



PUBLIC SUBMISSION FORM

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

I have read and understand the above statement.

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

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

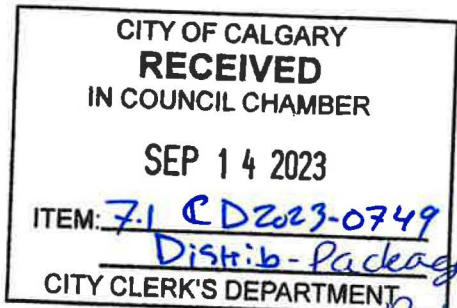
I have read and understand the above statement.

First name (required) Britt

Last name (required) Babott

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

What is the group that you represent?



Distrib - Package 2 of Public Submissions



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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing Strategy

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

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

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

We need to address the affordable housing crisis in Calgary. Many people in the middle and lower class are struggling to find affordable housing amid the horrible rising costs of living. We need to support these people and make Calgary a city where people thrive. Addressing the housing crisis will also aid in allowing people to move to Calgary to better staff health care as well as other key economic areas. Please please please help all Calgarians facing these tumultuous situations.





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I have read and understand the above statement.

First name (required) **Meghan**

Last name (required) **Durieux**

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

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing strategy

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

In favour

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Hi,

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

I support all 33 of the affordable housing task force recommendations to make housing affordable and attainable.

I am a renter in Patterson Heights, and although my rent has only increased by 11%, I spend 43% of my income on rent.

Affordable housing is necessary because as it becomes unattainable, more and more Calgarians are just an emergency expense or two away from being able to afford housing.



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I have read and understand the above statement.

First name (required) Richard

Last name (required) Friesen

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Affordable Housing Strategy

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)

Availability of affordable housing in this city is way beyond crisis level. My partner and I earn close to the median income for Calgary and have 2 kids. If our landlord were to raise our rent to the current market standard or force us to move out, we would not be able to afford to live in this city and it's not even close. Coupled with our provincial government's policy of allowing utility providers to charge us whatever they feel like, we are already struggling and considering leaving Calgary. Council needs to act immediately, decisively and meaningfully to try and curb this issue.



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I have read and understand the above statement.

First name (required) Brianne

Last name (required) Zimmerman

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Affordable Housing

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)

Hi there,

I'm writing today to tell you about my experience as an artist growing up and living in Calgary. For four years I lived in an old apartment building in Sunnyside, where I was lucky to have affordable rent in a location where I could walk or bike most places. Transit was 5 minutes away. I loved where I lived and was able to build a successful photography business there. I have been a volunteer and employee at the Calgary Drop In Centre off and on since moving back to Calgary after university in 2015.

It was in 2022 that I started to hear about the housing crisis starting to take shape in Calgary. In March 2022 I was served an eviction notice by my landlord, informing me that the building had been sold to a new owner and we would all be required to vacate after 3 months or our belongings would be considered abandoned. In the upcoming months I spoke to many of my neighbours, learning that they were low income and vulnerable and had nowhere to go as they couldn't afford any of the rentals available. I started to get the feeling that something was off about the eviction and began looking into my rights as a tenant, where I soon discovered that the eviction was illegal and we should have been served 365 days notice to vacate, not 3 months. I began fighting tooth and nail to stay in my apartment and tried to get my neighbours to stay with me. I went to the CBC who did a story on the situation. I spent hours on the phone with RTDRS trying to understand what could be done. I rallied my neighbours to band together with me but they were exhausted and many worked jobs where they couldn't afford to take the time off to make calls to RTDRS, or they simply didn't have access to a phone. After a month of stress and anxiety as I tried to fight for our rights as tenants, during which my neighbours locks were changed and his belongings hauled to the dump, I eventually gave up and left the apartment. A few weeks later I saw a post for my apartment for \$1000 more in rent. I continued to pursue legal action against the landlords and through the RTDRS the judge ruled that the eviction was illegal, however the only punishment the real estate investment firm was given was a firmly worded letter, as it was their first offence. The maximum fine was \$10,000. In a building of 10 units, at \$1000 more in rent per unit, this fine is simply a joke. It becomes a cost of doing business and companies have no motivation to follow the legal course of action. Two of my neighbours told me they had nowhere to go, with one saying she could sleep on a friends floor for a week but then didn't know what she would do. I don't know where she is now. Another neighbour of mine moved in with an abusive partner because she felt she had no other option and she didn't have the energy to push back. She also felt like her hands were tied because she needed her damage deposit back. It was incredibly traumatizing to have to fight for myself and my neighbours to have a safe place to live, and to lose. I had to move out of Calgary to Black Diamond and in with friends in order to have somewhere I could afford to live. Now I am back in the city and paying \$500 more per month in rent for a home that has terrible plumbing and poor heating.

It is devastating and unbelievable frustrating to hear stories of people having their basic right to a safe place to live stripped out from underneath them for the profit of a corporation who treats housing as a commodity. To weigh the rights of these real estate investment firms as more than the rights of a vulnerable person to a home, is incredulous. Alberta has the highest

proportion of private multi-family apartment buildings owned by publicly-traded investment companies — 24 per cent, compared to 10 per cent nationwide. Housing investors seek out jurisdictions with weak or no rent control because it's easier to maximize value there. Firms can maximize value for their shareholders by raising rents, increasing charges or charging new fees. They have no motivation to provide affordable housing as their only drive is to maximize profit.

I remember when the city of Calgary experienced the economic downturn of 2016. The result was that the arts community began to flourish. Artists had places to live, Calgary's culture expanded beyond an identity in oil & gas, and our city began to feel like a diverse and multicultural community. I long for this vibrant city now. The way that things are going means that I will most likely be leaving behind the city I grew up in when I graduate from my Masters in Counselling program in one year. I can no longer support a city that doesn't value it's citizens and doesn't protect it's most vulnerable populations.

Thank you,
Brienne Zimmerman (Ward 8)



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I have read and understand the above statement.

First name (required)	Claire
Last name (required)	Brightman
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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing Strategy

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

In favour

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Affordable housing is a must for safe, happy, and sustainable cities.



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First name (required)	Anahit
Last name (required)	Pourfarahani
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing Strategy

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

In favour

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Our city needs more affordable housing.



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I have read and understand the above statement.

First name (required) **Jillan**

Last name (required) **Watts**

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

What is the group that you represent?



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(required)

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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)

Sep 16, 2023

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

(required - max 75 characters)

Housing

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

In favour

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I am in my early 30's and all of my friends and family are in their late 20's and early 30's. While I bought a house before the housing costs skyrocketed, I don't know if I will be able to afford it anymore once our mortgage is back up for negotiation. All of my friends who are renting have been pushed out of their rentals in the past year as they have gone up by \$500-1000 per MONTH. Renting is unaffordable, ownership is unattainable.



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I have read and understand the above statement.

First name (required) Jessica

Last name (required) Chu

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

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Affordable Housing

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)

Hi my name is Jessica,

I currently live in the Beltline area and have been renting for the last 7 years. I have never seen rent increasing at the rate that it has in the last couple years. It is concerning to see friends, family and even myself facing immense stress for something as basic as shelter.

I have a well paying job and yet rent payments are reaching 40% of my take home pay. Combine that with other fixed payments such as student loans, car, utilities, etc. it leaves very little room for anything else and impacts my mental health and quality of life.

I support all 33 affordable housing recommendations.

Please take the time and heart to keep Calgary an affordable city to thrive in.



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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) **Aaron**

Last name (required) **Cloa**

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)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing Strategy

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

In favour

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If you have additional files to attach, email them to publicsubmissions@calgary.ca

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



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I have read and understand the above statement.

First name (required) **Stephanie**

Last name (required) **Perrin**

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

7.1 Home is Here – The City of Calgary's Housing Strategy 2024-2030

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)

Hello, my name is Stephanie Perrin and I live in the neighbourhood of Mission. Last year, I was evicted, or, more accurately, reno-victed from my apartment along with my neighbours, many of whom were low-income and/or reliant on AISH. My rent is now 33% of my monthly income and that percentage continues to grow. My rent for a one-bedroom apartment in Mission was raised \$200 this past year. If the cost of living in Calgary continues to rise, I will not be able to afford to rent, let alone buy an apartment or detached home.

I support affordable housing for all Calgarians and I am in favour of the recommendations made by the Housing Affordability Task Force.



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I have read and understand the above statement.

First name (required) Nicholas

Last name (required) Polachuk

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Community development

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

In favour

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It's time to be bold and allow us not to do what Toronto and Vancouver have done to themselves with inaction

They are now only realizing that the only way to provide affordable housing is by allowing greater freedom for rezoning. We don't want to lose our advantage. Vote along with the recommendations of the expert panel. The future of the city is depending on it.



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I have read and understand the above statement.

First name (required) **Manuela**

Last name (required) **Albarracin**

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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Hi, everyone I seem to talk to in the city has been affected or knows someone who has been affected by the housing crisis.



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I have read and understand the above statement.

First name (required) Areum

Last name (required) Kim

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing Strategy

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

In favour

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Look at the City of Burnaby's housing strategy and how they are creating a Housing Authority dedicated to building of affordable units. Support foundation of shares in co-ops. Introduce rent control. Just expediting developments do not solve the issue. Many downtown apartments that used to be affordable are replaced with higher rent towers.



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I have read and understand the above statement.

First name (required)	Lilith
Last name (required)	Aguilar
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)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Affordable housing, Housing strategy.

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

In favour

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It is unbelievable how much housing prices have gone up. It is going to be impossible for future adults to find housing if we don't fix this. Adults now can't even find housing because of the ridiculous prices.



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I have read and understand the above statement.

First name (required)	Anika
Last name (required)	Vissers
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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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing Strategy

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

In favour

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Hi, my name is Anika Vissers. I am a resident of Valley Ridge, in ward 1. I support all 33 of the affordable housing task force recommendations for making housing affordable and attainable.

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

While I am not a homeowner or renter, I am a resident of Calgary. I am a chronically ill and disabled secondary student in my final year. As I prepare for university, I have to weigh my options and it saddens me considerably that I would no longer afford to live on my own as a university student in this city, whether I had a full time job or was a recipient of AISH benefits. I am in full support of making it easier to build density in inner city neighbourhoods, and I especially don't think that parking spots or shade into other homes should be prioritized over affordable housing for residents. We need more housing of all types, especially non market. I would love to see this city grow and thrive, however as a young adult in this city I feel very hopeless about my future here and I desperately hope it can improve.



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I have read and understand the above statement.

First name (required) Megan

Last name (required) Loewen

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

7.1

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)

I am in favour of the proposed changes. However, I am concerned about removing requirements for adding parking spaces in new builds. Calgary does not have an adequate public transit system. Many people who are being affected by the current housing crisis have vehicles, and parking is already an issue at most multi-unit buildings don't have enough parking as it is. I think reducing the amount of parking required for new builds is a mistake.



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I have read and understand the above statement.

First name (required) **Alessandra**

Last name (required) **Drha**

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing Strategy

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

In favour

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I have had several friends houseless or nearly houseless due to rent being an impossibility to achieve. A one bedroom apartment should not be the standard, it should be the guarantee. Housing should not be a luxury, it should be a human right. You should not be able to purchase a home that you do not intend on living in, as there are thousands and thousands of people who dream of owning houses, not in the sense of it being something you can achieve through hard work, but in the sense that one dreams for the impossible. I live in a generation where we work harder for less and where we are unable to meet our basic needs. I live in a generation where we fight for the rights that we not only deserve but need. I live in a generation who is one layoff, one emergency, one less paycheck away from being evicted out of said tiny apartment. How are we meant to afford housing, when we can barely afford what we already have?



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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) Francesca

Last name (required) Milone

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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First name (required)	Jacey
Last name (required)	Magnissen
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?
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Standing Policy Committee on Community Development

Date of meeting (required)

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(required - max 75 characters)

Affordable housing

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

In favour

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I believe it is in the best interest of many to create more affordable housing, located throughout the communities of Calgary.



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First name (required) Roaie

Last name (required) Taylor

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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Date of meeting (required)

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Housing Strategy

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

In favour

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I wish to make note that the income provided to seniors and persons with disabilities through provincial and federal programs is not keeping up with the cost of living in Calgary. I moved here in 2010 and I used to pay 750 for a small one bedroom basement. Now I pay 1350 for a one bedroom small apartment. It's incredibly disappointing.



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First name (required) Mackenzie

Last name (required) McDonald

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

First name (required) Erin

Last name (required) Hunt

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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My name is Erin and I am a home owner in Bridgeland in ward 9. I support all 33 of the affordable housing task force recommendations to make housing affordable and attainable.

Housing is a basic human right. The fact that so many Calgarians are struggling to maintain safe and adequate shelter is an abomination - people struggling to meet their basic needs in any city is a systemic failure of that municipality. Voting against the task force's recommendations tells Calgarians that council is not serious about the very serious problems facing our city and the people who live here.

No band-aids, no more NIMBY nonsense. Calgarians deserve better. We need council to make decisions that support and uplift all of us.

I support all of the task force recommendations on affordable housing with no adjustments or amendments and ask that council do the same. Thank you.



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First name (required) **Stephanie**

Last name (required) **Alexandre**

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

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Date of meeting (required)

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(required - max 75 characters)

Housing Strategy

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

In favour

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First name (required) Madeline

Last name (required) Roberts

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

What is the group that you represent?



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First name (required) Benjamin

Last name (required) hunter

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What is the group that you represent?



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Last name (required)

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First name (required) Callum

Last name (required) Burns

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What is the group that you represent?



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With the rental and home ownership insecurity, my family and I have had to spend months leading up to the end of a lease wondering if we will be forced to relocate, find additional work (we both already work two jobs, each 1 full and 1 part time) or have to move in with family members to be able to afford to keep a roof over our heads. Coupled with the knowledge that the skyscraper/office building occupancy rate downtown is quite low, it's a truly frustrating time to be on the market for accomodation or a place to call home



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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) Andrea

Last name (required) Fleck

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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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing Strategy

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)

Housing is getting so expensive. Our interest rates on our mortgage have gone up a lot and so have taxes. We spend nearly 40% of our income on housing.

Our oldest child graduates from high school in 2 years and at the rate things are going I fear her only housing option during university will be to live at home with us. In CALM 20 she had to do a research project where she had to pretend she was a college student and find a place to rent not too far from school for no more than 35% of a monthly income of \$3000. What college student makes \$3000 a month?! We looked on RentFaster and at residence and found NOTHING for that price that was reasonable. The best she could do was a 1 bedroom apartment a 45 minute bus ride north of the U of C campus. She would have to share that apartment with 1.3 roommates. No landlord is going to rent a 1 bedroom apartment to 3 college aged people.

I don't know how anyone survives here on minimum wage.



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I have read and understand the above statement.

First name (required) Alyssa

Last name (required) Bradac

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

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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Housing plans

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

In favour

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We are in a housing crisis. You know this. The spread between living pay check to paycheck and becoming houseless is continually growing shorter and shorter. If we think we are one of the best cities in the world, but an overwhelming percentage of our citizens are struggling to make rent - then something is very wrong. Housing is the corner stone of humans thriving. Shelters are not the solution, we need affordable, standard housing for ALL. Not just wealthy landlords. When I moved to this city, I could afford a one bedroom apartment on my full-time salary. Now there's no way I can do that at \$80k a year, student loans, car loans, and overall inflation. We are STRUGGLING.



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I have read and understand the above statement.

First name (required) **Kearnan**

Last name (required) **Wong**

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Community Development

Date of meeting (required)

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Housing strategy

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In favour

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Rent needs to be controlled, as greedy landlords are gouging tenants in Calgary. Affordable housing needs to be available to those in need. There should be no reason for some individuals to have multiple investment properties while others live on the street.



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First name (required) Amy

Last name (required) Forde

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

What is the group that you represent?



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The city will be in a very dangerous place if housing issues are not addressed soon. Families are on the brink of houselessness.



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First name (required) Nicole

Last name (required) Caines

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

What is the group that you represent?



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(required)

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I have read and understand the above statement.

First name (required) Jaydan

Last name (required) Tait

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

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7.1

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)



September 5, 2023

Community Development Committee
P.O. Box 2100, Stn. M
Calgary, AB T2P 2M5

Dear Committee,

As you near your discussion regarding the draft housing strategic plan, AHC offers our perspective as The City's developer of non-market housing.

