chabot, Councillor Spencer, Councillor McLean, Mayor Gondek, and Councillor Penner

Absent from Roll Call: Councillor Carra

- 60. Nathaniel Schmidt
- 61. Joseph Nguyen
- 62. Leslie Hill, Discovery House Family Violence Prevention Society
- 63. Prabhjit Grewal, Calgary Student Alliance

Councillor Dhaliwal (Remote Member) left the meeting at 7:12 p.m. on 2023 September 14.

- 64. Raj Braich, The Calgary John Howard Society
- 65. Myke Atkinson

Councillor Wyness (Remote Member) joined the meeting at 7:25 p.m. on 2023 September 14.

Councillor Dhaliwal (Remote Member) joined the meeting at 7:28 p.m. on 2023 September 14.

- 66. Edward Macnab, 3DPHC - 3D Printed Homes Corporation
- 67. Jordan Pinkster, Platform Calgary
- 68. Sara Richey
- 69. Maya Kambertz, Norfolk Housing Association
- 70. Mikhail Storozhakov

Councillor Chabot (Remote Member) left the meeting at 7:54 p.m. on 2023 September 14.

- 71. Jessica Weber
- 72. Frank Kelton, Potential Place Society's Members
- 73. Sarah Hogendorp
- 74. Alex McColl
- 75. Kristina Pearson
- 76. Hanna Crisostomo
- 77. Nigel Koppert
- 78. Nathan Green
- 79. Steve Bentley
- 80. Ryan Hall

Councillor Chabot (Remote Member) joined the meeting at 8:45 p.m. on 2023 September 14.

- 81. Diana Bliss
- 82. Shameer Gaidhar, Calgary Inner Builders Association (CICBA)
- 83. Jessica Barrett
- 84. Glenn Fleming

- 85. Daniel Grandan
- 86. Hermann Muller

**Moved by Mayor Gondek**

That pursuant to Section 6(1) of the Procedure Bylaw, Committee suspend Section 79 of the Procedure Bylaw in order to finish hearing from the current panel.

**MOTION CARRIED**

- 87. Mary Anne Schleinich
- 88. Joanne Abbott
- 89. Aidan Sampson
- 90. Maggy Wlodarczyk, Calgary ACORN

Councillor Chabot (Remote Member) left the meeting at 9:47 p.m. on 2023 September 14.

Committee recessed at 9:50 p.m. on 2023 September 14 and reconvened at 9:32 a.m. on 2023 September 15 with Councillor Penner in the Chair.

**ROLL CALL**

Councillor Chabot, Councillor Chu, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, and Councillor Penner

Absent from Roll Call: Councillor Carra

Councillor Penner provided opening remarks and a traditional land acknowledgement.

- 91. Cheryl Trombley
- 92. Tyler Melnyk
- 93. Gerald Wheatley, Norfolk Housing Society and Calgary Climate Hub
- 94. Gerrad Oishi, Habitat for Humanity Southern Alberta

Councillor Carra (Remote Member) joined the meeting at 9:59 a.m. on 2023 September 15.

- 95. Brooke Simaluk

Councillor Wyness (Remote Member) left the meeting at 10:05 a.m. on 2023 September 15.

- 96. Alkarim Devani
- 97. Janet Eremenko, Alberta NDP
- 98. Wanda Trytten
- 99. Joel Trubilowicz, City of Calgary Climate Advisory Committee

Councillor Sharp (Remote Member) left the meeting at 10:21 a.m. on 2023 September 15.

- 100. Aryanna Gaidhar
- 101. Sean Tuff
- 102. Kevin Webb, Calgary Drop-In Centre



Councillor Penner left the Chair at 10:59 a.m. on 2023 September 15 and Vice-Chair Councillor Wong assumed the Chair.

Councillor Penner resumed the Chair at 11:01 a.m. on 2023 September 15.

- 103. Lily Breslin
- 104. Mollie Bennett, Bike Calgary
- 105. Srimal Ranasinghe
- 106. Amber Cannon
- 107. Jessica Kovacs
- 108. Abbas Syed

Councillor Wyness (Remote Member) joined the meeting at 11:39 a.m. on 2023 September 15.

- 109. Jonas Cornelsen
- 110. Richard Gotfried

Committee recessed at 12:06 p.m. on 2023 September 15 and reconvened at 12:47 p.m. on 2023 September 15 with Councillor Penner in the Chair.

#### ROLL CALL

Councillor Carra, Councillor Chu, Councillor McLean, Councillor Pootmans, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, Mayor Gondek, and Councillor Penner

Absent from Roll Call: Councillor Dhaliwal

Councillor Dhaliwal (Remote Member) joined the meeting at 12:48 p.m. on 2023 September 15.

