



PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON 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.

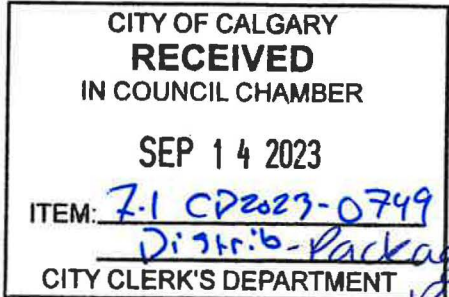
I have read and understand the above statement.

First name (required) Diana

Last name (required) Schroeder

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

What is the group that you represent?



Handwritten note: Public Submissions

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)

When waiting for housing can a subsidy be given for current rent being paid

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](mailto:publicsubmissions@calgary.ca)

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

I think the plan for housing is good but in the meantime, what are low income people who are now paying a high cost for rent supposed to do about increases in their rent which is hapening before any housing is being built..can some kind of rental subsidy be given monthly to help with the high price of rent until a place is built or found to help with the rising cost of rent, especially for Seniors,Low Income Families etc. because there is no rental cap in Alberta, so any amount can be charged and it would just be impossible to live with these high prices of rent...thats why I think a subsidy for people making within a certain rainge of money should be qualified to be given help with the rental situation NOW...thank you





## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)                      Lucretia

Last name (required)                      Martenet

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

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](mailto:publicsubmissions@calgary.ca)

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

Items which need to be addressed before permits issued for new housing:  
1. TRANSPORTATION & Other infrastructure. How will the people get around? Calgary Public transportation is terrible, especially if you have mobility issues, and it's getting worse. Don't need more cars on the roads.  
2. LIVABILITY. Shoddy construction, such as poor sound blocks, leads to strife within and between households. Unsafe.  
3. ENVIRONMENTAL. All new construction should be built with this in mind. Solar roof tiles, geothermal heating, good insulation.  
4. NO BOONDOGGLE FOR DEVELOPERS. This project should be for the benefit of the people living in and near the housing, not as a way to line the pockets of developers. Councillors should ask themselves, "Would I and my family live there?" Before okaying a project. Thank you for your attention.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)

Last name (required)

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

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 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](mailto:publicsubmissions@calgary.ca)

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

**It is time that there is a rental cap put into place**

I would like to make a comment on the housing crisis in Calgary

I am now a renter after going through a divorce . I am actually disgusted by the amount my rent has gone up in the past 2 years – 20% each year.

It is a good thing that I have a partner that can help with the cost of the expenses or I would be left on the street with my 2 kids ..

Do is it that the city can allow the rental prices to continue to go up when everything else is on the rise ..

I have seen rental prices range any where from 1900.00 – 4000.00 for single family home but most of these rentals are for only upper units ..

How do you think any one that is making a middle class wage can afford this . I feel that the city needs to put a stop to the rising rental costs. If the landlords own more then one house and their mortgage prices are so high maybe it is time that they sell .. This is highway robbery and I think it is time that the government start helping the middle class as well as the low income .



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Heather

Last name (required) Lucier

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**

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](mailto:publicsubmissions@calgary.ca)

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

**Families are being sent to Red Deer shelters because the shelters here are full. We need WAY MORE affordable housing. The wait lists are years long for every subsidized housing program.**



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Y. Beth

Last name (required) Riley

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?

**Remotely**

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)

**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)

**Community Development Committee**

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](mailto:publicsubmissions@calgary.ca)

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

**Please see attached letter of submission. I look forward to speaking (via remote access) Thursday, September 14.  
Thank you,**

**Y. Beth Riley**

September 12, 2023

Mayor Jyoti Gondek  
City Councillors  
City Counsel  
City of Calgary

**RE: Housing and Affordability Task Force set forth in the Recommendations released on May 4, 2023**

Dear Mayor Gondek and City Councillors,

My name is Beth Riley and I am a lifelong resident of Calgary, a city that I truly love.

I would like to begin by agreeing with the conclusions of the Housing and Affordability Task Force- that bold action is required to accommodate the massive structural changes to Calgary's changing economic and social conditions. I further agree that such action will necessitate changes to inner city residential communities.

I therefore support each of the three recommendations of the Housing and Affordability Task Force set forth in the Recommendations released on May 4, 2023. However, as with all recommendations, it is in the implementation that success or failure is grounded and given the lack of oversight that flows from certain of these recommendations, **I strongly oppose the Actions set forth in Recommendation 1, Actions (d)(i) and (h).**

The City of Calgary should absolutely make it easier to build affordable housing across the City, including the densification of incumbent residential communities, such as my community, Elbow Park. I fully support, for example, permitting secondary suites and backyard suites on one parcel of land and the addition of multi-residential and mixed-use buildings.

As noted by the City of Toronto "Report for Action" Effective Public Participation in City Planning Processes and Community Engagement – Update, dated September 7, 2021 (See [Effective Public Participation in City Planning Processes and Community Engagement - Update \(toronto.ca\)](https://www.toronto.ca/active/city-planning-processes-and-community-engagement-update)):

*Community engagement is an important part of city-building activities. It provides an opportunity for community members to share their thoughts and ideas on change in their communities, help identify opportunities and challenges that change brings, and build relationships, trust and transparency between the City and the public. ... When done right, community engagement results in new and innovative ideas, better decisions, and stronger communities.*

However, I am strongly opposed to the elimination of public hearings and the recommendation to change the default zoning to R-CG as the base land-use district, allowing as many as eight

housing units on a 50x120 foot lot. The problem with this approach is that it removes all discretion / oversight that is necessary to thoughtful and cooperative development, and allows for – and would lead to – irresponsible development, inciting a mad rush of developers to build (not affordable) housing in certain communities.