We are honoured to be referenced in Outcome 3: "Enable The City's housing subsidiaries to improve service delivery." With access to land provided in the Notice of Motion from March 14th and other sites we are acquiring, we are working hard to create over 1,000 housing units for hard-working Calgarians as soon as possible.

Attainable Homes Calgary would be able to provide more housing faster if municipal processes and policies provided a level of basic approvals certainty. Supporting the Housing Strategy 2024-2030 will forward ideas intended to create more housing supply.

AHC supports immediate approval of two recommendations:

1. **Setting a target to build 3,000 new non-market homes every year.** In a housing crisis, all contributors of non-market housing (government and non-government alike) should be mobilized and supported to achieve this common goal.
2. **Make all housing uses permitted.** The City of Calgary employs very detailed and prescriptive land use district rules. If an applicant follows the rules, a permit should be granted. Unfortunately, this process works only for single family and semi-detached housing. The land use bylaw is organized such that The City has additional and far-reaching oversight on housing applications beyond the rules in place. This adds time, cost, and massive risk without any benefit to the project.

The process for single family housing should be followed for all types of housing.

AHC's ability to build more affordable townhomes and apartments faster is restricted by the current development approvals process. Thank you for taking the time to consider how these changes could affect our goal to be your high-volume deliverer of affordable homes.

Sincerely,

Jaydan Tait, MCIP, RPP
President & CEO
Attainable Homes Calgary



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I have read and understand the above statement.

First name (required) **Nadia**

Last name (required) **Perna**

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

What is the group that you represent?



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(required)

Submit a comment

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Housing Strategy

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

In favour

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Calgarians need affordable housing now. That's all anyone needs to say about this.



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First name (required)

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Housing strategy

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I want to be able to thrive with my community.



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First name (required) **Alicia**

Last name (required) **Segura**

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

What is the group that you represent?



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I am sharing my support of all the Housing Affordability Task Force's recommendations. I am a community health RN who works primarily with vulnerable and marginalized Calgarians - particularly those who are homeless or experiencing housing instability. The past year, I have witnessed the gross escalation of housing instability amongst those I serve. Rent prices have dramatically increased; people are being forced to choose between basic needs such as whether to pay for housing or medication or food. The housing available to lower income Calgarians - they can find anything at all - is often at an exorbitant price and still moldy, infested, unsafe, inaccessible. Safe and stable housing is a basic human right and is a first-line of defense against physical and mental health issues, abuse, unemployment, violence, and many other issues which are far more costly and difficult to address than ensuring someone has a safe place to call home. An investment in housing stability for Calgarians would be an investment in the overall health and wellness of this city and would inevitably cost so much less money and effort than trying to catch up to these issues 1, 10, 25 years from now. I would like to note my particular support of investigating and implementing a type of rent control, as well as the addition of a variety of appropriate non-market housing options for those who would need this. You can fund all the housing experts you like trying to connect people to housing, but if there is no housing that is available, that doesn't do very much. This is a crisis we are facing. Please take a stand to support the basic rights of Calgarians to have safe, affordable housing now!



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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) jason

Last name (required) New

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 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 opposition

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Blanket change to R-CG will simply mean more townhouses for poorer neighborhoods as no one will tear down million dollar plus houses for townhouses in richer neighborhoods. Not to mention when they tear down these \$350k properties in the poorer neighborhoods, the townhouses are never cheaper than the existing house. How is that affordable?

This is just favoritism. If the City wants equity then allow the same percentage of each type of zoning to each neighborhood

And if the City wants actual affordability, then open up more land where the land is cheaper, and build townhouses and towers. That is the quickest, cheapest way to get more affordable housing



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I have read and understand the above statement.

First name (required) Ashley

Last name (required) Croke

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)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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I have read and understand the above statement.

First name (required) Philip

Last name (required) Handcock

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

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

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

In opposition

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I am a citizen of Calgary who has lived in Wildwood since 1981. By approving the City of Calgary's Housing strategy you are making a total farce out of the Local Area Planning process. The Westbrook LAP took over 3 years, included 31 public engagement events and over nine thousand contributions submitted. What an incredible waste of time and money in that you now propose to rezone all of Calgary to a minimum of R-CG with no parking restrictions.

You listened to so-called "15 diverse experts" yet nowhere do these "experts" discuss the considerable number of vacant lots in the downtown core as well as other areas, the classic example being near Westbrook LRT which has sat vacant for over 10 years. How many people could have been housed [here](#)?

Why do you listen to these so-called experts when you ignore genuine experts and experienced business leaders such as Jim Gray, Brett Wilson and Steve Allan who question the viability of the Green Line? How many homes could be built by the City instead of wasting money on the Green Line or the new "event centre"? This clearly shows where Council's priorities are.

Yes, we do need more affordable housing, but this must not be to satisfy a blatantly communist philosophy that ignores the wishes of people who have worked hard all their lives and who wish to live in a quality community.



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I have read and understand the above statement.

First name (required)	Julie
Last name (required)	Romanoski
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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing Strategy

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

In favour

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I have read and understand the above statement.

First name (required) Zeke

Last name (required) Kooy

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

7.1: Home is Here

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)

I am a low-income Calgarian living in constant worry regarding my living situation. My rent has increased by 30% in the last year, and is expected to increase by another 20% by the end of 2024. I will not be able to afford to live if this happens. Please consider the livelihood of all Calgarians, especially those who are disabled, low-income, and otherwise marginalized.



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I have read and understand the above statement.

First name (required)	Gary
Last name (required)	McIvor
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)

Sep 15, 2023

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

(required - max 75 characters)

Housing and affordability recommendations

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

In favour

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I believe that if Calgary doesn't make drastic changes to increase housing supply we will soon end up in a similar situation as Toronto and Vancouver. Me and my wife were fortunate and were able to buy a home 6 years ago before housing prices started to spiral out of control. However I am extremely concerned that my children will never be able to do the same. If home prices continue to rise we will have a whole generation of young people who will never be able to afford their own home in this city. That is why I implore council to do everything in their power to increase housing supply in this city, including voting to implement R-CG as the base zoning for all residential neighbourhoods in Calgary. The mass influx of people moving to Calgary will not stop anytime soon, so we need to do everything we can to increase housing supply or we will have a whole generation of young Calgarians being forced to leave to find an affordable place to live. Please consider the future of our children and all young people who call Calgary home when you vote on the Housing and Affordability Task force's recommendations. Thank you for your time.



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I have read and understand the above statement.

First name (required) Ryan

Last name (required) Gray

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing Strategy

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

In favour

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I have read and understand the above statement.

First name (required) Linda

Last name (required) Mulligan

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

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Date of meeting (required)

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Home is Here - The City of Calgary's Housing Strategy

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

In opposition

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While I agree that affordable housing needs to be addressed, I do not agree with waiving the property taxes for same as recommended. Said taxes pay for municipal & provincial services; to waive those taxes means that the funding required to provide those services to all citizens would become the burden of one segment of the population which is not an equitable arrangement. It could in fact add to the number of households requiring assistance for shelter by driving costs beyond their ability to pay. Further the recommendations to aid in the construction of affordable housing - \$10K per unit funding; \$100 million fund; land provided at cost to qualified providers or for a nominal fee - is in my opinion more than sufficient support given that all of this will be at public expense. The concept that the public will be expected to pay the cost of this without being allowed to comment on proposed developments is wrong; those who pay the bills should be allowed to question the cost as well as necessity for such development. How can buy in occur when the right to speak for or against a proposal is denied? Again, not equitable treatment. Also I question the proposed Indigenous recommendations. Were any of the members of the committee generating these recommendations members of the Indigenous community? Were any leaders or members of the Indigenous community consulted regarding these proposals? If not, why not? As for a public/private partnership, unfortunately there do not seem to be many if any projects where the public has not ended up paying far more than budgeted. Given that Calgary had just over 17,000 housing starts in 2022, how then can we expect an industry suffering from labor shortages to generate 15,000 affordable units in addition to this? I am also against the recommendation to not count secondary suite occupants when determining density. This again isn't treating the local area population in an equitable manner; when determining the number of homeless or vulnerable do we refuse to



include certain segments in our count because it wouldn't support the end number we would like to see? Why then would it be acceptable to refuse to count all occupants of any urban area when determining density? The saying 'Two wrongs do not make a right' applies. As annoying, slow & troublesome as it may be, permitting the citizens affected to speak to recommended projects is the only way buy in might occur. Enforced charity breeds resentment.



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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) Ivor

Last name (required) Green

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)

Sep 16, 2023

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

(required - max 75 characters)

Affordable Housing Strayegy

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

Neither

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

AFFORDABLE HOUSING STRATEGY

- The 15% allocation for inclusive housing is a good idea but will only work if there is no buy out clause which has caused this strategy to fail elsewhere in Canada.
- Do not sell City land. Developers have taken full advantage of this City for many decades. The City needs to have a vibrant development department. Market forces will never deliver on affordable housing, let's not kid ourselves.
- Collaboration, a non starter except non-profit and indigenous collaboration. The more players the slower the process and market forces always want a large profit margin, they do not make a logical partner when affordability is the goal.
- Rezoning to H-GO and R-CG. A very problematic strategy without a huge review of these two zoning bylaws
- Introducing more H-GO. I have studied a couple of applications. The rules are so loose I consider some of the housing unfit by western standards. One developer is planning to rent 480 square feet of basement, which includes a large mechanical room and a staircase, for \$1,400. The living room is 54 square feet – unbelievable. This is not a space in which to be living when under mental distress. I think we need minimum standards for what constitutes living space in a self contained suite, with large windows and a large amenity space as we try to support good mental health.
- Introducing City wide R-CG. R-CG is supposed to be “Low Density Residential”. R-CG was relaxed last October for more density. I am personally dealing with an application next door. One bungalow to be replaced with 9 rental units, an 800% increase. It is considered low density because the bylaw only counts 3 of the units when calculating density. “Secondary suites” and “Backyard suites”, both self contained. have exactly the same definition as a main dwelling unit but are not counted. Such ambiguity needs to be addressed. The “C” in R-CG stands for contextual but that has been eliminated in the 2022 changes.

Sincerely
Ivor Green
Calgary resident



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First name (required)	Kelly
Last name (required)	L'Heureux
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



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)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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We need to have a rental cap!! This is insane!! People who were considered upper middle class at one point are now in poverty lines. I grew up poor and am still poor. How is it that majority of the city is struggling to make rent right now?? This is not normal nor is it ok. Families are ending up on the streets because they cant afford rent due to how insanely high it is right now. How is it that most studio apartments themselves are upwards of 1000\$ when majority arent even new or updated????



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I have read and understand the above statement.

First name (required)	Sarah
Last name (required)	De Oliveira
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Item 7

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)

Hello,

My name is Sarah. I am 29 years old, a young professional, and I recently moved back to Calgary after living 3 years in Montreal. I am writing to show my support for the Housing Affordability Task Force recommendations.

Finding affordable and safe housing that fits my needs has not been easy. I personally cannot drive, nor afford a car, and must therefore rely on Calgary transit. This has been a barrier to finding affordable housing because I feel like I am limited to neighbourhoods that are very expensive because they have better transit and have more amenities that are in walking distance. Affordable housing must be available throughout the city and within the city centre, so people can have good access to transit, and not be forced to live in more isolating neighbourhoods where a car is needed live and get around.

I urge Council to vote yes on the Housing Strategy and implement all 6 recommendations in full to help Calgarians across the city feel safer and find housing that fits their needs. These recommendations are a start and can help our city become better.

Thank you



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I have read and understand the above statement.

First name (required) Spencer

Last name (required) Miller

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

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Item 7

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

In favour

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My name is Spencer Miller, I am a teacher and a writer and I recently moved back home to Calgary to begin graduate studies at the University of Calgary and to be closer to family. Moving to Calgary has not been the happy homecoming I had envisioned. Finding an apartment was a stressful experience. I had to go hundreds of dollars over budget in order to find an apartment close enough to the university that I could travel by transit. What I am paying to study and live in Calgary is not realistic. I can't see a future for me here.

Why would teachers and other professionals choose to move to Calgary and work in a city in which they can't afford an apartment? Why would students come to Calgary to study and learn and build their futures when there is no where for them to live? Why would artists come here and share their talents and their passions when there is no chance they'll survive? I am aware that so many Calgarians are facing much bigger struggles than I am. Right now, we need to take immediate action to care for the most vulnerable in our society. We need council to be leaders, not politicians. I am writing in to call on council to come together and to vote yes and implement all six of the Housing and Affordability Task Force's recommendations in full. Be the leaders Calgary needs. Thank you.



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I have read and understand the above statement.

First name (required) **Nicole**

Last name (required) **Salcedo**

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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First name (required) **Allanah**

Last name (required) **Novak**

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

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Date of meeting (required)

Sep 14, 2023

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Housing Strategy

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

In favour

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I have read and understand the above statement.

First name (required)	Mike
Last name (required)	Crawford
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	



PUBLIC SUBMISSION FORM

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(required)

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Ratification of Housing Strategy

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)

September 9th, 2023

Attention: Councillor Terry Wong

RE: City of Calgary Housing Strategy

Dear Councillor,

As a resident of Ward 7 (West Hillhurst), I would like to offer my perspective for your consideration ahead of the Housing Strategy committee meeting.

Calgary has long been a city of hope, promise, and opportunity. Our unique geography and history has shaped our civic identity – and one of which we should be proud. The legacy is a spirit of dynamism and a people who are not afraid to respond to the challenges of the day with bold action. We saw it during the floods – I know, because I saw firsthand how a community came together to help one another out. We also saw it with the City responding to successive waves of immigration, and with the most recent economic downturn.

An enduring truth throughout all of this is that we as a City always committed to moving forward with providing opportunities, for all. In fact, this has been our strength. Where crises and challenges would have crippled other cities, we have come back time and again with innovative solutions and a roll-up-our-sleeves and get the job done resolve. And we have come out the stronger for it, time and again. It is the Calgary way.

And yet today, despite the amenities, infrastructure, and opportunities available, we have failed to ensure that these remain within grasp of many of our hard working and talented residents.

Let me share a story – I moved to Calgary for university over two decades ago, after which I benefited from the numerous opportunities available here. I participated in shaping and contributing to the City in my own small ways and I'm proud to see how the City has transformed over this time. My family moved away for several years for career opportunities but there was no question that we would return to Calgary. This spring we returned – but only just. The state of the housing market we experienced this spring was unlike any I'd ever experienced. Despite having a very healthy double income housing budget we were challenged to find a property for our family to rent. My wife was hired by AHS – but for a period of time she considered rescinding the offer because we simply were unable to find housing.

Fortunately, with our budget and persistence, we found a home. But this is a luxury not afforded to many others. Others whom are just as deserving. Others who have worked hard. Others who provide critical services we rely on. Others who are our future. I know many who are living in illegal suites unfit for habitation – who daren't say a word because it was all they could find. University students who have cancelled their registration because

they could not afford, or find, housing. Newcomers and low income households who are being bumped out of the housing ladder entirely. These are direct connections I am speaking about, not generalities. The situation is urgent. It is threatening not just the Calgary way, or our quality of life. The safety and wellbeing and security of many of our residents has been compromised, and in turn our long-term economic vitality is at stake.

This is unacceptable.

This is not only an issue of ethics or morals. It is about the very soul of Calgary and who we wish to be as a City. It is about ensuring we have a functioning economy where service and critical workers can afford to live and share in our future. I've always believed that Calgary is more than a place – it is an idea and a belief in a better tomorrow. But if we don't respond with measures that are equal to the scale of the challenges at hand, that vision of a better tomorrow is in jeopardy.

I have heard the rhetoric around how someone else is responsible and I've also heard the rhetoric calling for more delays and more time for consideration. I appreciate that governance and policy can be complex. But frankly, that is not an excuse. This is not the Calgary way. We can take action. We can be the masters of our own destiny.

Enduring solutions will take time. Sure, we have challenges. But with the right leadership and vision we can make sure we don't lose something distinctly Calgarian – the promise of a better future accessible to all.