Councillor Chabot (Remote Member) joined the meeting at 12:51 p.m. on 2023 September 15.

- 111. James Hueser
- 112. Robert Mayer, Hearts for Humanity
- 113. Dianne Rogers
- 114. Heather Hollyoake
- 115. Jean Woeller

Councillor Sharp (Remote Member) joined the meeting at 1:13 p.m. on 2023 September 15.

- 116. Bob Morrison, Rutland Park Community Association
- 117. Samantha Stokes, Elboya Britannia Community Association
- 118. Christopher Davis
- 119. Beth Riley
- 120. Anne Landry

Councillor Carra rose on a Question of Privilege.

The Chair ruled on the Question of Privilege.

- 121. Ken Young
- 122. Art Matsui
- 123. Kristy Hysert

124. Grayson Witcher
125. Barbara Streibl
126. Tony Morris
127. Scott Laird
128. Dan Evans, Crescent Heights CA Heritage Committee
129. Mike Borkristl
130. Eva Torn Thomas

Councillor Penner left the Chair at 3:53 p.m. on 2023 September 15 and Vice-Chair Councillor Wong assumed the Chair.

Councillor Penner resumed the Chair at 3:54 p.m. on 2023 September 15.

Committee recessed at 4:04 p.m. on 2023 September 15 and reconvened at 4:23 p.m. on 2023 September 15 with Councillor Penner in the Chair.

#### ROLL CALL

Councillor Chu, Councillor Dhaliwal, Councillor Pootmans, Mayor Gondek, Councillor Sharp, Councillor Walcott, Councillor Chabot, Councillor McLean, Councillor Wyness, Councillor Spencer, Councillor Mian, and Councillor Penner.

Absent from Roll Call: Councillor Wong and Councillor Carra

Councillor Carra (Remote Member) joined the meeting at 4:25 p.m. on 2023 September 15.

131. Shelley Morrison
132. JoAnne Atkins, Varsity Community Association
133. Heather Heasman
134. Abena Boadi
135. Kent Manning
136. Chaz Smith, #BeTheChangeYYC
137. Sarah Woodgate, Calgary Housing Company
138. Celia Lee, Sustainable Calgary
139. Byron Miller
140. Peter Dormaar
141. Candace Chambers
142. Izzy Stoodley
143. Jon Kozak
144. Brenda Tackaberry
145. Robert Falconer
146. Jeff Binks, LRT on the Green Foundation
147. Michael Simmis
148. Adele Sanoy
149. Lou Mearns

Committee recessed at 6:29 p.m. and reconvened at 7:17 p.m. on 2023 September 15 with Councillor Penner in the Chair.

#### ROLL CALL

Councillor Chu, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Councillor Carra, Councillor Spencer, Councillor Penner, Councillor Sharp,

Councillor Wyness, Councillor Mian, Councillor Chabot, Councillor McLean, and Councillor Penner

Absent from Roll Call: Councillor Wong

- 150. Adriano di Stefano
- 151. Romello McDonald
- 152. Melanie Swailes, Brentwood Community Association
- 153. Flora Gillespie
- 154. Craig Chandler
- 155. Anthony Cox
- 156. Zaak Karim
- 157. Jonathan Hamm
- 158. Humaira Palibroda

**Moved by Councillor Sharp**

That the further continuation of the 2023 September 14 Regular Meeting of the Community Development Committee be set for 9:30 a.m. on Saturday, September 16.

**MOTION CARRIED**

- 159. Peter Collins
- 160. Gianna Cassell
- 161. Philip Turnbull

**Moved by Councillor Walcott**

That pursuant to Section 6(1) of the Procedure Bylaw, Committee suspend Section 79 of the Procedure Bylaw in order to finish hearing from the public.

**MOTION CARRIED**

- 162. Kyle Parrott

**Moved by Councillor Pootmans**

That Committee direct the City Clerk to distribute any additional supplementary materials received with respect to Item 7.1, such as public submissions and presentations, received during the public submissions portion of the Meeting, and to add such materials to the Corporate Record.

**MOTION CARRIED**

Committee recessed at 9:43 p.m. on 2023 September 15 and reconvened at 9:33 a.m. on 2023 September 16.

**ROLL CALL**

Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Mayor Gondek, and Councillor Penner.

Mayor Gondek rose on a Question of Privilege.

The Chair ruled on the Question of Privilege.

Councillor Wyness provided a clarifying response.