An example of excellent densification includes the responsible development of Curry Barricks and Bridgeland, which has allowed for thoughtful, inclusive development, including the development of associated infrastructure to support such development. However, there are multiple examples of irresponsible development, including for example Marda Loop, where such increased densification appears to have resulted from a fever pitch to get shovels in the ground, without regard to the impact on the community or with regard to affordable housing or any marginalized community members, with the City and community bearing the costs of such rapid development.

I would ask the City take action and be responsible for the oversight of the responsible development of housing, including affordable housing, to ensure the positive aspects of communities are not gutted in a mad rush to increase housing.

**I ask that Calgary City Councillors to reject HATF Recommendation 1, Action items (d)(i) and (h).**

\*\*\*

Thank you for your consideration of this very important matter. Do not hesitate to reach out to discuss further, and I am happy to help.

Y. Beth Riley



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Dave

Last name (required) deBruyn

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

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](mailto:publicsubmissions@calgary.ca)

I wanted to take a moment and submit my feedback on the refreshed Corporate Affordable Housing Strategy that is being presented to Council September 14, 2023.

We are currently developing purpose-built residential infill rental housing in Edmonton, and have been looking to produce similar product in Calgary for the last couple years. In Edmonton we have been experiencing success rezoning single family lots to develop rental product that combines a range of 1, 2 and 3 bedroom suites on each property. The properties are located in established areas, and are all in close proximity to current & future rapid transit routes. Working with the CMHC, we have also been able to ensure that at least 2 of the units on each property are retained as affordable housing with a 10 year affordability commitment. Each project brings a range of "missing middle" housing options to an area that is already serviced and supported by existing City infrastructure.

Our initiative to develop similar projects in Calgary has been hampered by the discretionary zoning process, which adds a significant level of risk to each proposal. The uncertainty around whether or not the R-CG / H-GO rezoning will be successful, combined with additional potential restrictions regarding parking, setbacks etc. has meant that the projects are too risky to undertake. It is extremely difficult to develop a business case for infill rental housing when the "bar" keeps moving.

We wanted to indicate our support for the Task Force's recommendations in order to address Calgary's housing affordability challenges and prepare for the future. Specifically, amendments 1.C.2, and 1.C.5.1 would remove uncertainty from the rezoning / development process, and allow developers like us to provide more of the housing

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

---

types that Calgary needs. Recommendation 1.F and amendment 1.C.7 go even further, and would remove rezoning risk entirely, allowing for a range of infill & rental housing options to get underway immediately, shortening timelines and reducing administrative headaches/timelines. It is our opinion that this step would kickstart the development of both the rental housing and affordable homes that the City needs.

Please feel free to contact me with any questions. We would be happy to share how the initiatives being proposed are working well in other municipalities, and should prove to be a success in the City of Calgary.



September 12, 2023

**To: City of Calgary Council**

**Re: Housing and Affordability Task Force Strategy, CD2023-0749**

I wanted to take a moment and submit my feedback on the refreshed Corporate Affordable Housing Strategy that is being presented to Council September 14, 2023.

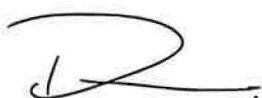
We are currently developing purpose-built residential infill rental housing in Edmonton, and have been looking to produce similar product in Calgary for the last couple years. In Edmonton we have been experiencing success rezoning single family lots to develop rental product that combines a range of 1, 2 and 3 bedroom suites on each property. The properties are located in established areas, and are all in close proximity to current & future rapid transit routes. Working with the CMHC, we have also been able to ensure that at least 2 of the units on each property are retained as affordable housing with a 10 year affordability commitment. Each project brings a range of “missing middle” housing options to an area that is already serviced and supported by existing City infrastructure.

Our initiative to develop similar projects in Calgary has been hampered by the discretionary zoning process, which adds a significant level of risk to each proposal. The uncertainty around whether or not the R-CG / H-GO rezoning will be successful, combined with additional potential restrictions regarding parking, setbacks etc. has meant that the projects are too risky to undertake. It is extremely difficult to develop a business case for infill rental housing when the “bar” keeps moving.

We wanted to indicate our support for the Task Force’s recommendations in order to address Calgary’s housing affordability challenges and prepare for the future. Specifically, amendments 1.C.2, and 1.C.5.1 would remove uncertainty from the rezoning / development process, and allow developers like us to provide more of the housing types that Calgary needs. Recommendation 1.F and amendment 1.C.7 go even further, and would remove rezoning risk entirely, allowing for a range of infill & rental housing options to get underway immediately, shortening timelines and reducing administrative headaches/timelines. It is our opinion that this step would kickstart the development of both the rental housing and affordable homes that the City needs.

Please feel free to contact me with any questions. We would be happy to share how the initiatives being proposed are working well in other municipalities, and should prove to be a success in the City of Calgary.

Sincerely,

A handwritten signature in black ink, appearing to read "D deBruyn". The signature is stylized and fluid.

Dave deBruyn,

EQRES Property Development



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Garth

Last name (required) Stotts

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 Strategy 2024-2030

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](mailto:publicsubmissions@calgary.ca)

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

I would like to make 2 important considers to council to oppose blankets re-zoning as deemed on the Strategy do

1. What is defining a crisis and this rush to action? Consider Calgary's position regarding affordability relative to other Canadian cities. Calgary has some of the best affordability metrics of large cities in Canada. It has a lower Mortgage as a % of Income than Ottawa, Halifax, Montreal, Hamilton, Vancouver, Toronto and Victoria. It is less than half of the top 3 cities, at about 30%. Home prices in Calgary are far lower than other cities. Price to income is 5.1x vs Toronto at 12.0x. Home price differential is -191\$K below the national average.