This is why I ask you to consider voting in support of implementing the Housing Strategy. Specifically Objective 1C: Amend and streamline planning policy and process to allow for diverse housing. I am not in the development industry nor would I directly benefit from this. But I do believe that the free market is an ally in providing housing supply. I believe residents deserve more choice in the type of housing available. I know that reducing regulations, uncertainty of outcome, and processing delays will decrease the cost of capital which will reduce the cost of housing, while at the same time increase the supply. The evolution of Cities worldwide is one of densifying and building up. One can agree with it, disagree with it, glorify it or vilify it – but one can't stop it. And the sooner we recognize that we are a modern city in a modern era, and this means more buildings closer together – the sooner we can move forward and get people into the homes they deserve. We cannot let opinions voiced from the comfort of homes purchased decades ago deny basic rights and opportunities for those who are struggling to find their own place here.

Everyone has a right to the City. But this is only possible if we clear the pathway and allow for ample housing in all its forms, for all. We can't let dissidents and doubters and the status quo define who we become. History favours the bold.

I am here thanks to the efforts of so many leaders over so many years who had the foresight to recognize the potential of this great City and the conviction to do what is needed to be done, despite concerns or objections from vested interests. I want to ensure that I can pass

on the same spirit and opportunity to my own children and newcomers alike. These are our future – but only if we choose to act.

We can start now. The decisions of the coming week will likely shape the identity of our City for generations. The time has passed for punting this down the road further. We know what needs to be done, and it isn't more studies or consultation or small measures.

We have a choice to make about who we are as a City. We can fight the currents of change and prioritize status quo regulations and exclusionary zoning and see where that gets us. Precedents around the globe for cities who made this choice are not encouraging. Or, we can prioritize housing for all and remind the country that we are the City that knows how to get things done.

Let's make sure that Calgary continues to provide opportunities for all. It starts with housing. And it starts with bold leadership.

Let's get this done.

Sincerely,

Mike Crawford
Resident of West Hillhurst
Ward 7



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I have read and understand the above statement.

First name (required) Nicola

Last name (required) Johnson

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

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Affordable Housing

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)

Open drug use, non-existent housing, people in crisis. On a Saturday morning visit to volunteer at the Drop-In Centre I was blown away by the number of people sleeping in the parking lot, huddled under tarps. It never looked like this when I volunteered during the pre-Covid years. People are struggling with mental illness and addiction and there aren't supports available. You've spent years defunding social supports and we are seeing the consequences of that. I spoke to the CEO of Closer to Home last year (before donating money to them). Their requests for support had QUADRUPLED - from 200 families to 800 families.

We're all buckling under the weight of escalating food costs, an overloaded health care system that cannot serve its constituents, outrageous energy bills and the most vulnerable are barely surviving. You absolutely need to take action.



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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) Stuart

Last name (required) Craig

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing Strategy

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

In opposition

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14 September 2023

Attention: Mayor and City Council

REGARDING: City of Calgary Housing Strategy

And here we are, yet again, with another poorly conceived, non-sensical proposal of Mayor and Council –under the belief that this is another 'crisis'. There is no other way of putting it other than to emphatically state that Mayor and Council are disrespectful of what taxpaying Calgarians want much less need. It is a further example along a litany of previous mismanaged initiatives.

Mayor and council would be wise to open their eyes and appreciate that Calgary taxpaying citizens DO recognize their moral, ethical and legal duties. It is insulting for us as citizens of this once great city to have the sanctimony of present mayor and majority of council ramrod initiatives and narratives down our throats. The time for decorum is over, as the last, desperately strained fibres of trust have now been broken by you.

How do you plan to re-establish any semblance of public trust? A clear and obvious starting point is through active and sincere engagement of citizens through conversations, debate and joint strategy building. Biased surveys, farcical and one way so called 'Engage' sessions, and disregard/distortion of participant inputs through so called 'What We Heard' reports is not a professional/respectful means of achieving viable, understandable, pragmatic and sustainable solutions. To date, this council's reputation is in absolute shambles, essentially making a mockery of public office while mispending millions on initiatives that it has predetermined. If you wish to continue down the road of delusion in the false belief that you are right and acting in the public good – while labelling those who want to see a more diligent, cautious and objective analysis of initiatives as 'deniers' and spreaders of misinformation – while espouse misinformation, you as individuals should take a long, hard look at yourselves in the mirror! You may discover that it is hypocrisy staring back.

In closing, I will reiterate that it is the taxpayers who had entrusted you to manage the city in a way that brings benefit for their hard-earned dollars. Your mandate is not an experimental playground for council's self-centred beliefs. It is time for mayor and council to show humility, respect, professionalism and direct accountability in the manner in which it conducts its business. This extends to all actions of departments under your authority – particularly Administration. FOR ONCE, work with the taxpaying citizens and communities rather than against them!

Sincerely,

Stuart Craig
City of Calgary Taxpayer



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I have read and understand the above statement.

First name (required) **Jeanne**

Last name (required) **Kimber**

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

What is the group that you represent? **Planning and Development Committee, Highland Park 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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

7.1 "Home is Here" - City of Calgary's Housing Strategy

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)

Although generally in favour of the overall strategy, we have some concerns / issues that we believe should be addressed before implementation of some of the items



Highland Park Community Association
3716 2nd St. NW

September 10 , 2023

Community Development Committee
City of Calgary

RE: Response to the Calgary Housing Strategy

Highland Park is a community in Central-Northwest Calgary, bounded by 32 Avenue NW, McKnight Boulevard, Edmonton Trail and 4 Street NW. The community is a part of the *North Hill Communities Local Area Plan*. Centre Street North is a Main Street which bisects the community. The Highland Park Community Association's Planning and Development Committee agrees with Calgary Housing Strategy aims to increase housing supply, particularly the supply of affordable housing. We support the City's goals to densify the developed areas and help curb urban sprawl. We recognize that urban sprawl contributes significantly to additional costs to support and maintain transportation networks, utility services, and protection services such as police and fire.

For the reasons mentioned above, the HPCA Planning and Development Committee understands why the Calgary Housing Strategy has recommended making R-CG as the base land use designation for all parcels currently designated as R-1, R-C1, R2 or R-C2. We also understand how this land use designation change would simplify and streamline planning approvals for rowhouses or townhomes while reducing the time spent by Council on the large number of land use change applications with which it presently deals. The recommendation to rescind the Single-Detached Special Policy follows logically from these proposed changes. However, we are also familiar with the public debate and anxieties that were expressed during the Council hearing on the *Guide for Local Area Planning* [formerly the *Guidebook for Great Communities*]. Although R-CG permits the building of detached single family and semi-detached, there seems to be a general fear among the public that a property so designated will inevitably be redeveloped as a rowhouse or townhomes, and with buildings situated at both the front and the rear of a property.

Regardless of our general agreement with the goals and objectives of the Calgary Housing Strategy, we do have the following concerns:

- Clarity of definitions used in the Land Use Bylaw: Confusion and misunderstanding abound over the definition of "what is a dwelling unit?". Secondary or backyard suites are basically defined the same as dwelling units (consisting of 2 or more rooms and containing living, kitchen, separate bedroom and sanitary facilities). Suites being built now are generally intended to be rented to non-family members – that is, to different family groupings. They are no longer the "mother-in-law" suites that were built in the old bungalows. As such, a density limiter of X uph which only counts the main dwelling unit is an inadequate measure of density. A rowhouse unit with an independently accessible and private basement "apartment" should count as two units – regardless of the ownership structure. The nomenclature should be amended in the Land Use Bylaw to define independent suites in a basement or above a garage to be apartments. Before implementation of a broad-sweeping change to R-CG occurs, the definitions used in the Land Use

Bylaw need to be clarified to eliminate confusion regarding the actual number of units contained in a residential structure.

- Amendments to R-CG are further required to reincorporate some of the contextual elements that were lost in the recent revisions to the land use designation. In particular, mid-block rowhouses with a rear building may have the minimum required 3m front setback. This is a jarring intrusion on the streetscape where the average front setback on the block may be 6 – 7m. We hope that the upcoming Land Use Bylaw review will address elements of R-CG that are proving problematic for the residents who live nearby proposed R-CG projects. Ideally, however, some amendments to the R-CG will be made sooner rather than later, especially if the overall Land Use Bylaw review takes a considerable length of time.
- As communities such as Highland Park densify questions arise about the adequacy of the infrastructure needed to support the higher densities. The roadways become busier and the water and sanitary sewer systems have to handle more volume. At the same time, as more housing is built, the land devoted to green spaces dwindles. The result is a greater need for engineered stormwater management solutions. There is also a loss in the green spaces required for a healthy mental and emotional life. Small courtyards between front and rear rowhouse buildings, while offering pleasant patio space are not necessarily adequate for children playing. Thus, there needs to be land set aside for parks in communities that are densifying.
- Related to the above-mentioned, as the City's property tax revenues increase in the neighbourhoods undergoing redevelopment, then when and how do those communities get the benefit? Is there a balance sheet that shows that the additional property taxes paid by residents in Highland Park have been received back to the community in terms of goods and services?
- With respect to the recommendation regarding a minimum of 15% of housing built be affordable the questions are (1) how would the policy be implemented and (2) how would the 15% minimum be enforced? Would offering an incentive of \$10,000 per unit for secondary suites actually accomplish the intended goal? What scrutiny would be placed on the recipients of those incentive grants? One action item suggests that land owned by the City could be offered to developers in order to build affordable housing. The question is – where are these lands? Are they located anywhere close to regular transit service or retail service areas? A family struggling to make ends meet will also need to be frugal with their transportation costs and will want / need to live close to services.

These comments deal with only a few of the recommended Action Items proposed by the Calgary Housing Strategy. We respectfully encourage the Community Development Committee to give full consideration to all the points we have raised. If you have any questions, please do not hesitate to contact me at development@hpca.ca or on my cell at 403-390-7705.

Thank you.



D. Jeanne Kimber

Development Director

On behalf of the Planning and Development Committee

Highland Park Community Association



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I have read and understand the above statement.

First name (required) Sierra

Last name (required) Love

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing Strategy

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)

As a person who has the privilege to be a new home owner, and works with individuals who are struggling to pay rent in "affordable" housing.. I fully support the housing strategy. Relieving the pressure on families and individuals at risk of vulnerability using a multitude of housing strategies is absolutely the way forward. To those who disagree with pieces such as the RCG, I ask you to reflect on convenience vs the right to housing. Reflect on what it means to be part of a community, to be neighbourly, and providing opportunities so others can also have a place they can call home.



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I have read and understand the above statement.

First name (required) honey

Last name (required) taylor

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)

Sep 14, 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

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

In favour

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Everyone deserves a home, regardless of any other factor than simply being alive. Who are we to say someone doesn't deserve comfort, privacy, and a proper place to sleep? Who are we to say that someone should lie anxious in their bed about the idea of loosing it over something as idiotic as Profit motive? Who are we to even put a profit motive to a physical need?

Surely people who are elected to protect their citizens would not wish these anxieties and suffocating moments on anyone. Surely we've all known people struggling with housing over the last few years it hasn't left any of us unscathed. If not for the people who put their lives in your hands, you'll focus on this for your own best interest. When we elevate everyone's wellbeing and comfort we raise our own. We are all interconnected in our needs and love, and I'm sure you'll take this very seriously and fix this wrong laid before us by greed and illwill to our neighbors, loved ones, and ourselves.



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I have read and understand the above statement.

First name (required)	Mina
Last name (required)	Dhillon
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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Affordability and Shortage of Housing in Calgary-Residential Zoning Changes

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

In favour

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I am a resident of Calgary for the last 15 years and over the years we have seen how unaffordable housing has become in this City. Not only unaffordable but also unavailable as buying a house is becoming increasingly difficult for young families with children. There are still particular communities within Calgary, including inner City neighbourhoods whereby residential zoning is strictly for RC1 use or builds, hence only allowing one large residential house to be built on a large 50x120ft Lot. These parcels of land can be better utilized if there was an option of at least RC2 zoning, where builders can build two homes side by side (duplexes) on the 50x120 parcel instead of only having one option for a single build (RC1). Not every resident requires a very large inner city property of 6000 plus sq. footage on a single 50x120 ft. parcel. Many families want a little more space and the duplex home is becoming the more increasingly popular alternative to owning that home. Rezoning will certainly bring about increased housing numbers for the city and greater availability in the housing market for families. It is good to note the city is acknowledging the problem we have and are looking into shifting and adapting its zoning bylaws & regulations as quickly as possible to meet the needs of our ever-evolving landscape as our city expands and grows so rapidly. It is due now.

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I have read and understand the above statement.

First name (required)	Erin
Last name (required)	Jose
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)

Sep 16, 2023

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

(required - max 75 characters)

Home is Here recommendations

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

In opposition

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Hello,

I write to comment on this presentation and proposal as I see that the recommendations, once again, give inner-city communities an unfair position. My family has lived in Renfrew for eight years now and we have experienced a significant amount of change during that period of time (specifically re-development and the North Hill local area plan). Some of the unfortunate consequences of redevelopment have been:
- limited parking availability, now impacting our streets that our children no longer can play in the front due to safety concerns;
- lack of tree planting and loss of significant legacy trees both on public and private land, lack of improvement for existing infrastructure (parks, recreation centers, sidewalks/walkability, improvements to our community center, green space including re-planting of trees to name a few) in comparison to the significant influx in population to our community;
- lack of consistency and appearance of the redevelopment and ensuring that new development is consistent with the community feel and that there is a clear picture and path as to how the community will function in the future. All development, currently, is haphazard and not consistent.

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

Residents that I've talked to and myself do not feel like any of our concerns are being heard and we no longer have motivation to comment or be involved in the planning as our comments are not being heard or represented in the final product. We all want to maintain, as much as possible, the community feel of Renfrew, the tree lined streets, the family friendly resources, however, right now developers have all the power nor

have any accountability with what they are building and how it will maintain or improve our community. It is, for lack of a better word, being ruined.

The current proposals, including 1.C.2 and 1.C.5.1 contribute immensely to the issues we already are experiencing and actually make them worse. Calgarians still have 1-2 cars, no one can say otherwise, and particularly for families in Calgary this is a necessity. This is reality and rapidly increase density and get rid of parking requirements is obscured and completely ignoring what we are living day to day.

In addition, does the increase in affordable housing by 15% per community include existing units? We in Renfrew have a significant amount of affordable housing, shelters and drug rehab units. We should not have to continue to bear the brunt of this.

Please listen to the community residents!



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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) Holly

Last name (required) Hoyo

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)

Sep 14, 2023

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

(required - max 75 characters)

7.1 Home is here, the City of Calgary's housing strategy, 2024-2030

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

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

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

I have been a homeowner in a single family neighbourhood in SW Calgary for 19 years. I love my neighbourhood and it's many amenities. I also understand the current housing crisis in our city.

I have read and fully support the recommendations of the City of Calgary housing strategy. Calgary can be a world class city only if we have equitable, affordable, and sustainable housing for all its citizens. This strategy has clear, actionable steps to improve access to and affordability of housing starting now. I urge council to approve this strategy and work aggressively to make Calgary a bigger, better city for all.



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I have read and understand the above statement.

First name (required) **Roberta**

Last name (required) **La Haye**

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Calgary Housing Strategy

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

Neither

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Re: Calgary Housing Strategy

I live in Ward 6. My councilor's efforts to inform the public of the Housing Strategy hearings are a disappointment. He sent out an email letter to ward residents and the link to the Calgary Housing Strategy information did not work. When he emailed more information to residents later it was just a link to the City Website about Participating in Public Hearings. I feel residents of my Ward have been unfairly discouraged from contributing due to these circumstances.

I have looked over some of the housing strategy document. It is an overwhelming amount of stuff to expect your average Calgary resident to look through. I feel you are really trying to discourage residents from having a say with your methods. You are overwhelming Calgary residents with too much info and hoops to jump through in order to participate.

Residents have insights into the specifics of developments in their neighborhoods that should be heard and valued and councilors should respect that and not try to claim an emergency excuse to rush things through and restrict our rights.

Finally, perhaps Calgary city council could communicate with the Federal government. Bringing in a million immigrants a year and with no regard for the impact on housing, education, health care, infrastructure and employment is irresponsible and inhumane. No city in Canada can solve their housing issues under these conditions, let alone health care etc., .