Councillor Penner left the Chair at 10:59 a.m. on 2023 September 16 and Vice-Chair Wong assumed the Chair.

Councillor Penner resumed the Chair at 11:01 a.m.

Committee recessed at 12:32 p.m. on 2023 September 16 and resumed at 1:32 p.m. with Councillor Penner in the Chair.

#### ROLL CALL

Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Dhaliwal, Councillor Demong, Councillor McLean, Councillor Mian, Mayor Gondek, and Councillor Penner.

#### **Moved by Councillor Wong**

That with respect to Report CD2023-0749, Committee amend Recommendation #1 by inserting the words "(Attachment 2), as amended below," between the words "Housing Strategy 2024-2030" and the words "and rescind Foundations for Home"; and

That with respect to Report CD2023-0749, Committee amend Recommendation #1 by inserting the following bullet under Recommendation #1 as follows and renumber accordingly, if required:

1. Amend the Objective 1A section as follows:
  - i. Deleting Objective 1A wherever it appears and inserting the words "Make more City-owned real property assets (i.e., land, buildings, and strata) available for housing (market, non-market, subsidized, and housing co-op) in all communities." in its place
  - ii. Deleting Action 1.A.1 from page 18 in its entirety and inserting the words "1.A.1. Dispose of City-owned real property assets as soon as possible within Transit-Oriented Development sites suitable for affordable market and non-market housing" in its place.

For: (10): Councillor Wong, Councillor Dhaliwal, Councillor Walcott, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

Against: (5): Councillor Penner, Councillor Carra, Councillor Chu, Councillor Pootmans, and Mayor Gondek

**MOTION CARRIED**

#### **Moved by Mayor Gondek**

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullet in Recommendation #1 and renumber accordingly, if required:

b. Amending Section 1.A.1 on page 18 by inserting the following bullet after the words “HATF”:

- i. Dedicate two City-owned sites (at no cost) to develop an emergency housing program for families with children who are at risk of or are experiencing homelessness. In tandem with identifying the City-owned sites, work with modular or pre-fabricated housing providers, social service agencies, and government partners to explore the rapid establishment of temporary, transitional housing for these families. Administration will identify and support opportunities to expedite the approvals process and further investigate how the homelessness sector can work together to identify appropriate partners, budgets, clients supports and other important considerations required to see this project proceed and remain in place until the family homelessness crisis in Calgary is resolved.

For: (15): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Chu, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

**MOTION CARRIED**

**Moved by** Councillor Walcott

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullets in Recommendation #1 and renumber accordingly, if required:

c. Deleting Action 1.A.2 on Page 18 in its entirety and inserting the following in its place:

1.A.2. Allocate an initial \$20M per year to the Housing Land Fund to acquire land, real estate, or provide existing City land for the creation of non-market and mixed-market housing and develop a strategy to progressively realize the Housing Land Fund’s targeted \$100M per year balance. This strategy should include, but is not limited to:

- i. Advocacy for matching funds from the Provincial and Federal Government;
- ii. An exploration of municipal funding tools and sources; and
- iii. Collaboration and consultation with market and non-market housing providers.

For: (10): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Mian, Councillor Sharp, and Councillor Spencer

Against: (5): Councillor Chu, Councillor Chabot, Councillor Demong, Councillor McLean, and Councillor Wyness

**MOTION CARRIED**

**Moved by Councillor Wong**

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullets under the other bullets in Recommendation #1 and renumber accordingly, if required:

- d. Amending Action 1.A.3 from page 18 by deleting the words “(minimum target of 1,000 units)”

For: (8): Councillor Wong, Councillor Chu, Councillor Dhaliwal, Councillor Walcott, Councillor Chabot, Councillor Demong, Councillor McLean, and Councillor Sharp

Against: (7): Councillor Penner, Councillor Carra, Councillor Pootmans, Mayor Gondek, Councillor Mian, Councillor Spencer, and Councillor Wyness

**MOTION CARRIED**

**Moved by Mayor Gondek**

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullets under the other bullets in Recommendation #1 and renumber accordingly, if required:

- e. Deleting Action 1.A.6 from page 18 and inserting the following in its place:

1.A.6. Allocate \$50M in funding, of which up to \$25 million is to be prioritized for post-secondary residential uses, to the Downtown Calgary Development Incentive Program as bridge funding until such time as additional funding is provided by the federal and provincial governments to make up the balance of the program requirements. Specifically, this funding requires:

- i. Collaboration with post-secondary institution(s);
- ii. Collaboration with federal and/or provincial governments;
- iii. Delivery of non-market housing for qualifying post-secondary students; and
- iv. Creation of methodology by the partner post-secondary institution to ensure that international students have access to 25% of the non-market units created in this initiative.