Legislation does need to be rushed. There is time for prudent discussion and action. Source <https://themeasureofaplan.com/canadian-housing-affordability/>

2. Developers should require consent of Homeowners and communities, and council should respect homeowners that pay their taxes to live in communities and homes as they desire. People spend a large portion of their earnings to live in a select community under the assumption that that community fits their desires and wants at the time. Overarching blanket re-zoning is a violation of those homeowners rights to have a say in how their community (which they have invest a great deal of time and resources) to develop. We should not reduce that voice. We should encourage it and strengthen it.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)	Tracy
Last name (required)	Gehue
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)

Community Development Committee

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). If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

As residential tenants it's not enough to build new homes, steps need to be taken to make existing homes/apartments affordable and protection for the tenant needs to be increased. The lack of rental availability out there DOES NOT mean that Landlords should be able to charge whatever they want at the expense of tenants. During my 1 year tenancy, a Management Company was brought in & the rent for the same apartment went up \$475, from \$1,225 to \$1,700. A cap on what Landlords/Management Companies can charge for a specific unit needs to be reduced & instituted. As well, a LIMIT on how much rent can be increased has to be instituted. That is what is causing undue hardship for tenants. I maintain that any increase should be no more than the rate of inflation and not by almost 35% as is in my case. With ten provinces and three territories, six provinces across Canada have some form of rent control in place ... currently, not 50 years ago, Alberta needs to have rent control in some way, shape or form in order to protect the people and our way of life. With these high rents, the trickle down effect will be that with less disposable income, less money is spent outside the home meaning small businesses will falter and no longer remain in business causing wider unemployment & people will lose their home and thus create more demand on existing beneficial assistance programs.

In addition, through no fault of my own, I was not offered to renew my lease. I only lived there 1 year, I was never late with rent and had no disturbances of any kind. I can think of no other reason than the Management Company that came in during my tenancy considers me undesirable for some reason. No reason was given. All tenants should be given a justifiable, legal reason for non-renewal. Renewal of a Lease needs to be mandatory, if no such reason, justifiable & legal, is given, not denied on a whim. Lastly, I was informed through Calgary Housing Company that designated Affordable

---

Housing is not eligible for RAB. I believe that RAB would be able to serve & benefit more people if it was eligible & the budget for this program should be increased to reflect that.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Emma

Last name (required) Maclsaac

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)

Housing & Affordability Task Force Recommendations

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](mailto:publicsubmissions@calgary.ca)

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

Please see the attached letter in favour of the Housing & Affordability Task Force Recommendations.



## Re: Housing & Affordability Task Force Recommendations, September 14, 2023

Attention Members of City Council,

I am writing to you today as a concerned and engaged citizen with a heartfelt plea to support the Housing & Affordability Task Force recommendations that are currently under your consideration.

Calgary is facing an acute housing crisis characterized by rising rents, a severe lack of housing inventory, and a growing number of individuals and families teetering on the precipice of homelessness. I firmly believe that the task force's recommendations offer a lifeline for our city, a beacon of hope in these trying times.

Allow me to share a personal story that underscores the urgency of our housing crisis. In 2018, my mother, seeking an affordable option due to limited income, made the courageous decision to move from Victoria to Calgary.

However, in 2021, my mother's life took an unexpected turn when she suffered a stroke. This unfortunate event caused her to give up her successful cleaning business, which had been her safeguard against extreme poverty. With the loss of her primary source of income, her challenges multiplied, and she couldn't afford her home.

In our quest for low-income seniors housing, we encountered a daunting reality: the waiting lists stretched for years, leaving us with few immediate options. Faced with the prospect of my mother's worsening health and financial insecurity, I decided to give up my own home. Together, we searched for a rental property that included a basement suite, enabling me to provide the essential support she needed.

The rental costs for my mother's suite are now \$1400 per month, including all utilities. This expense accounts for a staggering 73% of her income. In a desperate attempt to secure some form of assistance, we have applied to the Calgary Housing Company for the Rental Assistance Benefit (RAB). Regrettably, her application was denied, with the reason given that she did not qualify as a priority case, despite her vulnerable circumstances. Instead, we were informed that assistance would only be considered in the face of imminent homelessness.

Despite annual reapplications for the RAB and low-income seniors housing, her pleas for assistance have fallen on deaf ears, and we have encountered numerous obstacles in finding more affordable rental options.

I share this personal narrative not as an isolated incident but as a testament to the many different struggles faced by Calgarians. Our city is in dire need of immediate, bold actions to address the housing crisis and ensure that no one falls through the cracks. The Housing & Affordability Task Force recommendations represent a beacon of hope for countless individuals and families facing similar challenges.

**I implore you, to do the right thing and cast your vote in favour of the Housing & Affordability Task Force recommendations.** Please make your decision based on the pressing needs of our community, and please do not succumb to the voices of NIMBYs who may speak today, as they invoke the 'density or parking boogeymen.' Many of them likely reside in comfortable homes and may not truly understand the plight of those who are struggling to find affordable housing. We need to remain focused on the well-being of all Calgarians, especially those who are most vulnerable.

Thank you for your time and consideration; your decision had the power to change lives.

Sincerely,

Emma MacIsaac, Resident of Westgate, Ward 6.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)	Mike
Last name (required)	Leibel
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Vista Heights Residents



## 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)

Community Development

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](mailto:publicsubmissions@calgary.ca)

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

Please stop using Vista Heights as a dumping ground for your problems. The residents here are trying very hard to rescue our beloved community from the continued attacks caused by new policies of the City of Calgary Planning Commission. Large numbers of immigrants and mentally disturbed individuals are settling here with little education or means of support. Their kids and the drug addicts disrespect our community in every way imaginable. Right now, they need treatment, not housing.