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I have read and understand the above statement.

First name (required) Claudia

Last name (required) Di Maio

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)

Sep 14, 2023

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

(required - max 75 characters)

The City of Calgary Housing Strategy

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

In opposition

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I have reviewed the Housing and Affordability Task Force report and am strongly **Opposed** to the recommendation to eliminate public hearings and the recommendation to blanket up-zone the entire city using R-CG as the base land-use district, allowing as many as eight (8) housing units on a 50x120 ft lot.

Removing the right of citizens to engage in planning decisions that impact their homes and communities is unacceptable. I support the Notice of Motion that challenges this undemocratic recommendation and applaud the seven city councillors who recognize the importance of public input.

There is widespread consensus Calgary has an urgent need for affordable housing but there is insufficient evidence to conclude blanket up-zoning will result in an increase in affordable housing. If anything, much of the research associates blanket up-zoning with an increase in housing prices.

Blanket up-zoning is a blunt instrument that would have a significant negative impact on our neighbourhood. It could allow increases in building height and lot coverage, a decrease in front & side setbacks, a loss of mature trees, privacy and sunlight. The very reasons many people choose to live in our community are under threat.

To effectively address the shortage of affordable housing, we need to add new housing where it is most needed in Calgary, not where it is most profitable.

I urge all city councillors to reject HATF Recommendation 1, Action items (d) and (h). Cutting red tape should not mean cutting citizens out.

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I have read and understand the above statement.

First name (required) Joshua

Last name (required) Willems

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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)

Hi my name is Joshua Willems, I am a renter that lives in the neighbourhood of Glamorgan.

I support all 6 of the affordable housing task force recommendations to make housing affordable and attainable.

In the past year, I separated from my partner and moved into a new place with a roommate. I pay an additional \$300 per month for rent and expect that number to increase when my lease renews. The long term outlook is bleak for many of my coworkers and friends as we face low wages, reduced opportunities for employment, and rising costs in all aspects of our lives.

We must ensure housing security for the residents of Calgary or risk our city stagnating economically and socially. We all benefit from affordable housing.



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I have read and understand the above statement.

First name (required) **Deborah**

Last name (required) **Saari**

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

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

the City of Calgary's Housing Strategy: 2024-2030

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

Neither

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Mayor Gondek. I applaud your and council's work to develop and implement a much-needed housing strategy for Calgary. I want to advocate and emphasize the need to also prioritize the housing developed under your strategy also has a FOCUS ON CLIMATE ADAPTABILITY. After much digging, I found the powerpoint for "Home is Here: The City of Calgary's Housing Strategy 2024-2030". Only there did I find anything related to climate adaptability i.e. your plan aligns with imagineCALGARY and their vision/goal to ensure homes are "eco-efficient". After the spring-summer of climate-related incidents and disasters, that Alberta, other provinces & territories, and other countries have endured, please use the FULL POWER of the city to regulate, leverage, partner, and fund projects that ensure climate adaptability and do not give in to developers who promise inexpensive, quickly-built, climate-inefficient homes that only contribute to the climate disaster that is breathing down our necks. Now is the time to do both: Increase housing availability and ensure a city that is adapting to the climate crisis and doing its share to reduce its contribution to this life threatening issue. While I am in favour of the Housing Strategy in general, I am not in favour of its lack of emphasis on requirements for climate adaptations in it.

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: Rideau-Roxboro
Date: Friday, September 8, 2023 2:20:55 PM
Importance: High

From: Brett Stevenson <brett.stevenson@btgcapital.ca>
Sent: Friday, September 8, 2023 2:20 PM
To: Sharp, Sonya [REDACTED]
Cc: Mayor <TheMayor@calgary.ca>; City Clerk <CityClerk@calgary.ca>
Subject: [External] Rideau-Roxboro
Importance: High

This Message Is From an External Sender

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

I strongly oppose the HATF recommendations as it pertains to my neighborhood and fundamentally **OPPOSE** the exclusion of our community's residents, as key stakeholders, from discussions regarding the evolution of Rideau-Roxboro over time.

Brett



C. Brett Stevenson, ICD.D | Managing Partner
BTG Capital Inc.

a: Suite 300 - 808 1st Street SW | Calgary, Alberta T2P 1M9
e: brett.stevenson@btgcapital.ca | **w:** www.btgcapital.ca
m: 403.614.5858 | **p:** 403.688.2118

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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) Colin

Last name (required) Walker

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

7.1 - Home is here

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

Neither

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Based on the outcomes and objectives, it is not clear what the city believes the root cause of housing to be. The strategy document is quick to offer positive-leaning solutions that will draw the city into an industry drought with challenges caused by the city's decades-long lack of long-term foresight into the trajectory of a self-regulating real estate industry and the upward draft of the affordability ceiling as the city's 1% and their economic interests grew.

The objectives makes the city too materially involved in an industry in which it cannot conceivably be a long-term partner. There are simpler solutions available, none of which are listed here.

Here are some considerations:

1. The city should not try to assume responsibility for causes originating in policy gaps or actions of the greater jurisdictions (provincial and federal)
2. The affordability of housing should be priority over the profitability to industry.
3. The net impact on construction jobs is negligible between current mode and functional-focused housing. Building a single 4000 sq foot home or 4 x 1000 sq foot units does not result in less employment.
4. The city should use quotas to restrict the number of >\$700k units to curb high margin investments and indirectly encourage construction of smaller units.
5. The city should revise its tax policy to increase taxation on properties over \$700k and another increase of the number of people living in a home is less than the number of bed rooms.
6. The city can increase taxes on second and third homes that will force sale to people who will be homeowner/dwellers.
7. The city can work with federal government to adjust interest rate policy to set a dif-

ferent prime rate for investment properties
8. The city can ban or restrict airbnbs



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I have read and understand the above statement.

First name (required) John

Last name (required) Baillie

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

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

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

In opposition

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

Rideau Roxboro Neighborhood, Support of Maintaining RC-1 Zoning

As a born and raised Rideau Park Resident from 1959 I want to voice my support for maintaining the RC-1 zoning of the Rideau Roxboro neighborhood. Densification of Rideau Roxboro is not of benefit to the community or surrounding communities that have for decades been enjoying the neighborhood for walking, recreating in the river basin, having access to nature and enjoying the peace and quiet in an inner city area. Of course there has been change since 1959 in the community but the reason it has gentrified into a place that families love to spend time in and others love to wander is that it has maintained the character of single family homes. I see no upside for the Community, surrounding areas or the City to densify Rideau Roxboro and believe that upon consideration council would come to the same conclusion to maintain the RC-1 zoning for the Rideau Roxboro Community.

Thank you, John and Fayda



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I have read and understand the above statement.

First name (required) **Joyce**

Last name (required) **Clark**

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

7.1 Home is Here City of Calgary Housing Strategy

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

In opposition

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). If you have additional files to attach, email them to publicsubmissions@calgary.ca

Hello to our Calgary Councillors, City Clerk and Mayor Gondek,

I am writing as a resident of Rideau Roxboro community.
I have concerns about the Housing and Affordability Task Force's recommendations which will be debated at the September 14 meeting of the Community Development Committee.
If you are skimming this letter, I am opposed to the blanket rezoning of the entire city.

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

As you are aware, our community was hit hard by the 2013 flood. Our home was already an older building. We rebuilt our home in this community and went through the process of ensuring that the building we were proposing was acceptable to the community.

The change that is being proposed does not allow input regarding new dwellings. We are a community that is very sensitive to the river and the risks and needs of the riparian environment. The lack of a process for discussion and community approval means that larger buildings could be developed that threaten the river ecosystem and the community ecosystem as well. We have invested financially and socially in our neighborhood. We feel strongly that in a democratic society we should be able to continue to have a say in this important aspect of our community.

Thank you for your service to our city. Please continue to find other ways to improve the building process so that we can address the critical housing challenges our city is



PUBLIC SUBMISSION FORM

facing .



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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) Randal

Last name (required) Blasetti

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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Council

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Affordable Housing Strategy

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

In opposition

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



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I have read and understand the above statement.

First name (required) Tom and Anne

Last name (required) Donaldson

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

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing Strategy

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

In opposition

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I completely disagree on Recommendation 1(d) to change the Land Use Bylaw to "upzone" all of Calgary's R-C1 to R-G neighbourhoods in the "Housing and Affordability Task Force" Report. We are recent home owners in the community of Roxboro and to change this beautiful historic neighbourhood of Calgary to include larger buildings such as rowhouse buildings, townhouses, and duplexes would completely change the historic aesthetics of what Calgary first envisioned. When we purchased our home, we were under the impression it was a single family home zoning a wide open change to R-G zoning will leave it up to city planners to decide the character of homes to be built in our neighbourhood without the input of residents. Please leave the existing zoning as is.



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I have read and understand the above statement.

First name (required) Brooklyn

Last name (required) Long

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

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Community Development

Date of meeting (required)

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Housing strategy

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

In favour

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In 2019, I moved to Calgary with big hopes and dreams of better opportunities. The first home I lived in was with two other people; our rent was \$1500 combined with everything but electricity and internet included. The second home I lived in was near the same. The third was a one-bedroom one-bathroom in Sunalta that I rented on my own; my rent was \$950 and I've recently come across a listing from the same building, but ground floor and without a balcony for \$1400.

Now, I live in a two-bedroom two-bathroom with my younger sister and our rent is \$1700. We've lived here for two years through a flood that left us in an Airbnb for three months while still being required to pay rent, three instances of mice and other pests, a neighbour using our backyard as a drug dealing drive thru, and plumbing issues amongst other things. We've been searching for a new place to live since October of 2022, though similar units are now a \$500 jump in rent, which would require 65% of my monthly income to cover; on top of that, at multiple showings, the landlords have told us, "we put it up for [\$2300] just to see what we could get," on rentals smaller than our current one.

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

We have since resigned to re-signing our lease for another six months. Our landlord attempted to raise our rent by \$600. We argued back, reiterating the three months of rent they received from us wherein we could not live in the rental unit. They raised it by \$200 instead, but our fears are only pushed to March now. How much will rent go up by then? Will we be forced to move back to Saskatchewan? Will we be forced to give up our cats to live in a slum-adjacent rental? Will we be forced to find additional jobs on top of our 40-hour work weeks?

When does it stop? When can we relax and focus on the things in life that mean more? That fulfill us? When can we feel like humans again and not just like mortgage payments to greedy landlords? Why does our government not care?

I'm a young professional several years into my career, no longer working retail and customer service jobs while in school to get by; I should be able to afford my rent as well as the things in life that make it worth living. I've had to cut costs in most areas of my life, including degrading my diet and seeing my friends. I'm essentially losing the last couple of years of my twenties to financial worry and the idea that I'm one bad month away from living on the street.

And that's all without children to care for.



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I have read and understand the above statement.

First name (required) Enrico

Last name (required) Messana

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

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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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)

Sep 14, 2023

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

(required - max 75 characters)

Opposing adopting R-CG as development guidance

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

In opposition

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**My family and I, are not against affordable housing, but we are against any form of blanked densification of the City of Calgary. We worked really hard to buy our house, and we are not willing to see our sacrifices thrown away because someone else has decided that way.
We are against the indiscriminate application of R-CG zoning.
We are against relaxing parking requirements
We are against advocating to the Government of Alberta to allow affordable housing to be exempt from
planning process requirements such as public hearings**

Dear Residents,

Did you know the City of Calgary is moving forwards with plans to remove all R1 and R2 zoning from Calgary and replace it with RC-G? This applies to every single-family home in Calgary.

What does this mean?

Your neighbour can build a 3 storey 8 plex on their lot (50'x120'), more if it is a large lot.

Will this make Calgary more affordable?

Similar policies in other cities have shown that increasing the base density does not improve affordability. R-CG has 60% lot coverage (R-1 and R-2 have 45% lot coverage) and more height, this reduces the amount of green space and trees on the lot.

What about parking?

The City is also removing the minimum parking requirement for all multifamily properties. There is no requirement to provide any parking.

Calgary has been consistently ranked as one of the most livable cities in the world. Does this sound like it will improve Calgary?

<https://www.calgary.ca/social-services/low-income/task-force.html?redirect=/housingstrategy>

To find out what you can do, please e-mail:

stop.blanket.densification@gmail.com



Information and Recommendations

The 60 recommendations of the Housing and Affordability Task Force (HATF) and City Administration will be reviewed by the Community Development Committee (CDC) and a public hearing will be held on September 14, 2023 at 9:30 am (Item 7.1). You can view the meeting online at www.calgary.ca/watchlive. The issue will go to a special Council meeting on September 16, 2023 for final approval. For the report and public submissions go to <https://www.calgary.ca/council/meetings/agenda-minutes.html#agendas> and click on the agenda for September 14.

Most people would agree with the need for more affordable housing, however, some of the recommendations are cause for concern. Few Calgarians are aware of the details of these recommendations and the impact it will have on them.

Make the base residential district R-CG with guidance for single, semi-detached, row and townhouses into a single land use district.

R-CG allows 8 housing units on a 50 foot residential lot (4 main units and 4 secondary suites). This means it would be legal to build a rowhouse development on any lot without rezoning the land and without a public hearing. Most infill developments are quite expensive and there is little evidence that this policy will increase affordability. This is a major change in planning policy and Calgarians deserve to be consulted.

R-CG is quite different from R-2 and R-1 development and they aren't always compatible side by side which is why the merits of each application should be decided on a case by case basis rather than being allowed on all lots.

R-CG has 60% lot coverage as opposed to the 45% lot coverage for single family and semi-detached homes. R-CG has a maximum height of 11 metres (3 storeys) whereas R-1 is 10 metres. The greater height and massing and significant reduction in grass and the urban tree canopy on these lots can result in reduced quality of life and property values for neighbouring properties. Since R-CG allows for eight households on one lot with reduced or no parking requirements on-site it can create parking issues in the community. The storage space required for 24 waste, recycling and compost bins is also significant. These differences can have a negative impact on individual properties and communities so it is essential that public hearings be maintained to ensure people are heard.

Remove minimum parking requirements in all residential districts.

Although this may slightly reduce building costs, it is unlikely to significantly increase affordability. Inadequate parking can create severe issues in communities.

Advocate to the Government of Alberta to allow affordable housing to be exempt from planning process requirements such as public hearings.

Public hearings are a cornerstone of the democratic process and the reduction in timelines would be minimal. Usually the collaboration between the city, developer, and communities is beneficial and results in a better project.

Recommendations:

It is important to let City Council know your opinion on these recommendations. You can go to <https://www.calgary.ca/council/mayor/dyncrm-mayor-contact.html> and <https://www.calgary.ca/council/dyncrm-councillors-contact.html> and fill out the forms online.

You can also email the councillors at sonya.sharp@calgary.ca; jennifer.wyness@calgary.ca; jasmine.mian@calgary.ca; sean.chu@calgary.ca; raj.dhaliwal@calgary.ca; richard.pootmans@calgary.ca; terry.wong@calgary.ca; courtney.walcott@calgary.ca; gian-carlo.carra@calgary.ca; andre.chabot@calgary.ca; kourtney.penner@calgary.ca; evan.spencer@calgary.ca; dan.mclean@calgary.ca; peter.demong@calgary.ca.

If you wish to speak at the public hearing on September 14, go to <https://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html>.



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I have read and understand the above statement.

First name (required) Kathleen

Last name (required) Janzen

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)

Sep 14, 2023

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

(required - max 75 characters)

Housing Strategy

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

In favour

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I am writing to express my support of the recommendations of the Housing and Affordability task force. Calgary cannot continue to grow a healthy economy without a wide variety of housing choices throughout the city and the objections of established neighbourhoods who will fight each and every change are no longer an acceptable reason to entrench an economic divide between property owners and renters that is creating hardship among the most vulnerable and stress among productive citizens who have been shut out of ownership. We need more non market housing. We need more support for the elderly and disabled who cannot absorb rent increases. We need more low rise apartments and townhomes. We need multi family housing that can actually accommodate families. We need this in every neighbourhood to ensure that affordable housing can meet the needs of a wide range of Calgarians without separating people by income. There is no social problem that the city is now facing that cannot be helped by ensuring that a greater number of people can have safe, quality shelter they can afford.



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I have read and understand the above statement.