The balance of the \$50 million in bridge funding not utilized by the post-secondary residential uses will be prioritized towards conversion incentives for post-secondary institutions, and residential conversion projects that include a meaningful amount of non-market housing for the general public as well as equity deserving and indigenous populations.

For: (13): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

Against: (2): Councillor Chu, and Councillor Chabot

**MOTION CARRIED**

**Moved by** Councillor Wong

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullets under the other bullets in Recommendation #1 and renumber accordingly, if required:

f. Inserting a new Action 1.A.14 to the Objective 1A section as follows:

1.A.14. Allocate \$50M in funding over the next four years to convert City-owned buildings for affordable, mixed market and non-market residential housing.

For: (2): Councillor Wong, and Councillor McLean

Against: (13): Councillor Penner, Councillor Carra, Councillor Chu, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Chabot, Councillor Demong, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

**MOTION DEFEATED**

**Moved by** Councillor Chabot

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullets in Recommendation #1 and renumber accordingly, if required:

g. Deleting Actions 1.C.1, 1.C.2, 1.C.3, 1.C.4, 1.C.5, 1.C.7 and 1.C.8 on pages 21 and 22 and further amending The City of Calgary's Housing Strategy to reflect this change wherever it exists in the Plan;

For: (4): Councillor Chu, Councillor Chabot, Councillor Demong, and Councillor McLean

Against: (11): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, **Mayor Gondek**, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

**MOTION DEFEATED**

By General Consent, pursuant to Section 121 of Procedure Bylaw 35M2017, Committee granted Mayor Gondek's request to change her vote from "For" to "Against".

**Moved by** Councillor Spencer

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullets in Recommendation #1 and renumber accordingly, if required:

h. Deleting Action 1.C.1 on Page 21 in its entirety and replacing the following in its place:

Include policy in the Municipal Development Plan immediately that every *community in Calgary* should encourage a minimum of 15% of the total housing units to be non-market Affordable Housing (as defined by The City) to provide equal distribution across the city. This action does not mandate a minimum amount of non-market development. This is a signal to The City, public and Council that affordable housing is needed, wanted and acceptable throughout all communities.

For: (12): Councillor Penner, Councillor Wong, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Chabot, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

Against: (3): Councillor Carra, Councillor Chu, and Councillor Demong

**MOTION CARRIED**

**Moved by** Councillor Wong

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullets in Recommendation #1 and renumber accordingly, if required:

i. Delete the words "and relevant statutory plans" from Action 1.C.2 on page 21;

For: (3): Councillor Wong, Councillor Dhaliwal, and Councillor Demong

Against: (12): Councillor Penner, Councillor Carra, Councillor Chu, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Chabot, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

**MOTION DEFEATED**

**Moved by** Councillor Wong

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullets in Recommendation #1 and renumber accordingly, if required:

j. Insert the following bullet "III" after bullet "II" in Action 1.C.4 on page 21:

III. Eliminate parking requirements for backyard suites.



For: (9): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Mian, and Councillor Spencer

Against: (6): Councillor Chu, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Sharp, and Councillor Wyness

**MOTION CARRIED**

Councillor Penner left the Chair at 3:07 p.m. on 2023 September 16 and Councillor Wong assumed the Chair.

Councillor Penner resumed the Chair at 3:09 p.m. on 2023 September 16

**Moved by** Councillor Sharp

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullets in Recommendation #1 and renumber accordingly, if required:

- k. Deleting, on Page 22, Action 1.C.6, "Complete City-initiated land use redesignations by Q2 2024 to R-OG as the base residential district across Calgary. HATF" in its entirety, and re-numbering the actions in that section accordingly.

For: (6): Councillor Wong, Councillor Chu, Councillor Chabot, Councillor Demong, Councillor McLean, and Councillor Sharp

Against: (9): Councillor Penner, Councillor Carra, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Mian, Councillor Spencer, and Councillor Wyness

**MOTION DEFEATED**

**Moved by** Councillor Chabot

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullets under the other bullets in Recommendation #1 and renumber accordingly, if required:

- l. Amending Action 1.C.6 on page 22 by deleting the words "across Calgary" and inserting the words "in locations established in Local Area Plans" in their place;

For: (7): Councillor Wong, Councillor Chu, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Sharp, and Councillor Wyness

Against: (8): Councillor Penner, Councillor Carra, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Mian, and Councillor Spencer