Today I had the opportunity to have a lengthy discussion with one of our former aldermen, John Schmal. John represented our ward for many years and always made himself available and returned his calls personally.

On the way, he pointed a sign out to me on 19<sup>th</sup> Street announcing a meeting of an affordable housing strategy for the Crossroads Community. I've never actually seen the sign. Calgary, "The city of signs" already has so many I never even thought to look at it, thinking it was likely an invitation to a church social or whatever. We pretty much had to come to a complete stop, there in front of the sign to be able to make any sense of it, and then to take a photo for later reference, and then visit the website to learn more. This gave us both a sense that the city really does not want any input from residents on the matter. The matter was decided long ago. There was no place, or time indicated, and the guidelines for participation were stringent.

Previously I have been nursing a gnawing feeling that the City of Calgary and perhaps even our community association, has the communities of Vista Heights and Mayland Heights in their sights for development in exchange for grant money. To start with, the city has been quietly chipping away at our land rights, changing long-established zoning guidelines to ease land-use restrictions. Premium lots which were originally sold at a premium ever since the establishment of our city were being rezoned for denser development.

The first sign of this was to take away the R1 zoning in some of the inner-city properties such as Mayland and Vista. The city caved in, to the pressure and influence of private developers who wanted to split these precious lots to allow for higher density and profits. The reality is that the split lots sell for nearly as much or more as the old homes since they are brand new homes on old lots. This strategy was sold to the citizens of Calgary and implemented to attack the affordability problem, when in fact, these homes are not more affordable and the ruse was to benefit small special interest groups at the expense of the taxpayers who would see only parking issues, increased vehicular traffic and a lower quality of life.

To our further detriment, I'm told that large sections of land were secretly bought up and appropriated to the Calgary Housing Corporation without any input from residents. As well, Boardwalk Apartments got into the act by buying up privately owned apartment complexes, hiking the rents and reallocating vacated units to minority groups. Many are now occupied by single mothers with large families. I'm informed that they did this to access lucrative grants being given from the provincial government, at the expense of our community and standard of living.

The housing imbalance was a direct result of the current federal government's immigration policies. landed far more newcomers here than could realistically be accommodated which caused high inflation and severe hardship for many.

**I'm of the opinion that the solution of these federal policies should rest squarely on the shoulders of the federal government, and our civic and provincial governments, and hence, the taxpayers should not have to be the ones to solve this crisis. They have been the cause of it, and they need to fix it – and doling out more incentives to big businesses and governments is not the way to go either.**

I think we need to be proactive in protecting our community against the attacks from people who are charged with looking after our interests. This would include anyone in a position of authority who is supposed to do right by us but may have ulterior motives. ,

It is important that we all step up to do what we can to find out what is happening behind our backs under the guise of representing us when the reality is quite the opposite.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Susan

Last name (required) Vukadinovic

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)

Public hearing regarding City of Calgary's 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](mailto:publicsubmissions@calgary.ca)

I am writing to weigh in with my personal opinion on the proposed Calgary rezoning revamp.

You can count me in as a Calgarian who supports the proposal for zoning that allows single-family homes, duplexes, townhomes and/or backyard suites to be the default for the entire city. That is a great idea!

I am wary about the call for the quick sale of City-owned land to speed the building of affordable housing. I'm worried this will include school-zoned lots, which provide valuable green space and park space in communities.

I am personally opposed to removing minimum parking requirements.

My sense, from when I hear people talk about density in a NIMBY way, is that what they most emotionally react to is the visible presence of an increased number of vehicles parking on the street. And even otherwise easygoing people can get really riled up if they're having trouble finding parking in front of their own homes. When people get home at the end of a long day and they can't find parking in front of their own home, they sometimes react more strongly to this inconvenience just because it involves what is supposed to be their place of relaxation and refuge.

Also, realistically, we have winter 10 months of the year here and people need a place to plug in their cars, as a minimum.

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

---

I know there's this ideal of everyone bussing and biking and walking and not needing vehicles, but the reality is that Calgary is very hard to get around without car. I know so many refugee and newcomer families who buy their first car weeks after arriving in Calgary, because even with their very limited financial means, there's no other realistic way to get across the city to their drywalling job, etc. It's especially when I see newcomers coming from places where they didn't need a car and they arrive here and they buy one....it just shows me that we can't just let head-in-the-sand idealists get their way on this one. Realistically, if you remove minimum parking requirements, you'll have more people getting angry of parking issues, and that does not make for a happy city.

So I think to get buy-in for the taskforce's other recommendations, keeping minimum parking requirements as is, for now, would be an idea worth considering.





## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Robert

Last name (required) Lonseth

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

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](mailto:publicsubmissions@calgary.ca)

Good afternoon,

I hope this message finds you well. There have been ongoing discussions about the potential conversion of single-family homes into multifamily units or duplexes in Elbow Park & East Elbow Park - the cities proposed Blanketed Up-Zoning". While change can be beneficial and adaptation might bring certain advantages, it's vital to consider the long-term consequences of such a substantial alteration. Here are some points to ponder:

**Preservation of Community Character:** Our community is distinctively marked by its character and charm, significantly shaped by the single-family homes. Added to this is the rich community heritage, with some residences being over a century old. A shift to multifamily units might irrevocably alter the unique aesthetic we value and could possibly affect the allure our community offers to potential future residents.

**SAFETY, Density, and Infrastructure:** Transitioning to multifamily units or duplexes would likely increase our area's population density. This can strain existing infrastructure, from roads to schools. The inevitable infrastructural changes may come at a high financial cost, potentially affecting our community taxes and maintenance fees.

**Traffic and Parking:** A denser population equates to more vehicles. This could result in traffic bottlenecks and a pressing need for parking. Critically, with increased vehicular movement, the safety of our community's children is at risk. A community, like ours, with a high walking score, should prioritize the safety of its pedestrians, especially our young ones.