First name (required) **Noëlle**

Last name (required) **Shaw**

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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Standing Policy Committee on Community Development

Date of meeting (required)

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

(required - max 75 characters)

Housing Strategy

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

In favour

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I urge City Council to implement all six of the Housing Affordability Task Force recommendations in full. We are in a housing crisis.

On a personal level, I lived in public housing in Calgary from the age of 4 to the age of 18. I am grateful for affordable housing because it was the only way my family could survive. But I also dreamed I would have my own house some day; over the past two years, I've had to grieve the loss of this dream. As I approach my mid-30s, I have had to start considering leaving behind my aging parent, my family, and my friends - not because I desire change, but because it's clear I can't afford to continue living in the city I have grown up in.

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

On a professional level, I work at a community residential facility. Every day I see that the housing crisis is increasingly affecting our clients and the long-term success of their positive reintegration into the community. These individuals already face many barriers to securing adequate accommodations on their release, and often struggle with complex addictions needs. They need stability in the form of affordable and accessible housing, both for their well-being and the well-being of the community. Housing is a human right, and affordable housing keeps people and cities safe.

Council needs to vote yes on the Housing Strategy and implement all six of the Housing and Affordability Task Force's Recommendations in full.



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I have read and understand the above statement.

First name (required) Carol

Last name (required) Kearl

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)

Sep 14, 2023

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

(required - max 75 characters)

Housing shortage plan

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

In opposition

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Mayor Gondek

Removing the right of citizens to engage in planning decisions that impact their homes and communities is unacceptable. We support the Notice of Motion that challenges this undemocratic recommendation and applaud the seven city councillors who recognize the importance of public input. There is widespread consensus Calgary has an urgent need for affordable housing but there is insufficient evidence to conclude blanket up-zoning will result in an increase in affordable housing.

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

If anything, much of the research associates blanket up-zoning with an increase in housing prices. Blanket up-zoning is a blunt instrument that would have a significant negative impact on our neighbourhood. It could allow increases in building height and lot coverage, a decrease in front & side setbacks, a loss of mature trees, privacy and sunlight. The very reasons many people choose to live in our downtown community are under threat. To effectively address the shortage of affordable housing, we need to add new housing where it is most needed in Calgary, not where it is most profitable.

We urge all city councillors to reject HATF Recommendation 1, Action items (d) and (h). Cutting red tape should not mean cutting citizens out.



PUBLIC SUBMISSION FORM

Sincerely,
Scott and Carol Kearn



PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

First name (required) Jennifer

Last name (required) Spencer

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

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

"Housing and Affordability Task Force" report which will be discussed and

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

In opposition

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Dear Mayor Gondek and City Councillors,

As Elbow Park residents we have reviewed the Housing and Affordability Task Force report. While we commend efforts to increase the availability of affordable housing, we are strongly opposed to the recommendation to eliminate public hearings and the recommendation to blanket up-zone the entire city using R-CG as the base land-use district, allowing as many as eight (8) housing units on a 50x120 ft lot. Removing the right of citizens to engage in planning decisions that impact their homes and communities they live in is unacceptable. We support the Notice of Motion that challenges this undemocratic recommendation and applaud the seven city councillors who recognize the importance of public input.

There is widespread consensus Calgary has an urgent need for affordable housing but there is insufficient evidence to conclude blanket up-zoning will result in an increase in affordable housing. If anything, much of the research associates blanket up-zoning with an increase in housing prices.

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

A targeted approach that guarantees an immediate benefit to those with housing needs makes more sense than disrupting the entire city with no guarantee of success. Blanket up-zoning is a blunt instrument that would have a significant negative impact on our neighbourhood. It could allow increases in building height and lot coverage, a decrease in front & side setbacks, a loss of mature trees, privacy and sunlight. It could drastically change the vibe of our community while contributing to other issues such as increase in cut through traffic, speeding and parking. This blanket up-zoning threatens



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the very reasons many people choose to live in our community and the history of Elbow Park.

To effectively address the shortage of affordable housing, we need to add new housing where it is most needed in Calgary, not where it is most profitable. We urge all city councillors to reject HATF Recommendation 1, Action items (d) and (h). Cutting red tape should not mean cutting citizens out. Sincerely,

Sincerely,
Jennifer Spencer



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I have read and understand the above statement.

First name (required) Ryan

Last name (required) Rawlyk

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing and Affordability Task Force

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

In opposition

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the very reasons many people choose to live in our community and the history of Elbow Park.

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Sincerely,
Ryan Rawlyk, P.Eng.



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I have read and understand the above statement.

First name (required) Kelly

Last name (required) Moi

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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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

City of Calgary Housing Strategy

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

Neither

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

Regarding the Housing Affordability and Task Force Recommendations - I am concerned the public has not been provided with sufficient opportunity to understand the implications of the recommendations and provide feedback/input. Prior to moving forward specifically with Recommendation 1d, there should be community engagement and consideration of Local Area Plans.



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I have read and understand the above statement.

First name (required) **Hannah**

Last name (required) **Edwardson**

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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Hello,

I am a renter who lives in the neighbourhood of Bridgeland. I have lived in the neighbourhood for nearly 7 years, but fear that I will soon be priced out of the community that I love.

I support all 33 of the affordable housing task force recommendations to make housing affordable and attainable.

I believe that everyone deserves safe, affordable housing, in all areas of our city. Renters are at the whim of landlords, and there are very few protections in place to protect them against unreasonable rent increases or eviction, and to ensure that homes are safe and well-maintained. People who wish to buy homes are finding that they are unable to find affordable housing in the city, especially in areas with good transit access, access to amenities, and proximity to workplaces. Our city should be working to ensure a variety of housing types are available across the city, and that programs are in place to increase housing stock for both owners and renters that is affordable to Calgarians across the economic spectrum, including (but certainly not limited to) currently unhoused folks, students, new arrivals, the elderly, disabled persons, and families.

Housing costs are increasing at an unsustainable pace and I am worried about the future of Calgary as a vibrant and thriving community as a result.

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



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Sincerely,
Hannah Edwardson



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I have read and understand the above statement.

First name (required) **Alejandra**

Last name (required) **Ospina**

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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)

We need affordable housing. This housing crisis is bringing distress and anxiety please



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I have read and understand the above statement.

First name (required) **Marshall**

Last name (required) **McRae**

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?

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Date of meeting (required)

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7.1 Affordable Housing

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

In opposition

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

I understand that the Committee is considering a blanket rezoning strategy that would enable increased density of housing, including in areas currently restricted to single family dwellings.

I am strongly against such a blanket rezoning. We purchased a property on the basis of its current zoning. I consider that a contract with the City, and have maintained that property and paid our taxes on the basis of that zoning, which was and remains fundamental to our enjoyment of the property.

Our neighborhood is not designed for higher density and will not accommodate a higher density without significantly disrupting our enjoyment of the property. The infrastructure simply isn't there in terms of roadways, parks, parking availability, schools, etc.

The housing issues are not caused by the citizens who own properties in areas zoned as single family; those citizens should not unduly bear the burden to address the issues.

Housing affordability and supply should definitely be addressed. But increased density should be enabled in new neighborhoods and areas already zoned for multi family housing.



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I have read and understand the above statement.

First name (required) Will

Last name (required) Matthews

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)

Sep 14, 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

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

Neither

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Honorable Members of Council

I commend you for addressing the housing affordability problem.

High prices are a function of lack of supply, especially true in housing as there is no substitute. If supply increases, prices fall. Home prices are a function of the hard costs (materials and construction) and soft costs (cost of architects, permits, transfers, time that a property has to be held before it is developed).

Dallas and Houston build Calgary (add over 1.0mm people) every 10 years but home price appreciation there is less than in Calgary. Subdivisions, apartments, etc can be built and completed from raw land to new housing in 2 to 2.5 years which is significantly faster than in Calgary. The World Bank studies show that Canada is tied for the slowest building permit approvals in the G20 with Italy at around 260 days versus 80 elsewhere. If it runs faster, investors and companies will build it faster.

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

Upzoning has not proven to have helped home prices in any market. Rather, it will chill investment in real estate in Calgary and broadly across the Calgary economy. If the government changes zoning by fiat as opposed to a plebiscite, investors will become hesitant to invest as there is significant uncertainty about what the laws will be in the near future. There are 195 countries in the world and a very small fraction of those, less than 30, are investable because of this issue. The perception of a malleable legal system makes investors either abandon the country or charge a higher risk premium. Calgary needs to attract capital for real estate but more importantly, to help

transition the economy away from oil and gas and to new industries.

The best course of action is speed development to be faster than in Texas, reduce the soft costs (simplify building codes and speed inspections) and the supply will appear and solve the housing issue. Upzoning is just a distraction that will not have the intended effect and will likely be harmful to the overall economy.



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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)

Mare

Last name (required)

Donly, MSW, RSW, on behalf of Calgary Social Workers for Social Justice

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

Yes

What is the group that you represent?

Calgary Social Workers for Social Justice



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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

7.1

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

Neither

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If you have additional files to attach, email them to publicsubmissions@calgary.ca

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

Calgary Social Workers for Social Justice (Calgary SWSJ) is an organization of over 200 social workers who are passionate about working for positive social change and social justice. It is a key value of the social work profession to promote policies and practices that contribute to material well-being and social inclusion of all people and to fight against racism and colonialism. Calgary Social Workers for Social Justice believes that social workers witness, first-hand, the impacts of poverty, racism, colonialism, injustice and inequality. As such, we have the ability to tell the stories for those without a voice as well as the responsibility to advocate for change. In a broad sense, social justice includes working toward social, political, and economic change essential for the creation of a sustainable world in which each person has the right and the responsibility to participate fully in their communities.

Calgary Social Workers for Social Justice

Dear Community Development Committee member,

Calgary Social Workers for Social Justice (CSWSJ) would like to thank the Committee for the opportunity to provide written commentary on this important issue.

The housing crisis has been looming large for a long time. Increases in the cost of housing, coupled with stagnant wages, insufficient income support / replacement programs, declining social housing stock and “gentrification” have had a significant impact on the housing choices of a major equity seeking group – the working class (broadly defined). Looking to the market to solve problems that are inherently linked to market failure is problematic, perhaps even futile. Therefore, we commend The City for considering partnerships and processes so that all three orders of government can collectively address this social issue in an effective and inclusive manner.

CSWSJ is supportive, to varying degrees, of the five thematic outcomes of the Strategy. However, we would like more attention given to the provision of a greater stock of provincially funded and municipally administered social housing, together with advocacy for rental subsidy programs that are linked with the individual renter and not the rental unit. Additionally, it is essential that replacement affordable housing be made available when redevelopment decreases the stock; a number of municipalities have this condition in place. We would also argue that the social implications of both development and redevelopment be highlighted in the planning and approvals process. It is essential to increase, and then maintain, affordable housing supply.

The affordability of housing is not only a supply issue. There are also demand factors. Therefore, we feel that it is essential to look at income. The risible minimum wage, the poverty line Living Wage, the gender / race-income nexus, the erosion of inflation and the patently inadequate level of income support / replacement all put a brake on effective demand. Studies – including one released by the Canadian Centre for Policy Alternatives - have also shown that the wage necessary for decent rental accommodation is increasing at an alarming rate. It might be of benefit for The City to develop their own basic needs basket to determine actual costs of living, including housing, in our city. It is also essential that the issue of affordability in housing be linked to other basic needs, such as food, utilities and access to healthcare (including dental and pharmaceutical supports). The lack of affordable housing is simply one variable of structural inequity in Calgary. These are the bitter fruits of overall income and wealth inequity.

Finally, we would suggest that City ward electoral boundaries be changed to more of a pizza shape. This would allow for all Councillors to represent the inner city, suburbs and exurbs. In our opinion, this heterogeneity would lead to planning decisions, policies and initiatives that are more reflective of the city's common good.

Thank you for your time and consideration of this submission,

Calgary Social Workers for Social Justice

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I have read and understand the above statement.

First name (required) N.

Last name (required) Quail

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Home is Here – The City of Calgary’s Housing Strategy 2024-2030, CD2023-074

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

In opposition

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The actions as written are much too heavily focused on enabling developers and market housing and barely have any solutions for affordability other than a vague supply argument.

Developers are not altruistic, they are not our neighbors, they do not reside in or around their developments and they are in development for profit and profit alone. They will build what is cheapest for them at the biggest profit, to their advantage, and leave.

In these redevelopments, they will download as many costs as they can onto the city/ taxpayers: parking (permitting, zoned parking, wear and tear), the upgrades to deal with increased stormwater, sewer, water, electrical, repaving roads, replacing sidewalks, grading alleyways - all of these costs are born by the city without any revenue stream other than the additional property tax. I do not feel as though the tax collected from these new units is enough to offset the investment that will be needed to keep up with their development.

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

Proper planning is essential for a liveable, lovable neighbourhood. My neighbourhood is heavily redeveloped and still going. How will you ensure adequate services for residents? Can the schools hold all the new population? How will you replace trees lost? Is there enough park space, and recreation amenities to keep the neighbourhoods thriving? Will it actually make things more affordable?? Overwhelmingly, it has been a poor transition where I live. Taxes do nothing but increase, the elem. and jr schools went to a lottery system because of lack of space, lost/squeezed recreation opportunities, and very little investment in the area infrastructure.

In these recommendations, how is there not one mention of renters? How are there no recommendations for the support of existing affordable housing? Limiting short term rentals/air bnb/vrbo? 5000+ units could be added to the market! What about the taxation of undeveloped residential land - Currie is 50% vacant despite 10 years of approvals. How about some penalties when developers hold land- simply to wait for higher prices? Retention of existing affordable housing - how do you retain good rental stock without causing a run up on land value for re-development?

I think it is great the city is looking at ways to increase affordable housing, but the task force did not deliver on this.



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I have read and understand the above statement.

First name (required) Daniel

Last name (required) Grandan

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)

Request to speak

How do you wish to attend?

In-person

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

No

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Consider the recommendations of the Housing and Affordability Task Force

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

In favour

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As a native Calgarian I have seen the need for affordable housing first hand, I urge our Mayor and Councilors to streamline the development and permitting process to provide developers with the confidence to meet the demand for all types of housing, but primarily affordable! We should consider what can be done to address citizens who are un-housed from having to resort to living in our parks and natural spaces. In order to do so we need to adopt an innovative, cost effective, speedy approach that meets the needs of all our citizens.

We face stiff competition for being one of the most livable cities on our planet and are now faced with having to deal with that success, which could make or break us. Possible solutions to consider: adopt recommendations from the report that fit with our vision, using modular housing, small homes or under utilized property in our portfolio. There are a number of companies that can deliver buildings quickly from our neighbors in the U.S. See what can be done to make it easier for us all to put a roof over our heads.

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

One scenario I would like us all to consider is using the empty former CPS parking structure adjacent to these very chambers, as a site to help deliver emergency space. By providing the tent people with a secure safe place to stay; our city can use existing portable construction fencing with privacy tarps to establish a refuge space. Openings can be covered in clear plastic, mats & space heaters can be used to make it more appealing than sleeping out in public view. My rough calculation estimates that 200 or more of our most vulnerable would be able to take the first step out of their existing situation then choose between returning to a law abiding civil society, or not. Users can

bring the shopping carts of belongings up the ramps while CPS, EMS, CFD, AHS, Outreach Teams, etc. can easily be deployed. Sanitary facilities will be available on each floor, perhaps portable showers etc. can be set up on the grade level. Should there be enough space then basic food service or donated items can be had on top. Bottom line is that there should be substantial cost savings for our services all in one spot instead of the surrounding communities adjacent to downtown or elsewhere.

What has made our city famous world wide, other than the Stampede, is our western hospitality & ingenuity. Instead of subjecting our visitors/new comers to scenarios seen all over, we can work to create the solutions needed!



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I have read and understand the above statement.