**MOTION DEFEATED**

**Moved by** Councillor Wyness

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet respecting High Density residential/mixed use near Light Rail Transit stations under the other bullets in Recommendation #1 and renumber accordingly, if required:

m. Deleting Action 1.C.7 on page 22 in its entirety and inserting the following in its place:

1.C.7. Implement, alongside Action 1.C.6., land use designation that enable high-density residential and mixed-use buildings without height limitations, on all parcels currently zoned for residential and/or commercial uses located within 200 metres of the following existing and future LRT stations: Brentwood, University, Banff Trail, Lions Park, Sunnyside, Sunalta, Shaganappi Point, 45<sup>th</sup> Street, Erlton/Stampede, 39<sup>th</sup> Avenue, Chinook, Heritage, Southland, Anderson, Franklin, Marlborough, Rundle, Ramsay/Inglewood, 26 Ave SE, Highfield, Lynnwood/Millican, Ogden.

For: (5): Councillor Chu, Councillor Chabot, Councillor Demong, Councillor McLean, and Councillor Wyness

Against: (10): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Mian, Councillor Sharp, and Councillor Spencer

**MOTION DEFEATED**

Committee recessed at 4:05 p.m. on 2023 September 16 and resumed at 4:16 p.m. with Councillor Penner in the Chair.

ROLL CALL

Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Mayor Gondek, and Councillor Penner.

**Moved by** Councillor Wyness

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullets in Recommendation #1 and renumber accordingly, if required:

n. Deleting Action 1.C.8, "Establish an incentive program of at least \$10,000 per unit for secondary suites each year" in its entirety.

For: (4): Councillor Chu, Councillor Chabot, Councillor McLean, and Councillor Wyness

Against: (11): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Demong, Councillor Mian, Councillor Sharp, and Councillor Spencer

**MOTION DEFEATED**

**Moved by Councillor Wong**

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullets in Recommendation #1 and renumber accordingly, if required:

- o. Delete bullet "I" from Action 1.C.8. on page 22 and insert the following in its place:
  - i. Establish an incentive program of at least \$10,000 per unit for secondary suites and backyard suites.

For: (2): Councillor Wong, and Councillor Dhaliwal

Against: (13): Councillor Penner, Councillor Carra, Councillor Chu, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

**MOTION DEFEATED**

**Moved by Councillor Pootmans**

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullets in Recommendation #1 and renumber accordingly, if required:

- p. Amending Objective 1C section on Page 23 by inserting the following as Action 1.C.13:

1.C.13 Commit to infrastructure upgrades, services and amenities related to increased housing opportunities by:

- i. Using existing tracking systems, and improving upon them as necessary, to identify which communities city-wide are receiving applications for land use change, development permits and building permits to facilitate more housing;
- ii. Using the data from the tracking systems to understand the additional funding needed for these communities to have appropriate infrastructure, services and amenities to accommodate housing and population growth;
- iii. Seeking opportunities to equitably share the costs and benefits of housing-enabling infrastructure (basic facilities, services, systems, and installations necessary or appropriate for the functioning of a housing community, including facilities, services, systems, and installations for water, sewage, power, communications, and transportation facilities such as roads, sidewalks, transit, and multi-modal transportation options), services and amenities amongst impacted groups, including the public, the private sector, and the Provincial and Federal governments; and
- iv. Building upon Council approved investments in the amount of \$259 million made through the Citywide Growth Strategy (\$259 Million is based on 'Supporting Growth and Change Through City Programs' calculations which include: \$120M for Mainstreets, \$63M for Established Area Growth

and Change programs, \$16M for Transit Oriented Development, \$20M for Local Area Planning, \$40M for 5A investments.), leverage the standing item on budget at Executive Committee to provide projected investment amounts reflective of anticipated acceleration of housing development and population growth, facilitating the need to deliver infrastructure, services, and amenities in growing communities.

For: (15): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Chu, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

**MOTION CARRIED**

**Moved by** Councillor Wyness

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet respecting Tax on Short Term Rentals / Inventory of Restrictive Covenants under the other bullets in Recommendation #1 and renumber accordingly, if required:

q. Inserting the following new Action 1.B.3 on page 20 under Action 1.B.2, as follows:

1.B.3. Investigate options for placing a dedicated commercial tax or equivalent fee on Short Terms Rentals, with resulting revenues to be allocated to the Housing Land Fund.

For: (3): Councillor Chu, Councillor McLean, and Councillor Wyness

Against: (11): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Chabot, Councillor Mian, Councillor Sharp, and Councillor Spencer

Conflict (1): Councillor Demong

**MOTION DEFEATED**

Councillor Penner left the Chair at 5:25 p.m. on 2023 September 16 and Vice-Chair Wong assumed the Chair.