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



**Property Values:** Traditionally, single-family homes command higher property values compared to multifamily units or duplexes. A transition might influence our property values, either due to amplified density or a perceived shift in the area's appeal.

**Community Relationships:** A hallmark of residing in a single-family dwelling community is the depth of relationships formed amongst neighbors. Such connections, characterized by camaraderie and mutual respect, could get diluted with increased density.

**Privacy and Noise Levels:** Single-family homes inherently offer a degree of privacy that's challenging to mirror in multifamily residences. With more adjoining units, we might witness a spike in noise, potentially disturbing our cherished tranquility.

**Environmental Impact:** More units might mean less green space. Lawns, gardens, and trees play a crucial role in absorbing carbon dioxide, providing shade, and fostering bio



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.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Sam**

Last name (required) **Kolias**

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 12, 2023**

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

(required - max 75 characters)

**See attached re: Housing & Affordability - Task Force Recommendations**

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

**Neither**

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

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

**Please see attached.**





**Boardwalk REIT**  
200 – 1501 1 St. SW  
Calgary, AB T2R 0W1

**bwalk.com**  
T 403.531.9255  
F 403.531.9565

September 12, 2023

RE: The Housing & Affordability Task Force Recommendations

Dear Mayor Gondek & City Councilors:

We appreciate the time and effort the City of Calgary has placed in creating, discussing, and implementing a City of Calgary Housing Strategy. Canada is in a housing crisis, with Canadians of **all** income levels finding it increasingly difficult to find and maintain payments of suitable housing at prices they can afford. For us, rental housing is much more than a business, and we deeply appreciate that every suite or site is someone's home and a part of a community. We are pleased to submit our brief, as a public apartment REIT, with a goal of supporting affordable housing.

### **Introduction**

Boardwalk REIT is one of Calgary's largest affordable housing providers, offering 5,960 suites for rent to Calgaryans at the end of June 2023. We have been operating in Alberta since we first started in 1983 and since 1999 have self-imposed rent protection which sustainably limits rental rate adjustments for renewing Resident Members. Within our Calgary and Edmonton properties, approximately 90% of communities are defined as affordable, based on CMHC's criteria<sup>1</sup>.

We believe there are four key government policies that promote housing accessibility and housing affordability and align with some of the five outcomes identified by the Housing and Affordability Task Force.

### **Overview - Government policies to promote affordable housing**

To tackle the housing crisis, we believe four essential government policies are needed to facilitate and promote more housing supply for all Canadians. Firstly, Government policy needs to be supportive of open markets, which prompts increased supply and price competition for all Canadians. Secondly, we need to restrain taxation for those who would invest in the creation of more affordable housing. Thirdly, we need financial markets to encourage and provide capital to develop and maintain affordable housing. Fourthly, we need rental support and government subsidies that

---

<sup>1</sup> <https://www.bwalk.com/en-ca/rent-control-facts/>

**Boardwalk REIT**

200 – 1501 1 St. SW  
Calgary, AB T2R 0W1

**bwalk.com**

T 403.531.9255  
F 403.531.9565

are directed to individuals to provide immediate financial relief to those in need and thereby maintain housing affordability.

**First policy – open markets to increase supply**

As identified by the Housing and Affordability Task Force, the first outcome is to increase the supply of housing to meet demand and increase affordability. We agree that the objective of 1C (amend and streamline planning policy and processes to allow for diverse housing) will have favourable impact to increasing supply. We also further suggest:

- Streamlining and fast-tracking permit applications,
- Easing of permitting requirements such as parking and mandatory advertising period on increased density development proposals that are already zoned for high density residential,
- Flexible building codes – specifically those that don't impact health and safety,
- Decreasing the requirements for professional consultation in cases where sufficient technical documentation already exists and are up-to-date.

**Second policy – restrain taxation**

The second outcome of the Housing and Affordability Task Force – support housing providers to deliver services that make a positive impact – can be supported by City of Calgary tax policies. Municipalities often charge as much as 250% of the property tax rate for purpose-built rentals compared to owner-occupied housing. This represents about 11 cents out of every dollar of rent paid. Long-term reductions in municipal property taxes, in exchange for long-term commitments to maintain affordable rents, would make hundreds of thousands of apartments more affordable for Canadians<sup>2</sup>. Specifically, we propose City Council consider:

- Property tax breaks or tax deferrals on new purpose-built developments within Calgary city limits,
- Further align municipal taxation policies to promote new construction. For example, decreasing application fees, permitting fees, development fees, etc.

---

<sup>2</sup> [Solutions – Canadian rental housing providers for affordable housing](#)



**Boardwalk REIT**  
200 – 1501 1 St. SW  
Calgary, AB T2R 0W1

**bwalk.com**  
T 403.531.9255  
F 403.531.9565

### **Third policy – encourage & provide capital**

Maintaining and creating a predictable and consistent set of municipal regulations may promote capital investment. Going further we also propose:

- Financial subsidies from the City of Calgary to develop suites that are currently not residential suites and converting them into residential suites. For example, the conversion of spaces previously used for administrative and office purposes, storage and maintenance spaces, and other large, underutilized spaces that can be repurposed to generate the immediate supply of additional housing,
- Subsidies, incentives, or property tax breaks to further densifying existing land that is not fully utilized. For example, approving and incentivizing the development of empty land into additional residential suites requiring minimal infrastructure investment by the city,
- Capital partnerships and financial grants between apartment providers and the City of Calgary to incentivize new housing development within Calgary. The successful outcome of this can be measured through prior partnerships.