First name (required) Shannon

Last name (required) McFadyen

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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

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

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

In opposition

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

From: Shannon McFadyen
Sent: September 12, 2023 12:06 PM
To: themayor@calgary.ca
Cc: sonya.sharp@calgary.ca; jennifer.wyness@calgary.ca; jasmine.mian@calgary.ca; sean.chu@calgary.ca; raj.dhaliwal@calgary.ca; richard.pootmans@calgary.ca; terry.wong@calgary.ca; courtney.walcott@calgary.ca; giancarlo.carra@calgary.ca; andre.chabot@calgary.ca; kourtney.penner@calgary.ca; evan.spencer@calgary.ca; dan.mclean@calgary.ca; peter.demong@calgary.ca; cityclerk@calgary.ca
Subject: The Proposed "Housing and Affordability Task Force Report" and Special Meeting on September 14th: Facts to be Considered

I am writing this email to you in response to the September 14th meeting that is being held to address what is being described as an affordable housing crisis in the City. While the boards set up in neighborhoods advertise "have your say" at the meeting on September 14th, I learned on the City's website yesterday that comments had to be submitted by September 5th; important information to include on the signs I would suggest. That said, I am sending you an email regardless and would appreciate receiving a response that it has been read and that my comments will be taken into consideration leading up to the meeting on Thursday.

The facts summarized:

- City Council has been elected by the citizens of Calgary to make responsible decisions on behalf of each of your respective constituents. As such you have an accountability to ensure appropriate levels of governance, oversight and decision making that takes into consideration the input from and requirements of your constituents that elected you. To be clear, no elected Board of any public company, which is effectively what you represent on a municipal level, would be permitted to abdicate its accountability around good governance and shareholder accountability. The proposal being taken forward on September 14th to make a blanket change to the Land Use Bylaw to effectively allow any type of residential development anywhere at any time in any neighborhood without the proper governance and oversight in place is an election issue; it is not up to City Council's sole discretion, and it does not represent the best interests of the communities that you represent.
- What is being advertised as an affordable housing crisis will not be addressed by sweeping Land Use changes that the City Council is proposing. Developers run businesses, they build **for profit** and for the sole purpose of maximizing their return on investment/revenue which is what their shareholders expect them to do whether they are privately held or publicly held. The sweeping changes being proposed are not about low income/affordable housing and to suggest otherwise is to completely mislead the constituents that elected you. The impacts of this decision are far reaching and irreversible and stand to benefit individual businesses, not communities. This is an election issue as stated, not a City Council decision to make unilaterally under the guise of an affordable housing crisis.
- After completing a quick review of campaign donations made leading up to the election, it is not lost on me the number of developers that contributed to the Mayor's campaign, as one example. It is an interesting data point and one that should be provided an appropriate level of transparency as part of the public engagement and disclosure process on September 14th. All campaign donations associated with developers (private or public companies included) should be broken down by elected official as part of the meeting minutes and public disclosure packages for the September 14th meeting.

In closing, as elected officials of the constituents that you represent, you have a fiduciary duty to ensure that you are operating in the best interest of your constituents/shareholders for the duration of your term in government. It is your duty as public officials to communicate transparently with and truly represent the needs and desires of the communities that elected each of you, to not mislead the public through the use of terms like "housing crisis" to disguise what is truly at stake and, to provide the opportunity to vote on major issues such as those proposed to the Land Use Bylaw that will affect the communities in which we live forever more.

Thank you in advance for taking into consideration the facts outlined above.

Shannon McFadyen



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I have read and understand the above statement.

First name (required)	Pedro
Last name (required)	Guerra-Zúñiga
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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Affordable Housing

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

Neither

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

With the housing market being out of control, management should be implemented to curb the usage of real estate as a quick way to make a profit. I know of cases where people buy several houses to resell them for a big profit. A way to regulate this would be to implement a tax on any amount over the property assessment done by the city. Example: if the house was bought at \$500,000 and it being tried to be sold at \$700,000, those \$200,000 should be heavily taxed, like 50%. Or if it's being resold within the next year or so. This won't stop people from buying and selling, but will reduce the overbidding and the taxed money could be used to build affordable housing.

Aaron Nishizawa
311-1010 1 Street SW
Calgary, Alberta T2R 1K4

September 11, 2023

City Council
City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Dear City Council:

I am a student at the University of Calgary, studying real estate development and urbanization. I am writing to express my support for Application LOC2022-0050. The application aims for land redesignation in Inglewood to allow building types listed under R-CG to be an option for development. The applicant is pursuing the possibility of a Row Townhouse that, given the parcel area, would allow for up to four dwelling units to be built. Currently, the land is only permitted for R-C2 development, which limits it to two dwelling structures, including Single Detached Dwellings, Semi-detached Dwellings, and Duplex Dwellings.

Calgary has a growing population with diverse needs. The current housing situation is causing excess pressure on Calgarians to find affordable housing as rent continues to increase while vacancy across the city decreases. For decades, our city has supported the growth of small and large businesses, contributing to a strong economy and job market. To promote a growing labour force and continuous growth of businesses, it is important to support the creation of new homes and diverse housing options. One of the main issues developers in Calgary face is our city's residential zoning rules. In order to meet the growing housing demand, Calgary must support land redesignation of areas that are not being utilized in the most efficient way.

Application LOC2022-0050

Community of Inglewood: Inglewood is a vibrant neighbourhood that offers its residents a lot to see and do. It has many beautiful parks, trendy restaurants, vintage shops, bookstores, coffee shops, and boutiques. Its urban design and streetscape are very appealing, attracting people of different ages and backgrounds. The neighbourhood features a mix of older houses and modern ones.

Neighbourhood Characteristics and Demographic: The application for new development and increased dwelling units on the land would be compatible with the neighbourhood characteristics and infrastructure. As of 2016, 70% of dwellings in the neighbourhood are multi-family homes.¹ The neighbourhood attracts the working age group, which accounted for 81% of the neighbourhood population in 2016.² The community profile shows that 1-2 person households collectively made up 83% of the community population in the same year.³ The data suggests that smaller housing types would suit the existing demographic of the community, which has a large range of ages and lifestyles.

Proximity to Amenities, Retail Stores, and Roads: The subject location is attractive in terms of its proximity to community and residential amenities. It is approximately a 10 minute walk to its nearest stores. The location is also approximately a 1 minute walk to public transit and 2 km away from East Village and the beginning of downtown Calgary. It is easily accessible from 9 Ave SE, Blackfoot Trail, and Deerfoot Trail, which makes it appropriate for individuals who must commute to work in other quadrants of the city.

Community Engagement and Concerns: The landowner has engaged the community of Inglewood to address concerns and gather support for the land redesignation. The Inglewood Community Association supports the application, while the administration received only three letters of opposition. The concerns addressed an increase in traffic, an increase in density, and an incompatibility with community character. However, further insights show the subject parcel is adjacent to low-density housing and, under R-CG zoning, would allow for efficient use of land while only providing a modest density increase for the neighbourhood. The development of a Row House would be compatible with Inglewood's character as the neighbourhood is presently a mix of single and multi-family homes. The new building height would be a maximum of 11 metres, which is only 1 metre taller than its current maximum.

Demographic Diversity: The city enabling a Row Townhouse to be built on the land would promote demographic diversity within Inglewood; it would be a more affordable housing option for individuals or families of different backgrounds and income levels wanting to live in the community. Increased diversity within the community would be a step towards a more complete community. A dwelling unit of a Row House would give opportunity for more newcomers to the city to live in an affordable home in one of Calgary's most personable communities.

Environmental Sustainability: The location is transit-oriented and accommodates those who do not own a vehicle. It also eliminates the need for a vehicle to do everyday tasks, as its proximity to retail stores and amenities promotes walking and biking. The efficient use of land reduces infrastructure costs and operating costs, thereby reducing the community's environmental footprint.

I support application LOC2022-0050 as I believe that land redesignation contributes to the goal of creating more diverse and affordable housing options in Calgary. It will have an overall positive impact on the community with few drawbacks. In the face of a housing crisis, Calgarians seeking affordable and diverse housing options would benefit from the rezoning of residential land. The permitting of a Row Townhouse for the subject land will be progress towards a more prosperous future for Calgary and its citizens.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Nishizawa', with a stylized flourish at the end.

Aaron Nishizawa

587-899-3553

aaron.nishizawa@ucalgary.ca

Footnotes

¹ From table “Dwellings by structure type” City of Calgary, 2016, Inglewood Profile, p. 18.

² From table “Number of persons by age group” City of Calgary, 2016, Inglewood Profile, p. 2.

³ From table “Families and Households” City of Calgary, 2016, Inglewood Profile, p. 3.



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First name (required)	Mary
Last name (required)	Salvani
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)

Sep 14, 2023

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

(required - max 75 characters)

Affordable housing

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

In favour

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I know their needs to be more affordable, accessible and sustainable housing in Calgary.

My suggestion is that the city renovates old buildings like CBE's Vicount Bennet Center and the former YWCA building downtown so that they can become affordable, safe, and accessible condos and apartments.

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

That may be a more affordable and environmentally friendly way to tackle the housing crisis in Calgary.

Once those places are renovated to exceed alberta current building code, then the city can move on to building other affordable, safe, and accessible homes for calgarians in the near future.

By making a place accessible, affordable and safe calgarians can stay in those places longer even if they become disabled in the future







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I have read and understand the above statement.

First name (required) Jenna

Last name (required) Harrison

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(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)

Standing Policy Committee on Community Development

Date of meeting (required)

Nov 11, 2023

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

(required - max 75 characters)

Housing crisis

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)

Me and my family is really struggling to afford housing in Calgary which is too much for our budget please email me asap so I really need a place for me and my unborn baby girl



Getting ready to have a baby!

We recommend that you have these done by 37 weeks.

- We often assess you at home in labour, even when you are planning a hospital birth, so:
 - Check that your address on Maternity Neighborhood is correct, and the “see a map” link works. If not, message your midwives
 - Ensure your house number visible from the street, even in the dark. If it is not, place a sign in the window or on the door
 - Parking is available close to your house, we carry lots of gear
 - Steps and walkways are clear of snow and ice. Stairs and hallways inside are free of toys, boxes, etc.
 - When you call us to come, unlock front door and turn on outside and inside lights
- Car seat is properly installed, midwives cannot confirm installation. If the car seat is used, make sure it is ready for a newborn, with straps on the lowest rung. St John Ambulance runs parent information sessions.
- Hospital bag packed, see next page
- Birth supplies ready, see next page
- Arrangements for children and pets
- Make frozen pads
 - 20 drops calendula tincture in 1 cup water, gently spritz onto pads (wet but not soaking) and lay out in freezer. Once frozen, stack in Ziplock bag in freezer
- Read 6 Documents (find in Maternity Neighborhood, Resources):
 - Information on Group B Streptococcus
 - The Facts about Home Birth (for more - Position Statement, Annotated Guide)
 - Management of the Third Stage of Labour
 - Vitamin K for Newborns
 - Newborn Metabolic Screen
 - Newborn Hearing Screen

Supplies for labour and postpartum

We recommend that everyone, regardless of birth location, have these on hand

- Gravol (the pink box)
- Tylenol and Advil (advil only to be used postpartum)
- Thermometer - simple oral/armpit, not ear. We suggest Vicks
- Silicone breast pump - we suggest Nature Bond or Haaka
- **Disposable newborn diapers with the pH “pee” line
- **Overnight heavy maxi pads or depends for the first few days
- Plain epsom salts – for sitz bath after birth

*available for purchase at the clinic

**comes in the birth kit available at clinic

Hospital or Birth Center packing list

Pack light! You will be doing most of your laboring at home and we anticipate that we will discharge you and baby home 2-3 hours after the birth.

For you

- AHC card
- Large pink envelope from your MW
- Light snacks and electrolyte drinks (Emergen-C, coconut water, etc)
- *Calendula tincture
- Phone charger
- *Homeopathics if you choose (Arnica, EZ birth. See Helpful Herbs for more info)
- Basic toiletries
- Hair tie or headband
- Flip flops
- If you don't want to wear a hospital gown, something else you are comfortable in (stretchy t-shirt, stretchy nightie, etc)
- Extra socks
- Change of clothes to wear home – something comfortable
- **“just in case” homebirth supplies**

For Dad

- Wear comfortable clothes!
- Extra sweater, socks, a change of clothes.
- Snacks
- Camera

For Baby

- Car seat
- Olive or coconut oil (for baby's bum to prevent meconium from sticking)
- Sleeper and hat
- Blanket

“Just-in-case” homebirth supplies

Keep in a basket or box tucked away for easy access if needed. For a more extensive list, see homebirth supply list.

- 5 Towels
- 5 Receiving blankets
- **Baby hat
- **Plastic shower curtain (to cover the bed)
- **2 Garbage bags
- Medium sized bowl/container (for the placenta)

*available for purchase at the clinic

Homebirth supply list

Keep all supplies in a box or laundry basket near the area you plan to give birth.

“Just-in-case” supplies, PLUS:

- 10 Towels, more if waterbirth
- 6 Receiving blankets
- 10 Wash cloths or rags used for warm compresses and cleanup
- 3 Hand towels
- A large, comfy blanket/throw
- An older fitted sheet (see “tips”)
- Small container of olive or coconut oil (for the perineum at crowning)
- 10 disposable underpads or unscented puppy pads work well
- **Peri-bottle
- Overnight heavy maxi-pads or **depends
- Stretchy, large, comfortable underwear
- ** 2 Large Ziplock bags
- Flashlight
- Large bottle of hydrogen peroxide
- Crock pot (if you have one, for compresses)
- Cookie sheet
- **Homebirth bag packed**

Waterbirth

Water level must cover your belly button when sitting

Household tubs work best. For inflatable tubs:

- Adaptor for the faucet (check ahead!)
- New garden hose to fill the pool, must reach from the pool to a toilet in order to empty after birth (check ahead!)
- Plastic sheet to cover the floor under the pool (drop sheet, shower curtains, tarp)

All tubs: a small sieve or fish net (to remove debris from the water)

Tips for homebirth prep

- All supplies in a box or laundry basket
- Prepare your bed. Make up bed with sheets as usual, place a shower curtain on top and then place an older sheet on top (which can be discarded if soiled)
- Turn up your hot water tank, the shower and tub are great in labour
- Placenta can be discarded in the garbage or compost if you do not plan to keep it
- Place a few towels in the dryer, we will turn this on for warm towels when baby is born

**comes in the birth kit available at clinic



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I have read and understand the above statement.

First name (required) Lee

Last name (required) Etheridge

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)

Sep 16, 2023

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

(required - max 75 characters)

Housing Strategy, Housing crisis

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

If there is anything to take away from my comments, you need to understand the urgency of this disaster. A cap on rent increases would be very helpful until the city can start building affordable housing.

September 11, 2023

Calgary Council

I have decided to participate in this special meeting because I have lost faith in all levels of government to deal with this self inflicted crisis. This crisis has only become worse with the poorly thought out immigration policies of the federal government. I am at a lost to understand why the provincial government is so determined to make life more affordable for the people of BC and Ontario with their "Alberta Calling" campaign.

These policies and unwillingness to deal with this crisis has severely impacted my well being financially, mentally, and physically. I am in constant fear that I will lose my home of 20 years to make way higher income renters. I will not be able to find a more affordable place to live because of record low rental inventory. You created this nightmare. I'm paying for it.

My well being continues to deteriorate. My latest rent increase was \$330 per month, the previous year it was \$120 per month and now I have to pay for parking. 60% of my income is now tied up in paying the rent. Landlords are out of control and there is nothing to protect renters. I have never felt more hopeless. You did this to me and all the renters of Calgary. The fact that you are having an emergency meeting to discuss the housing crisis speaks volumes of your failure. I have to find a second job to survive and there aren't at lot of options when you're over 50.

You need to deal with this crisis like it's a Covid level emergency. Because this is an emergency that will severely affect the quality of life for thousands of renters. It's an international shame that the second largest nation on earth, with massive resources available and skilled people has an affordable housing crisis. It is a monument to the failure of government to protect its citizens. Shame on all of you.

In my opinion at the very least you need to do the following:

- A 3% cap on rent increases in the Calgary area for at least two years.
- Move past the notion that renters are just waiting for the right property to purchase.
- No more evictions for renovations.
- Declare this crisis an emergency and deploy all that it takes to fix the problem
- Stop advertising Alberta as an affordable place to live, it's clearly not.
- Create a Renters rights document to protect vulnerable renters, especially seniors.
- Do your job. Fix your mess. Start building affordable housing now.