Councillor Penner resumed the Chair at 5:26 p.m. on 2023 September 16.

**Moved by** Councillor Wyness

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet respecting Tax on Short Term Rentals / Inventory of Restrictive Covenants under the other bullets in Recommendation #1 and renumber accordingly, if required:

r. Inserting the following new Action 1.B.3 on page 20 under Action 1.B.2, as follows:

1.B.3. Prepare an inventory of restrictive covenants posing systemic barriers to redevelopment in Established Area communities, including the following information: type of restriction(s) imposed, party that registered the restrictive covenant, and rationale (if available) behind the registration of the restrictive covenant.

Pursuant to Section 100(3) of the Procedure Bylaw 35M2017, this Motion was withdrawn by General Consent.

**Moved by Councillor Chabot**

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullets under the other bullets in Recommendation #1 and renumber accordingly, if required:

s. Deleting Action 2.A.2 from page 25 in its entirety and re-numbering the remaining Actions in the Objective 2A section accordingly.

For: (3): Councillor Chu, Councillor Chabot, and Councillor McLean

Against: (12): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Demong, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

**MOTION DEFEATED**

**Moved by Councillor Wyness**

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullets in Recommendation #1 and renumber accordingly, if required:

t. Inserting the following new Action 2.A.8 on page 26 under Action 2.A.7, as follows:

2.A.8. Investigate options for expanded business licensing for residential landlords, including education requirements and a landlord registry, to improve landlords' awareness of their responsibilities and reduce rental accommodation fraud.

For: (8): Councillor Wong, Councillor Chu, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Demong, and Councillor Wyness

Against: (7): Councillor Penner, Councillor Carra, Councillor Chabot, Councillor McLean, Councillor Mian, Councillor Sharp, and Councillor Spencer

**MOTION CARRIED**

**Moved by Councillor Wong**

That with respect to Report CD2023-0749, Committee further amend Recommendation #1 by inserting the following bullet under the other bullets in Recommendation #1 and renumber accordingly, if required:

u. Deleting the Action 2.A.3 on page 25 in its entirety and inserting the following in its place:

2.A.3. Support tenants and government to address inadequate housing conditions by hosting a landlord-tenant forum to listen and understand to the challenges faced by landlords and tenants in Calgary's rental market to develop and deliver a program that creates awareness of landlord and tenant rights through a similar to The City of Edmonton's 'Support for Tenants' service.

For: (12): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Dhaliwal, Councillor Walcott, Mayor Gondek, Councillor Chabot, Councillor Demong, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

Against: (3): Councillor Chu, Councillor Pootmans, and Councillor McLean

**MOTION CARRIED**

Committee recessed at 6:09 p.m. and reconvened at 6:49 p.m. with Councillor Penner in the Chair.

ROLL CALL

Councillor Pootmans, Councillor Sharp, Councillor Spencer, Councillor Walcott, Councillor Wong, Councillor Wyness, Councillor Carra, Councillor Chabot, Councillor Chu, Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Mayor Gondek, and Councillor Penner

**Moved by** Councillor Sharp

That with respect to Report CD2023-0749, Committee approve the following:

1. Re-number the existing Recommendation 4 as Recommendation 5;
2. Replace the period at the end of the re-numbered Recommendation 5 with a semi-colon; and
3. Insert the following as a new Recommendation 4:
  4. Direct Administration to report to Community Development Committee annually, for the time duration of the current strategy that includes:
    - a. Updates on any new process costs or significant process changes for applicants resulting from the Housing Strategy's implementation across the planning continuum;
    - b. Recommendations to:
      - i. mitigate any additional costs to applicants and ultimately to housing consumers;
      - ii. speed up approval processes as appropriate, in order to continue to support the construction of more housing;

c. Aggregated, third-party verified data points, sourced from both development industry and The City that demonstrate how savings are being passed onto consumers;

d. Relevant metrics on new housing starts and Planning & Development permit processing times, including City and Applicant times, alongside any related Measures of Success identified in the Housing Strategy;

For: (15): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Chu, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

**MOTION CARRIED**

**Moved by** Councillor Spencer

That with respect to Report CD2023-0749, Committee insert new Recommendations #6 and #7 as follows:

6. Direct that three Confidential Distributions received by the City Clerk's Office up to the conclusion of the public submissions portion of the meeting be held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*, and
7. Direct that Confidential Distribution 1 be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), Section 21 (Disclosure harmful to intergovernmental relations), Section 24 (Advice from officials) and Section 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* until such time that all relevant agreements are executed or that The City agrees to disclose portions for communications purposes.