### **Fourth policy – rental support and government subsidies**

As pointed out by the Housing and Affordability Task Force, there are 84,600 households in need of affordable housing options. In the short term the City of Calgary should offer new and expand existing financial rental supports, along with one-time, income based, financial supplements targeted to vulnerable and at need families. Financial subsidies provide immediate relief and immediate assistance to the most at need individuals and are very directed, based on income.

For example, the City of Calgary, through the Calgary Housing Company, offers the Rent Assistance Benefit. This is a long-term financial benefit offered to those most in need. Expanding the eligibility beyond the \$25,000 asset threshold and financial benefit beyond the \$900 maximum supplement may help make more rent affordable to more Calgarians.

In addition, the City of Calgary has a new program called the 'Temporary Rent Assistance Benefit (TRAB), which provides a temporary monthly benefit to households that live in a private residential dwelling. Increasing the subsidy rate of the financial support, expanding the eligibility beyond the \$25,000 asset threshold, and removing the 20% decreasing benefits in the second year, provides targeted financial support and increases housing affordability for more Calgarians.



**Boardwalk REIT**

200 – 1501 1 St. SW  
Calgary, AB T2R 0W1

**bwalk.com**

T 403.531.9255  
F 403.531.9565

### **Conclusion**

Canada is in a housing crisis, with Canadians of all income levels finding it increasingly difficult to find and maintain suitable housing at prices they can afford. We believe we are important stakeholders in addressing some of the housing challenges.

Finally, we encourage City Council to view our website where we offer many more ideas and solutions at, [www.foraffordable.ca](http://www.foraffordable.ca).

Sincerely,

Sam Kolas  
CEO & Chairman of the Board



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Pamela

Last name (required) Scott

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 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](mailto:publicsubmissions@calgary.ca)

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

I ask that Council support the Housing Strategy. We know that in order for our city to thrive, we must have sufficient and affordable housing for people of all income levels within all areas of the city. I love my single family home, but I realize the current zoning policies must be changed to ensure more individuals, especially those with lower incomes, can find adequate housing.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Ben**

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?

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)

Community Development Committee

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](mailto:publicsubmissions@calgary.ca)

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

As a resident in Upper Mount Royal, I oppose to changing the land use bylaw to blanket up-zone all of R-C1 neighbourhoods. It is definitely undemocratic that you use your power to remove the public hearing process and the ability for us as citizens to have input into how our communities are developed. My wife and I with a couple of teenagers have lived in this neighbourhood for over a decade and witnessed more and more young professionals with small kids moving into this area seeking for more space, greener pastures and closer vicinity to work. We want this trend to continue. We already have a ton of high rises and multi-level residential buildings in lower mount royal, South Calgary, Connaught, Victoria Park and Killarney. We need a residential area that have mature trees and parks. Soon all these available parks and yards with mature trees will be bulldozed and come with the multi-unit complexes. We need to stay away from that. This bylaw change seems to favour the home builders/construction companies since they do not need residents input. They can just convince the city authority when they need rezoning for new development. We need to keep the democratic process of gathering residents input before any zoning changes.



Monday, September 11, 2023

Dear Mayor Gondek and City Councillors,

I have resided in Elbow Park and Mount Royal my whole life, and love the tree-lined streets and single-family community. The Elbow Park Residents Association (EPRA) board has 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 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. 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. 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. 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,

Andrea Gould

331 Elbow Park Lane SW

Calgary T2S0T8

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



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Ellen

Last name (required) Borak

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)

Item 7 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](mailto:publicsubmissions@calgary.ca)

This blanket change to Single family dwelling areas to R-CG will NOT add affordable housing to Calgary.

Single family dwellings are a choice that citizens make, pay dearly for and expect to have a choice about. You cannot cut out the public input part of development decisions.

Any developer will expect to make a profit from their investment. Single Lots will be bought, very expensive units will be built on them and sold to the highest bidder, possibly to other investors who never live there. This will have absolutely nothing to do with affordability. But will seriously impact neighbourhoods people have chosen to live in.

From Calgary Herald: Sam Koliass head of Boardwalk Communities: The impediment to investment in Affordable housing in Calgary is the COST of entry i.e. interest rates, start up capital required, and land prices, plus guaranteeing the RETURN any developer is looking for.

Fact #2 : From Calgary Herald : Calgary has the one of the highest number of properties held by REIT's, near 27% if memory serves. These investors require a return on their investment, as in an expected annual income stream. Rents and property values will not magically come down due to this requirement of our market system. High density builds in single family neighbourhoods could just end up in a REIT pool again adding nothing to "affordable" housing.

There can be no "affordable" housing built without CITY COUNCIL providing Start-up cost reductions for developers, low land costs AND Specifying that they must build housing under some definition of "Affordable". There is lots of scope for higher density

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

---

builds in Calgary without wholesale changing every street in single family neighbourhoods.

Council needs to free up available land, specify or allow high density builds only on certain streets in the city , provide incentives for developers on these lands, and stay out of single family areas unless these builds are on the perimeters of these neighbourhoods. Plus you must have a mechanism for appeal, and community input and advice.

I ask you to reject HATF Recommendation 1, Action items (d) and (h). DO NOT cut citizens out.

E B



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Trevor

Last name (required) Cossarini

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

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](mailto:publicsubmissions@calgary.ca)

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

I am writing this email to register my extreme opposition to the proposed blanket up-zoning of the entire city to R-CG as the base land-use district as well as the removal of the right for citizens to engage in planning decisions that impact their neighborhoods. We need to take a very thoughtful approach to how we develop new housing options in the city, an approach that includes the voices of all stakeholders. As proposed, the HATF recommendation #1 creates a very profit driven approach to development that will not lead to more affordable housing where it is needed, or increased density of housing where it is appropriate from an infrastructure perspective. As proposed it will allow for significant changes to neighborhoods currently zoned as RC-1, forever changing the character of the neighborhood and potentially negatively impacting the current residents without any opportunity for them to influence the process.