Sincerely,
Lee Etheridge



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First name (required) Gurcharan

Last name (required) Thind

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(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)

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

City of Calgary Affordable Housing Strategy

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

In favour

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I am in favour of affordable houses and necessity of making strategy for affordable houses in Calgary. As city population is increasing due to migration especially of students and workers; and people migrating from other cities and provinces to Calgary, more and more houses are needed.
But I want to express my opinion regarding the space/place, city allots for the affordable house construction. There is visible example of the Transition/Affordable houses being constructed in Saddle Ridge on Saddleback Rd. in the Saddle Towne Circle, turn to Saddle ridge Dr is like a blind turn. It is a busy road and was already quite unsafe for the people especially kids of saddleback Rd who often come out of their houses to play in the street. The drivers park their cars on the sides of the road while boarding train or bus in Saddle Towne Circle to make it narrower. Now on its very corner, construction of the five storey building with 110 units, is in progress.
First of all most of the part of the road is covered due to construction, making it very unsafe these days, and how long it would take till the 110 units of five storey building will be completed, nobody knows. And afterwards when 110 vulnerable families, single mom possibly with a kid or two, will move to these units, just imagine how crowded and unsafe this street of about thirty houses would be? These kids would like to come in the street to be with their peers. City should have thought about this before allotting this already crowded and unsafe place for these affordable units. I know these type of transition/affordable houses must be near the easily available facilities like city transit, market place, recreation centre etc. But to put the safety, comfort and convenience of the residents already living in that area, in danger is unacceptable.
Now this is being done and can never be undone. (Though the residents opposed as they came to know about this during Covid-19 and had zoom meetings with the city,



but of no use.) In future city council need to be very careful regarding this serious issue. Calgary NE is highly populated quadrant. City and the builders have already made NE new localities more and more densely populated with its aim of 'the more the volume of houses, the more city revenue' and of course the more profit the builders will have.

Hope city council will take into consideration this concern of the residents in future and avoid making these types of decisions just for profit sake.

Thanks



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I have read and understand the above statement.

First name (required) **Christian**

Last name (required) **Pedersen**

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing and Affordability Task Force Recommendation

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

In opposition

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September 12, 2023

Re: Housing and Affordability Task Force Recommendations

Sent via electronic mail

Dear Mayor and Council,

On behalf of the Calgary Chamber of Commerce, I am writing to support the [Housing and Affordability Task Force Recommendations](#), released on May 4, 2023.

An inclusive economy is critical to Calgary's ability to attract and retain the talent and investment our business community needs to take advantage of growth opportunities. Ensuring the people who drive Calgary's business community have access to basic needs, including housing, is fundamental to our social wellbeing and economic vibrancy.

According to the [2023 Q2 Canadian Survey on Business Conditions](#), affordability remains top of mind for businesses, employers and employees, with over 58 per cent of businesses citing concerns related to rising costs. As persistent inflation and supply chain disruptions boost both the cost of inputs and the cost of living, prioritizing affordable housing and an accessible housing market is essential to ensure all Calgarians have equal opportunities to prosper. Addressing this challenge will require the prioritization of increasing the supply and diversity of housing stock across Calgary, and a holistic approach from all levels of government.

Housing affordability

In Calgary, home prices continue to rise beyond income levels, with [one in five households](#) unable to afford where they currently live, and [75 per cent](#) of households unable to purchase a single-family home. Even the development of purpose-built rental stock – an essential alternative to home ownership – has been outstripped by demand. Currently, Calgary's rental vacancy rates are among the lowest in Canada, sitting at [1.8 per cent](#), with increased competition for rentals resulting in a [17 per cent year-over-year](#) increase in both one and two bedrooms – the highest increase in the country.

Critically, to adequately afford rent in Calgary, an annual [income of \\$84,000 is required](#) – up from 67,000 in 2022. With the average Calgarian earning [\\$61,400](#) annually, available housing options are far from the recommended [30% or less](#) of before-tax income needed to be considered affordable. At the same time, businesses are struggling to keep up with rising costs, undermining their ability to accommodate wage increases for employees to offset cost of living concerns. A recent survey of Calgary businesses noted that over 54 per cent of respondents are unable to increase wages as a result of rising costs, including non-residential property taxes. The compounding impact of higher costs on the economy underscores the need to ensure City Council address all affordability concerns in their purview, including all housing support options.

Supply shortages

Like many large urban cities, a shortfall in housing is exacerbating affordability issues, but it's particularly acute in Alberta. A [2022 study by Scotiabank](#) found Alberta ranks second lowest among the provinces in terms of number of homes per capita. Closing this gap will require the construction of more than 138,000 additional housing units. With Calgary's population having grown by over 40,000 since April 2022, an additional 110,000 are expected to be needed [by 2027](#). If Calgary wants to continue to diversify its economy, it must prioritize the development of all types of housing to ensure Calgary can continue to attract labour, capital and opportunity and provide new Calgarians with an affordable place to live.

While population has grown, we continue to have a deficit of construction labour, delaying the ability to build more homes and address the supply gap. According to the Calgary Construction Association, there are between [2,500 and 4,000 vacant positions](#) in the industry. As such, the City must continue to work with other levels of government to bolster support for skilled trades and ensure post-secondaries have capacity to accommodate new students, including those enrolled in associated apprenticeships.

The business case for affordable housing

Calgary has a lot going for it – internationally ranked post-secondaries, world-class sporting infrastructure, and a diversity of employment opportunities. However, despite ranking in the [top 10 most livable city in the world](#), Calgary can only succeed if people have a place to live – and one in five Calgary households are unable to afford their current home. Affordable housing is critical to securing the talent businesses need, and increasing housing supply will make Calgary a more competitive jurisdiction in the race for talent and investment.

While there is no panacea, the links between housing and economic and social value are clear. Affordable housing provides numerous benefits to individuals and communities including improved physical and mental health, increased community involvement, growth in social capital, better employment opportunities and stronger contributions to GDP.

A [2023 report conducted by Constellation Consulting Group](#) found that every dollar invested in addressing family homelessness generates between three and 15 dollars in social and economic value. While the social return on investments ratios vary, the direction is certain. An investment in affordable housing results in positive social and economic returns, which would spur further investments from businesses, regardless of sector.

Recommendations

The Calgary Chamber is strongly encouraged by the Task Force's acknowledgment of the importance of building an inclusive economy to our city's continued success. The recommendations put forward are bold, offering innovative solutions to the near and long-term challenges facing Calgary's housing market.

When considering the six recommendations, we recommend:

- Prioritizing options that leverage private sector investment, minimizing the cost to the City and therefore taxpayers – particularly given increased taxation would decrease affordability, ultimately running counter to the work of the Task Force.

- Prioritizing policy and regulatory changes that make it easier for developers to acquire land and build housing, fostering collaborative relationships with the housing sector and private builders to supercharge project development – ultimately aiding meaningful improvements without added costs to taxpayers.
- Advance the development of all types of housing to ensure Calgary can continue to attract labour, capital and opportunity and provide all Calgarians with an affordable place to live.
- Advocating to the federal government to offer GST rebates collected on new housing construction to incentivize and increase affordability of new construction.

Calgary has the potential to become a leader in addressing housing affordability among major Canadian cities. In doing so, we can demonstrate why Calgary continues to consistently be ranked as one of the best places in the world to live, work and play. The Calgary Chamber urges Council to engage with Calgary's business community as they consider the Task Force's recommendations. We look forward to working with Council and the Task Force, on behalf of Calgary's business community, to implement solutions for the benefit of all Calgarians.

Sincerely,



Deborah Yedlin

President & CEO

Calgary Chamber of Commerce

About the Calgary Chamber

The Calgary Chamber exists to help businesses reach their potential. As the convenor and catalyst for a vibrant, inclusive and prosperous business community, the Chamber works to build strength and resilience among its members and position Calgary as a magnet for talent, diversification and opportunity. As an independent, non-profit, non-partisan organization, we build on our 132-year history to serve and advocate for businesses of all sizes, in all sectors and across the city.

Monday, September 11, 2023

Dear Mayor Gondek and City Councillors,

I have reviewed the Housing and Affordability Task Force report. While I commend efforts to increase the availability of affordable housing, I am strongly opposed to the recommendation to eliminate public hearings and the recommendation to blanket up-zone the entire city using R-CG as the base land-use district, allowing as many as eight (8) housing units on a 50x120 ft lot.

Removing the right of citizens to engage in planning decisions that impact their homes and communities is unacceptable. I support the Notice of Motion that challenges this undemocratic recommendation and applaud the seven city councillors who recognize the importance of public input.

There is widespread consensus Calgary has an urgent need for affordable housing but there is insufficient evidence to conclude blanket up-zoning will result in an increase in affordable housing. If anything, much of the research associates blanket up-zoning with an increase in housing prices. A targeted approach that guarantees an immediate benefit to those with housing needs makes more sense than disrupting the entire city with no guarantee of success.

Blanket up-zoning is a blunt instrument that would have a significant negative impact on my neighbourhood. It could allow increases in building height and lot coverage, a decrease in front & side setbacks, a loss of mature trees, privacy and sunlight. The very reasons many people choose to live in my community are under threat.

To effectively address the shortage of affordable housing, we need to add new housing where it is most needed in Calgary, not where it is most profitable.

I urge all city councillors to reject HATF Recommendation 1, Action items (d) and (h). Cutting red tape should not mean cutting citizens out.

Sincerely,

Sherri Blyth
198 Eagle Ridge Dr SW
Calgary, Alberta T2V 2V7
403-370-3762



September 12, 2023

Re: Housing and Affordability Task Force Recommendations

Sent via electronic mail

Dear Mayor and Council,

On behalf of the Calgary Chamber of Commerce, I am writing to support the [Housing and Affordability Task Force Recommendations](#), released on May 4, 2023.

An inclusive economy is critical to Calgary's ability to attract and retain the talent and investment our business community needs to take advantage of growth opportunities. Ensuring the people who drive Calgary's business community have access to basic needs, including housing, is fundamental to our social wellbeing and economic vibrancy.

According to the [2023 Q2 Canadian Survey on Business Conditions](#), affordability remains top of mind for businesses, employers and employees, with over 58 per cent of businesses citing concerns related to rising costs. As persistent inflation and supply chain disruptions boost both the cost of inputs and the cost of living, prioritizing affordable housing and an accessible housing market is essential to ensure all Calgarians have equal opportunities to prosper. Addressing this challenge will require the prioritization of increasing the supply and diversity of housing stock across Calgary, and a holistic approach from all levels of government.

Housing affordability

In Calgary, home prices continue to rise beyond income levels, with [one in five households](#) unable to afford where they currently live, and [75 per cent](#) of households unable to purchase a single-family home. Even the development of purpose-built rental stock – an essential alternative to home ownership – has been outstripped by demand. Currently, Calgary's rental vacancy rates are among the lowest in Canada, sitting at [1.8 per cent](#), with increased competition for rentals resulting in a [17 per cent year-over-year](#) increase in both one and two bedrooms – the highest increase in the country.

Critically, to adequately afford rent in Calgary, an annual [income of \\$84,000 is required](#) – up from 67,000 in 2022. With the average Calgarian earning [\\$61,400](#) annually, available housing options are far from the recommended [30% or less](#) of before-tax income needed to be considered affordable. At the same time, businesses are struggling to keep up with rising costs, undermining their ability to accommodate wage increases for employees to offset cost of living concerns. A recent survey of Calgary businesses noted that over 54 per cent of respondents are unable to increase wages as a result of rising costs, including non-residential property taxes. The compounding impact of higher costs on the economy underscores the need to ensure City Council address all affordability concerns in their purview, including all housing support options.

Supply shortages

Like many large urban cities, a shortfall in housing is exacerbating affordability issues, but it's particularly acute in Alberta. A [2022 study by Scotiabank](#) found Alberta ranks second lowest among the provinces in terms of number of homes per capita. Closing this gap will require the construction of more than 138,000 additional housing units. With Calgary's population having grown by over 40,000 since April 2022, an additional 110,000 are expected to be needed [by 2027](#). If Calgary wants to continue to diversify its economy, it must prioritize the development of all types of housing to ensure Calgary can continue to attract labour, capital and opportunity and provide new Calgarians with an affordable place to live.

While population has grown, we continue to have a deficit of construction labour, delaying the ability to build more homes and address the supply gap. According to the Calgary Construction Association, there are between [2,500 and 4,000 vacant positions](#) in the industry. As such, the City must continue to work with other levels of government to bolster support for skilled trades and ensure post-secondaries have capacity to accommodate new students, including those enrolled in associated apprenticeships.

The business case for affordable housing

Calgary has a lot going for it – internationally ranked post-secondaries, world-class sporting infrastructure, and a diversity of employment opportunities. However, despite ranking in the [top 10 most livable city in the world](#), Calgary can only succeed if people have a place to live – and one in five Calgary households are unable to afford their current home. Affordable housing is critical to securing the talent businesses need, and increasing housing supply will make Calgary a more competitive jurisdiction in the race for talent and investment.

While there is no panacea, the links between housing and economic and social value are clear. Affordable housing provides numerous benefits to individuals and communities including improved physical and mental health, increased community involvement, growth in social capital, better employment opportunities and stronger contributions to GDP.

A [2023 report conducted by Constellation Consulting Group](#) found that every dollar invested in addressing family homelessness generates between three and 15 dollars in social and economic value. While the social return on investments ratios vary, the direction is certain. An investment in affordable housing results in positive social and economic returns, which would spur further investments from businesses, regardless of sector.

Recommendations

The Calgary Chamber is strongly encouraged by the Task Force's acknowledgment of the importance of building an inclusive economy to our city's continued success. The recommendations put forward are bold, offering innovative solutions to the near and long-term challenges facing Calgary's housing market.

When considering the six recommendations, we recommend:

- Prioritizing options that leverage private sector investment, minimizing the cost to the City and therefore taxpayers – particularly given increased taxation would decrease affordability, ultimately running counter to the work of the Task Force.

- Prioritizing policy and regulatory changes that make it easier for developers to acquire land and build housing, fostering collaborative relationships with the housing sector and private builders to supercharge project development – ultimately aiding meaningful improvements without added costs to taxpayers.
- Advance the development of all types of housing to ensure Calgary can continue to attract labour, capital and opportunity and provide all Calgarians with an affordable place to live.
- Advocating to the federal government to offer GST rebates collected on new housing construction to incentivize and increase affordability of new construction.

Calgary has the potential to become a leader in addressing housing affordability among major Canadian cities. In doing so, we can demonstrate why Calgary continues to consistently be ranked as one of the best places in the world to live, work and play. The Calgary Chamber urges Council to engage with Calgary's business community as they consider the Task Force's recommendations. We look forward to working with Council and the Task Force, on behalf of Calgary's business community, to implement solutions for the benefit of all Calgarians.

Sincerely,



Deborah Yedlin

President & CEO

Calgary Chamber of Commerce

About the Calgary Chamber

The Calgary Chamber exists to help businesses reach their potential. As the convenor and catalyst for a vibrant, inclusive and prosperous business community, the Chamber works to build strength and resilience among its members and position Calgary as a magnet for talent, diversification and opportunity. As an independent, non-profit, non-partisan organization, we build on our 132-year history to serve and advocate for businesses of all sizes, in all sectors and across the city.

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Councillor Web](#); [Public Submissions](#)
Subject: FW: [External] Housing and Affordability Task Force
Date: Monday, September 11, 2023 9:12:21 AM

From: Sylvia McCulloch [REDACTED]
Sent: Sunday, September 10, 2023 9:32 PM
To: City Clerk <CityClerk@calgary.ca>
Subject: [External] Housing and Affordability Task Force

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Hi, please see the note forwarded to all city councillors and the mayor

Dear Mayor Gondek and City Councillors,

I am writing as I have reviewed the Housing and Affordability Task Force report. While I commend efforts to increase the availability of affordable housing, I am strongly opposed to the recommendation to eliminate public hearings and the recommendation to blanket up-zone the entire city using R-CG as the base land-use district, allowing as many as eight (8) housing units on a 50x120 ft lot.

Removing the right of citizens to engage in planning decisions that impact their homes and communities is unacceptable. I support the Notice of Motion that challenges this undemocratic recommendation and applaud the seven city councillors who recognize the importance of public input.