For: (15): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Chu, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

**MOTION CARRIED**

**Moved by** Councillor Walcott

That with respect to Report CD2023-0749, the following be approved, **as amended**:

That the Community Development Committee recommend that Council:

1. Approve Home is Here: The City of Calgary's Housing Strategy 2024-2030 (**Attachment 2**), as amended below, and rescind Foundations for Home – Calgary's Corporate Affordable Housing Strategy (2016-2025):

**a. Amend the Objective 1A section as follows:**

- i. Deleting Objective 1A wherever it appears and inserting the words “Make more City-owned real property assets (i.e., land, buildings, and strata) available for housing (market, non-market, subsidized, and housing co-op) in all communities.” in its place**
- ii. Deleting Action 1.A.1 from page 18 in its entirety and inserting the words “1.A.1. Dispose of City-owned real property assets as soon as possible within Transit-Oriented Development sites suitable for affordable market and non-market housing” in its place.**

**b. Amending Section 1.A.1 on page 18 by inserting the following bullet after the words “HATF”:**

- i. Dedicate two City-owned sites (at no cost) to develop an emergency housing program for families with children who are at risk of or are experiencing homelessness. In tandem with identifying the City-owned sites, work with modular or pre-fabricated housing providers, social service agencies, and government partners to explore the rapid establishment of temporary, transitional housing for these families. Administration will identify and support opportunities to expedite the approvals process and further investigate how the homelessness sector can work together to identify appropriate partners, budgets, clients supports and other important considerations required to see this project proceed and remain in place until the family homelessness crisis in Calgary is resolved.**

**c. Deleting Action 1.A.2 on Page 18 in its entirety and inserting the following in its place:**

**1.A.2. Allocate an initial \$20M per year to the Housing Land Fund to acquire land, real estate, or provide existing City land for the creation of non-market and mixed-market housing and develop a strategy to progressively realize the Housing Land Fund’s targeted \$100M per year balance. This strategy should include, but is not limited to:**

- I. Advocacy for matching funds from the Provincial and Federal Government;**
- II. An exploration of municipal funding tools and sources; and**
- III. Collaboration and consultation with market and non-market housing providers.**

**d. Amending Action 1.A.3 from page 18 by deleting the words “(minimum target of 1,000 units)”**



**e. Deleting Action 1.A.6 from page 18 and inserting the following in its place:**

**1.A.6. Allocate \$50M in funding, of which up to \$25 million is to be prioritized for post-secondary residential uses, to the Downtown Calgary Development Incentive Program as bridge funding until such time as additional funding is provided by the federal and provincial governments to make up the balance of the program requirements. Specifically, this funding requires:**

- I. Collaboration with post-secondary institution(s);**
- II. Collaboration with federal and/or provincial governments;**
- III. Delivery of non-market housing for qualifying post-secondary students; and**
- IV. Creation of methodology by the partner post-secondary institution to ensure that international students have access to 25% of the non-market units created in this initiative.**

**The balance of the \$50 million in bridge funding not utilized by the post-secondary residential uses will be prioritized towards conversion incentives for post-secondary institutions, and residential conversion projects that include a meaningful amount of non-market housing for the general public as well as equity deserving and indigenous populations.**

**f. Deleting Action 1.C.1 on Page 21 in its entirety and inserting the following in its place:**

**Include policy in the Municipal Development Plan immediately that every community in Calgary should encourage a minimum of 15% of the total housing units to be non-market Affordable Housing (as defined by The City) to provide equal distribution across the city. This action does not mandate a minimum amount of non-market development. This is a signal to The City, public and Council that affordable housing is needed, wanted and acceptable throughout all communities.**