I urge city council to reject this proposal and ensure communities, not developers, have the final say on how our city evolves over the coming decades.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Wayne**

Last name (required) **Howse**

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 19, 2023

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

(required - max 75 characters)

LOC2022-0196

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](mailto:publicsubmissions@calgary.ca)

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

September 7, 2023

Re: LOC2022-0196 / Bylaw 154D2023

Attn: Members of Calgary City Council

I recommend that Council vote to NOT to approve this application - LOC2022-0196

The singular published objective of this Application is to re-designate the subject properties from R-CG to DC/R-CG for no other purpose other than the express design of intentionally interfering with the terms of a restrictive covenant, a private contract co-registered on the applicant's title as well as hundreds of other titles in the area.

The Applicant cites a recent decision of the Alberta Court of King's Bench where another developer utilized a DC Bylaw to circumvent the contractual requirements of the restrictive covenant. Notably, that decision is under appeal on the basis that the City does not have the jurisdiction to enact a DC bylaw as section 617 of the Municipal Government Act is not complied with, nor are the preconditions for a DC bylaw in the Land Use Bylaw met. Municipal officials know that this decision is currently under appeal, as the City is a Respondent to the Appeal.

Further, when those developers in the case referred to above obtained their DC bylaws, they noted that it should be limited to their properties and confirmed that this would not be the "thin edge of the wedge". Permitting this Application to operationalize a DC bylaw on these two properties, is inviting a 'trickle to a flood'. There is a Land Use Bylaw and applicable land use zoning (as redesignated as part of City led land-use re-designations) in place at these sites. Additional, spot-zoning as requested by the Applicant should NOT be permitted.

My ward Councilor will not freely speak to this matter citing that he has been advised as such by City Legal because the matter is before the courts. I expect all Municipal



## PUBLIC SUBMISSION FORM

---

Officials (both elected and unelected) heed this proscription and in turn vote to NOT to approve this application.

Thank you,  
Wayne Howse  
Ward 7 Resident  
2406 22 ST NW

September 7, 2023

Re: **LOC2022-0196 / Bylaw 154D2023**

Attn: Members of Calgary City Council

**I recommend that Council vote to NOT to approve this application - LOC2022-0196**

The singular published objective of this Application is to re-designate the subject properties from R-CG to DC/R-CG for no other purpose other than the express design of intentionally interfering with the terms of a restrictive covenant, a private contract co-registered on the applicant's title as well as hundreds of other titles in the area.

The Applicant cites a recent decision of the Alberta Court of King's Bench where another developer utilized a DC Bylaw to circumvent the contractual requirements of the restrictive covenant. Notably, that decision is under appeal on the basis that the City does not have the jurisdiction to enact a DC bylaw as section 617 of the *Municipal Government Act* is not complied with, nor are the preconditions for a DC bylaw in the Land Use Bylaw met. Municipal officials know that this decision is currently under appeal, as the City is a Respondent to the Appeal.

Further, when those developers in the case referred to above obtained their DC bylaws, they noted that it should be limited to their properties and confirmed that this would not be the "thin edge of the wedge". Permitting this Application to operationalize a DC bylaw on these two properties, is inviting a 'trickle to a flood'. There is a Land Use Bylaw and applicable land use zoning (as redesignated as part of City led land-use re-designations) in place at these sites. Additional, spot-zoning as requested by the Applicant should NOT be permitted.

My ward Councilor will not freely speak to this matter citing that he has been advised as such by City Legal because the matter is before the courts. I expect all Municipal Officials (both elected and unelected) heed this proscription and in turn **vote to NOT to approve this application.**

Thank you,

Wayne Howse

Ward 7 Resident

2406 22 ST NW



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)

Last name (required)

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

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**

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](mailto:publicsubmissions@calgary.ca)

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

Dear Sir/Madam,

We are writing with regard to the **City's Housing Affordability's Task Force recommendations**, which will be discussed and voted upon by City Council this autumn. We support the submission from the Hounsfield Heights – Briar Hill Community Association, as well as their recommendations.

Our overall impression of the HATF recommendations is that they take a very broad-brush approach to a number of housing issues faced by the city. We believe that there are many solutions and approaches which will help with housing issues but that the very wide-reaching recommendations in this report are not the way to do that.

The attempt to remove obstacles and red tape are admirable, but unfortunately as proposed will allow to developers to push through their proposed developments with very little oversight and essentially no review by the citizens and taxpayers who will be most affected.

**There are many issues with the recommendations as proposed.**

1. **Blanket up-zoning** of all R1 and R2 to RCG or HCO. Here are some of the obvious issues.
  1. **60% lot coverage** - huge problems with privacy, shadowing, and loss of green space. The city can't on the one hand promote the "urban forest" and on the other hand allow many of the trees and much of the vegetation on private land to be removed/built upon.
  2. **Anticipated provision of lower-cost housing** - there are many studies that show that down-spacing/new building does not provide lower-cost housing to help with the current affordability issue. Sixty and seventy-year old bungalows in our neighbourhood would be replaced with multi-unit new buildings, at current construction costs, which would lead to even more expensive homes.
  3. **Creating problems** - replacing single family dwelling with multi-unit buildings leads to a number of problems in the community. From all the public commentary around this type of development in areas such as Marda Loop, Renfrew, etc., there are huge problems with parking and bin storage, to name a couple.
    - a. **Parking** - the current requirement for 0.5 parking spots per unit, and the proposed change to no parking stalls, will lead to massive issues with on-street parking. Yes, there are people who don't own a vehicle, but they are vastly outnumbered by those who own one or more vehicles. A new multi-unit development in an established community, with only currently-available on-street parking, will have a negative effect on all. No doubt there are some people who will buy a home with

no parking as they do not own a vehicle but it is fantasy to believe that the vast majority fall into that category.