There is widespread consensus Calgary has an urgent need for affordable housing but there is insufficient evidence to conclude blanket up-zoning will result in an increase in affordable housing. If anything, much of the research associates blanket up-zoning with an increase in housing prices.

Blanket up-zoning is a blunt instrument that would have a significant negative impact on our neighbourhood. It could allow increases in building height and lot coverage, a decrease in front & side setbacks, a loss of mature trees, privacy and sunlight. The very reasons many people choose to live in our community are under threat.

To effectively address the shortage of affordable housing, we need to add new housing where it is most needed in Calgary, not where it is most profitable.

I urge all city councillors to reject HATF Recommendation 1, Action items (d) and (h). Cutting red tape should not mean cutting citizens out.

Regards,

Dr Sylvia McCulloch MD, MSc
Hematologist
Clinical associate Professor, University of Calgary
Site lead for hematology, Peter Lougheed Centre

Sent from my iPhone

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: [External] Housing and Affordability Task Force - R-CG Blanket Rezoning
Date: Monday, September 11, 2023 11:14:10 AM

From: Peter Davidge [REDACTED]
Sent: Monday, September 11, 2023 9:28 AM
To: Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; Mayor <TheMayor@calgary.ca>; Sharp, Sonya <Sonya.Sharp@calgary.ca>; Mian, Jasmine <Jasmine.Mian@calgary.ca>; Chu, Sean <Sean.Chu@calgary.ca>; Dhaliwal, Raj <Raj.Dhaliwal@calgary.ca>; Pootmans, Richard <Richard.Pootmans@calgary.ca>; Wong, Terry K. <Terry.Wong@calgary.ca>; Walcott, Courtney <Courtney.Walcott@calgary.ca>; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; Chabot, Andre <Andre.Chabot@calgary.ca>; Penner, Kourtney <Kourtney.Penner@calgary.ca>; Spencer, Evan P. <Evan.Spencer@calgary.ca>; McLean, Dan <Dan.McLean@calgary.ca>; Demong, Peter <Peter.Demong@calgary.ca>
Cc: City Clerk <CityClerk@calgary.ca>; Kathryn Richards [REDACTED]
Subject: [External] Housing and Affordability Task Force - R-CG Blanket Rezoning

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Dear Mayor Gondek and City Councillors,

I am writing to express my strong opposition to the proposed blanket rezoning plan that seeks to eliminate single-family housing in our community. While I understand the need for responsible development and addressing housing issues, I believe that this particular plan is flawed and could have detrimental effects on our neighborhoods.

Single-family homes have long been an integral part of our community's character and identity. They are part of our city's heritage and help to create communities that people want to live in. Eliminating single-family housing without careful consideration and exploring alternatives could result in a host of unintended consequences, including:

- **Infrastructure strain:** Introducing multi-family housing in areas originally designated for single-family homes may lead to overcrowding, increased traffic congestion (especially when there are no parking requirements!), and additional strain on our local infrastructure, including schools and healthcare facilities
- **Loss of green space:** Single-family neighborhoods often include green spaces, parks, and gardens that contribute to the overall quality of life. Rezoning without careful planning may

result in the loss of these valuable community assets

- **Negative impact on education:** An influx of multi-family housing can lead to an increase in the student population, potentially straining local schools and affecting the quality of education for our children.
- **Loss of heritage homes:** Many Calgary houses built at the turn of the century are not protected by heritage status and this rezoning will make them prime targets for redevelopment. These are the assets that make many of our neighbourhoods desirable communities, and we should look to protect them.

Furthermore, I challenge the premise that a blanket rezoning will solve the issues that council hopes that it will. What other jurisdictions have had success with this model? What is the evidence that this will materially increase the supply and lower the cost of housing? Why does it need to be done in a blanket fashion across the entire city, and not in consultation with the affected residents?

Lastly, this decision will have a material impact on the well-being and day-to-day lives of your constituents. I don't believe that the council has the mandate from the citizens to make such a drastic change without more communication and consultation with the communities. The vast majority of the people in my network were not aware that the council was considering this.

I respectfully request that the City Planning Department reconsider the proposed blanket rezoning plan and conduct a comprehensive analysis of its potential consequences, taking into account the concerns and input of the residents who call this community home.

Thank you for your attention to this matter, and I look forward to seeing a more thoughtful and community-focused approach to addressing our city's housing needs.

Sincerely,
Peter Davidge

Peter Davidge

██████████
████████████████████

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: [External] Housing and Affordability Task Force
Date: Monday, September 11, 2023 9:21:06 AM

From: Suzan Olsen <suzan.olsen@gmail.com>
Sent: Monday, September 11, 2023 9:07 AM
To: Mayor <TheMayor@calgary.ca>
Cc: Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; Mian, Jasmine <Jasmine.Mian@calgary.ca>; Chu, Sean <Sean.Chu@calgary.ca>; Dhaliwal, Raj <Raj.Dhaliwal@calgary.ca>; Pootmans, Richard <Richard.Pootmans@calgary.ca>; Wong, Terry K. <Terry.Wong@calgary.ca>; Walcott, Courtney <Courtney.Walcott@calgary.ca>; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; Chabot, Andre <Andre.Chabot@calgary.ca>; Penner, Kourtney <Kourtney.Penner@calgary.ca>; Spencer, Evan P. <Evan.Spencer@calgary.ca>; McLean, Dan <Dan.McLean@calgary.ca>; peter.demong@calgary.ca; City Clerk <CityClerk@calgary.ca>
Subject: [External] Housing and Affordability Task Force

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Dear Mayor Gondek and City Councillors,

I am totally opposed to the proposed rezoning bylaw. A blanket change, allowing for no review of any sort or recourse is unreasonable and unacceptable.

One recognizes the need for affordable housing, but a blanket rezoning of R-C1 to R-CG will not further that end. The cost of land in many communities would be a barrier to any 'affordable housing'. All this change would do, is to once again give developers opportunity to build wherever, whatever, with no community input.

I therefore respectfully request that this amendment be rejected.

Suzan Olsen

From: [BCC Administration](#)
To: [Public Submissions](#)
Subject: FW: [External] Housing Crisis
Date: Friday, September 8, 2023 3:42:15 PM

From: Nora Nivens [REDACTED]
Sent: Friday, September 8, 2023 12:01 PM
To: BCC Administration <BCCAdministration@calgary.ca>
Subject: [External] Housing Crisis

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Hi there,

I am originally from Newfoundland and relocated to Alberta in 2013. Since then, my husband (a PR from Jamaica) have watched the housing crisis.

We are a family owned small business that builds homes/multi family complexes; we would like to know how to get involved to get funding from our government to build AFFORDABLE HOUSING (apartments) and complexes for our vulnerable citizens (elderly, families with children).

In Newfoundland there are so many affordable housing complexes and here for the amount of people we have it appears quite limited.

We would love to help and contribute, Calgary and surrounding areas requires this for our people what can we do to help?

Sincerely,

Nora Nivens

[https://urldefense.com/v3/_http://www.nortecalberta.ca_!!JYTOG454!dQGPS4cp8Vb3X BX3novoAXEUzZlft4PC5iuGMKkBAf7NkehOLEvhlvQYRemp2LHQQaETOybjhBk2nqT6cw LJ26A83C1y\\$](https://urldefense.com/v3/_http://www.nortecalberta.ca_!!JYTOG454!dQGPS4cp8Vb3X BX3novoAXEUzZlft4PC5iuGMKkBAf7NkehOLEvhlvQYRemp2LHQQaETOybjhBk2nqT6cw LJ26A83C1y$)

Sent from my iPhone

Sent from my iPhone

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: [External] Opposition to Blanket "Up-Zone" of Elbow Park
Date: Tuesday, September 12, 2023 8:20:13 AM

From: Peter Ivanoff [REDACTED]
Sent: Monday, September 11, 2023 8:45 PM
To: Mayor <TheMayor@calgary.ca>; Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; Mian, Jasmine <Jasmine.Mian@calgary.ca>; Chu, Sean <Sean.Chu@calgary.ca>; Dhaliwal, Raj <Raj.Dhaliwal@calgary.ca>; Pootmans, Richard <Richard.Pootmans@calgary.ca>; Wong, Terry K. <Terry.Wong@calgary.ca>; Walcott, Courtney <Courtney.Walcott@calgary.ca>; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; Chabot, Andre <Andre.Chabot@calgary.ca>; Penner, Kourtney <Kourtney.Penner@calgary.ca>; Spencer, Evan P. <Evan.Spencer@calgary.ca>; McLean, Dan <Dan.McLean@calgary.ca>; Demong, Peter <Peter.Demong@calgary.ca>
Cc: City Clerk <CityClerk@calgary.ca>; Ashley Connolly [REDACTED]
Subject: [External] Opposition to Blanket "Up-Zone" of Elbow Park

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All,

As a resident of Elbow Park, my wife and I firmly oppose any action to "up-zone" our neighbourhood. While we are in full agreement that affordable housing is a serious issue that needs to be addressed, **there is no quantifiable evidence that an initiative of this nature works.**

What it objectively does do, however, is take our democratic right to input on how our communities are developed. Every owner of a home in Elbow Park expected to have a say in any rezoning decisions via Public Hearing. Every investment in the world loses value when voting and lobby rights are removed for the owner. Optically, it is a troubling look for a government to remove public participation in decision making.

This change also alters the return profile of the largest investments most of us have made. Property owners in Elbow Park who have spent hard-earned capital on keeping their homes updated and in good repair (who are then charged MORE property tax due to the increased value of their home) will receive zero or negative benefit to property value as developers will deem them uneconomic to redevelop.

When a city zones a neighborhood to be R1, it builds its infrastructure with that population density

in mind. Look at Marda Loop / South Calgary as an example. The streets are filled with parked cars making it dangerous to proceed through intersections due to limited visibility. 33 Ave SW has been a disaster this year due to its forced reconstruction because of density issues.

It is a fact that higher-density development reduces green spaces. Less plants and trees will lead to diminished air quality and aesthetic appeal for our city.

A focused solution to the housing issue would be to increase the amount of capital devoted to the current rezoning process. Make the process faster for developers BUT maintain public input. No one is asking for rezoning to be shut down. We are asking that the process not be modified to deliberately exclude us.

We love our neighbourhood. We are proud of how beautiful and unique it is. We want a say on how it changes in the future.

Thank You,

Peter Ivanoff and Ashley Connolly



From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: [External] Opposition to the elimination of public hearings and the recommendation to blanket up zone the City of Calgary.
Date: Monday, September 11, 2023 9:20:01 AM

From: Carolyn Reid [REDACTED]
Sent: Monday, September 11, 2023 8:29 AM
To: Mayor <TheMayor@calgary.ca>
Cc: Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; Mian, Jasmine <Jasmine.Mian@calgary.ca>; Chu, Sean <Sean.Chu@calgary.ca>; raj.dhalwal@calgary.ca; Pootmans, Richard <Richard.Pootmans@calgary.ca>; Wong, Terry K. <Terry.Wong@calgary.ca>; Walcott, Courtney <Courtney.Walcott@calgary.ca>; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; Chabot, Andre <Andre.Chabot@calgary.ca>; Penner, Kourtney <Kourtney.Penner@calgary.ca>; City Clerk <CityClerk@calgary.ca>; McLean, Dan <Dan.McLean@calgary.ca>; Demong, Peter <Peter.Demong@calgary.ca>
Subject: [External] Opposition to the elimination of public hearings and the recommendation to blanket up zone the City of Calgary.

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Mayor Gondek and City Councillors,

I am a home owner in Ward 8 and I am writing to voice my opposition to the recommendation to eliminate public hearings and the recommendation to blanket up-zone the entire city of Calgary. I have owned a home in this ward since 1994 -almost 30 years - and I categorically and vehemently oppose such a change. While I understand the need for affordable housing, this is a ridiculous proposal and does not take into account the fabric of any neighbourhood in the city of Calgary. Nobody should support this recommendation as the only people who will benefit are the developers. Each situation must be looked at on a lot by lot basis to address all the relevant factors such as parking availability, schools in the area, density issues and so many other issues. I honestly am struggling to think any citizens of the city would have voted for a councillor that would vote in favour of this recommendation. It is a complete delegation of your responsibilities to the private sector and seriously does not make any sense whatsoever.

Sincerely,
Carolyn Bentley

Sent from my iPhone

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: Eliminating RC-1 communities
Date: Tuesday, September 12, 2023 8:23:04 AM

From: Marnie Rodgers [REDACTED]
Sent: Monday, September 11, 2023 10:19 PM
To: Mayor <TheMayor@calgary.ca>; Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; Mian, Jasmine <Jasmine.Mian@calgary.ca>; Chu, Sean <Sean.Chu@calgary.ca>; Dhaliwal, Raj <Raj.Dhaliwal@calgary.ca>; Pootmans, Richard <Richard.Pootmans@calgary.ca>; Wong, Terry K. <Terry.Wong@calgary.ca>; Walcott, Courtney <Courtney.Walcott@calgary.ca>; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; Chabot, Andre <Andre.Chabot@calgary.ca>; Penner, Kourtney <Kourtney.Penner@calgary.ca>; Spencer, Evan P. <Evan.Spencer@calgary.ca>; McLean, Dan <Dan.McLean@calgary.ca>; Demong, Peter <Peter.Demong@calgary.ca>; City Clerk <CityClerk@calgary.ca>
Subject: [External] Eliminating RC-1 communities

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Dear Mayor Gondek and Calgary City Councillors,

As a proud Calgarian who adores the beauty and diversity of our wonderful city, I am writing to express my concerns regarding the proposed zoning changes, especially:

1(d) recommends changing the Land Use Bylaw to blanket “up-zone” all of Calgary’s R-C1 (Single Detached Dwelling) neighbourhoods to become R-CG “Residential - Grade-Oriented Infill”. R-CG is a residential designation that broadens permitted building forms from single-family dwellings to include rowhouse buildings, townhouses, duplex dwellings, semi-detached dwellings and other forms.

While I understand the need for urban development, I believe this drastic blanket approach to eliminate all RC-1 zoning could have significant negative consequences for our communities and the overall liveability of Calgary.

Allowing such unrestricted development takes oversight away from City Council and the current residents, who all have a vested interest in shaping the future of our communities, and puts all the power in the hands of developers. Public engagement and Council hearings provide essential mechanisms for ensuring that development aligns with our community's values and needs. By bypassing these processes, we risk losing the

opportunity to voice our concerns and shape future development in a way that benefits everyone.

I urge Council to reconsider this proposal and prioritize the interests of the citizens in making decisions about the future of our communities. I believe that a balanced approach that includes proper zoning regulations, community engagement, and Council oversight will lead to better outcomes and a more harmonious City for all Calgary residents. Allowing a profit driven developers to grow Calgary in whatever matter they see fit, putting their bottom lines first and liveability second, will never accomplish the goals Council is admirably trying to achieve.

Thank you for your attention to this matter, and I hope you will consider these important issues as you weigh the proposed changes.

Sincerely,

Marnie Rodgers

T2T, Calgary

From: [Noble, Shauna](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: Strongly oppose unilateral blanket rezoning of communities across Calgary
Date: Monday, September 11, 2023 8:02:22 AM
Importance: High

From: Steve Forrest [REDACTED]
Sent: Friday, September 8, 2023 4:10 PM
To: Mayor <TheMayor@calgary.ca>; City Clerk <CityClerk@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>
Cc: Walcott, Courtney <Courtney.Walcott@calgary.ca>
Subject: [External] Strongly oppose unilateral blanket rezoning of communities across Calgary
Importance: High

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To all,

On one hand you all participated in the "**come one, come all to Alberta**" advertising promotion/ campaign; and now are surprised that there is a housing supply issue (housing crisis is what you may like to hear it called)? You cannot have it both ways, then look to clean up your mistake with a hasty blanket rezoning option. In no democratic society is this normal!

Please make sure you and your teams look hard at the effect this could have in terms of the largest investment most people have in this city (their homes). I in no way support your "more homes in all shapes and sizes in all neighbourhoods" plan in fact our entire neighbourhood is disgusted with the lack of engagement and one solution approach.

This bandaid approach will NOT solve the problem, it only serves to increase developers fortunes while at the same time decreasing the largest investment most people own (our homes!)

Regards,

Steve Forrest

3009 4th Street SW

Calgary, AB T2S 1X9