**g. Inserting the following bullet “III” after bullet “II” in Action 1.C.4 on page 21:**

- III. Eliminate parking requirements for backyard suites.**

**h. Amending Objective 1C section on Page 23 by inserting the following as Action 1.C.13:**

**1.C.13 Commit to infrastructure upgrades, services and amenities related to increased housing opportunities by:**

**I. Using existing tracking systems, and improving upon them as necessary, to identify which communities city-wide are receiving applications for land use change, development permits and building permits to facilitate more housing;**  
**II. Using the data from the tracking systems to understand the additional funding needed for these communities to have appropriate infrastructure, services and amenities to accommodate housing and population growth;**  
**III. Seeking opportunities to equitably share the costs and benefits of housing-enabling infrastructure (basic facilities, services, systems, and installations necessary or appropriate for the functioning of a housing community, including facilities, services, systems, and installations for water, sewage, power, communications, and transportation facilities such as roads, sidewalks, transit, and multi-modal transportation options), services and amenities amongst impacted groups, including the public, the private sector, and the Provincial and Federal governments; and**  
**IV. Building upon Council approved investments in the amount of \$259 million made through the Citywide Growth Strategy (\$259 Million is based on 'Supporting Growth and Change Through City Programs' calculations which include: \$120M for Mainstreets, \$63M for Established Area Growth and Change programs, \$16M for Transit Oriented Development, \$20M for Local Area Planning, \$40M for 5A investments.), leverage the standing item on budget at Executive Committee to provide projected investment amounts reflective of anticipated acceleration of housing development and population growth, facilitating the need to deliver infrastructure, services, and amenities in growing communities.**

**i. Inserting the following new Action 2.A.8 on page 26 under Action 2.A.7, as follows:**

**2.A.8. Investigate options for expanded business licensing for residential landlords, including education requirements and a landlord registry, to improve landlords' awareness of their responsibilities and reduce rental accommodation fraud.**

**j. Deleting the Action 2.A.3 on page 25 in its entirety and inserting the following in its place:**

**2.A.3. Support tenants and government to address inadequate housing conditions by hosting a landlord-tenant forum to listen and understand to the challenges faced by landlords and tenants in Calgary's rental market to develop and deliver a program that creates awareness of landlord and tenant rights through a similar to The City of Edmonton's 'Support for Tenants' service.**

**2. Direct Administration to:**

- a. Immediately begin work on implementing the Housing Strategy's actions that do not need further Council direction or budget approval.
- b. Prepare recommendations that have a budget implication to be included as part of the 2023 November Adjustments to the 2023-2026 Service Plans and Budgets.
- c. Continue work progressing actions which, as indicated, require further public engagement, council deliberation and approval, and/or public hearing, and bring those forward to Council as work is ready for consideration;

3. Reconsider Council's previous direction for quarterly reporting, and direct Administration to provide annual progress updates on the Housing Strategy through the Community Development Committee starting in Q2 2024;

**4. Direct Administration to report to Community Development Committee annually, for the time duration of the current strategy that includes:**

- a. Updates on any new process costs or significant process changes for applicants resulting from the Housing Strategy's implementation across the planning continuum;
- b. Recommendations to:
  - i. mitigate any additional costs to applicants and ultimately to housing consumers;
  - ii. speed up approval processes as appropriate, in order to continue to support the construction of more housing;
- c. Aggregated, third-party verified data points, sourced from both development industry and The City that demonstrate how savings are being passed onto consumers;
- d. Relevant metrics on new housing starts and Planning & Development permit processing times, including City and Applicant times, alongside any related Measures of Success identified in the Housing Strategy;

5. Refer the report back on the Housing and Affordability Task Force Notice of Motion (EC2022-0638) item 1B regarding the Housing Security Commission to the 2023 October 31 Community Development Committee.

**6. Direct that three Confidential Distributions received by the City Clerk's Office up to the conclusion of the public submissions portion of the meeting be held confidential pursuant to Section 17 (Disclosure harmful to personal privacy) of the *Freedom of Information and Protection of Privacy Act*; and**

7. Direct that Confidential Distribution 1 be held confidential pursuant to Sections 16 (Disclosure harmful to business interests of a third party), Section 21 (Disclosure harmful to intergovernmental relations), Section 24 (Advice from officials) and Section 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* until such time that all relevant agreements are executed or that The City agrees to disclose portions for communications purposes.

For: (12): Councillor Penner, Councillor Wong, Councillor Carra, Councillor Dhaliwal, Councillor Pootmans, Councillor Walcott, Mayor Gondek, Councillor Chabot, Councillor Mian, Councillor Sharp, Councillor Spencer, and Councillor Wyness

Against: (3): Councillor Chu, Councillor Demong, and Councillor McLean

**MOTION CARRIED**

Councillor Carra rose on a Point of Order.

The Chair ruled on the Point of Order.

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

10.2 URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

**Moved by** Mayor Gondek

That this meeting adjourn at 7:43 p.m. on 2023 September 16.

**MOTION CARRIED**

The following Item has been forwarded to the 2023 September 16 Special Meeting of Council:

ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- Home is Here - The City of Calgary's Housing Strategy 2024-2030, CD2023-0749

The next Regular Meeting of the Community Development Committee is scheduled to be held on 2023 October 2 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

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CHAIR

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CITY CLERK

UNCONFIRMED