- b. **Narrow streets** - there are many narrow streets in existing communities. When opposing vehicles meet, there is usually room for one to pull off to the curb to allow the other through. When the streets are lined with parked cars, it will literally be impossible for two cars to pass on these streets.
  - c. **Winter** - Currently, a vehicle parked on the street cannot be legally plugged in during the winter, as the electrical cord is considered a hazard for pedestrians because it crosses the sidewalk. Consider what will happen when there are many more cars parked on the streets as a result of these new developments.
  - d. **Electric vehicle charging** - the City is pushing a green agenda, and electric vehicles are part of that agenda. The most obvious place for someone to charge their electric vehicle is either in their garage or driveway, while they are home. How are people with an electric vehicle going to conveniently charge their vehicles? By putting a 110/220V cord across the sidewalk? And if someone has to park down the street or around the block from their home, how can they even illegally plug in their vehicle?
  - e. **Bins** - a new multi-unit building with, for example, eight units, will require space for 24 bins. There are already issues at existing increased-density developments in a neighbouring community along 19<sup>th</sup> Street NW, where bins from a group of several joined units are stored across the alley along a current-vacant lot, as the owners have no room for them along their property due to their alley-access garages. When the currently vacant lot is developed (another multi-unit development is proposed), the problem will be compounded, with twice as many bins and nowhere for them to be stored.
2. The proposals will lead to a **lack of consultation**, which will only compound the problems noted in point 1 above, as it appears that residents/taxpayers will get very little, to no, notice of proposed developments, and very little to no opportunity to respond and/or object. Council shouldn't need to be reminded but it appears that it needs to happen constantly: you are elected by the citizens and taxpayers of the city to represent us. You are not elected to represent the interests of developers and city administration, which seem to be divorced from the electorate. Furthermore, we the taxpayers pay the very generous salary and benefits, as well as pensions, of administration employees. You all work for us, not the other way around.

3. **Land disposal** - without any definition and specifics as to which land parcels the City may consider "surplus", it is hard to comment on whether turning these lands over to developers is a good idea or not. No doubt some lands that are not currently parkland, nor designated as reserve land for the future as such, could be used for housing. In our community, there is a large park surrounding the Lions Park CTrain station. Carried to its extreme, we suppose that some might consider that it could be partially redeveloped to apartment towers due to its proximity to the CTrain station. Without some clarity around specific lands that would be considered, it is hard to support this proposal.
4. **Community involvement** - as a community, and personally having been involved with the ARP from many years ago, it is apparent that community wishes have gone from being an integral part of driving the process, to taking a back seat with the LAP process, and now to hanging onto the rear bumper as administration and developers speed off into the wild beyond, not even listening to their putative employers. There were many assurances made to justifiably sceptical community associations, and accusations against those CAs, by the LAP proponents. And now we see that those concerns were justified, as essentially the LAP will be over-ridden by the blanket re-zoning.
5. **Positive proposals** - as noted in the HH-BH submission, there are many positive actions that can be taken to help with the current problems with availability of housing. Re-zoning to higher density along major thoroughfares and busy through-routes makes sense. Housing co-ops, cooperation between developers and non-profit groups, laneway houses all make sense in the appropriate locations and circumstances.

Let's look hard at what is proposed and take a measured approach, rather than just re-zone the entire city. By taking it in steps, we will be able to see the effects, both positive and negative, and design further solutions with that input. If we go "full monty" and rezone the entire city, it will be too late in ten or twenty or thirty years to make adjustments. Council needs to represent the interest of its employers, the citizens and taxpayers of this city, and listen to their concerns.

**Please reject blanket rezoning and maintain our democratic participation in proposed redevelopment plans.**





## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Cam**

Last name (required) **Kernahan**

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)

**Opposition to HATF Report Recommendation 1, Action items (d) and (h)**

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](mailto:publicsubmissions@calgary.ca)

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

**Despite many valuable observations and recommendations in the HATF Report please see the attached letter to express my opposition to the HATF Report Recommendation 1, Action items (d) and (h).**

September 12, 2023

Dear Mayor Gondek and City Councillors,

This letter is provided in opposition to the Housing and Affordability Task Force Report Recommendation 1, Action items (d), to blanket up-zone the entire city using R-CG as the base land-use district, and (h), to eliminate public hearings in the planning process.

Not only does this fly in the face of a democratic system that encourages input from the public, but it is in direct conflict with what many people want for their communities. As elected public officials I implore you to listen to your constituents, and not ignore their input, or in this case, vote to restrict any future input on changes to their neighbourhoods.

I recognize that some City Councillors have gone on record to oppose the recommendation to limit public input in planning decisions and commend them for that. I hope that the rest of Council can support that motion.

I also hope that Council rejects a blanket up-zone of the entire city using R-CG. Coupled with no public input, that would enable developers to destroy the character of many of our communities and eliminate the diversity we have today in our communities that makes Calgary a great place to live.

Treating all communities the same with blanket up-zoning, without any public input, could result in unchecked densification that would overburden existing infrastructure, impact existing green spaces, and make Calgary a less livable city.

More thoughtful and targeted solutions to the current housing crisis would be welcome vs. what appears to be a “one-solution-fits-all” with no public input. This approach ignores the unique needs, culture and histories of different communities and their constituents.

To maintain a strong and diverse city, planners must consider local context, demographics, and preferences which requires public input. Tailored approaches foster community identity, resilience, and inclusivity, promoting a vibrant and sustainable urban environment.

As public servants I implore you to listen to your public and do the right thing to maintain Calgary as one of the best places to live.

Sincerely,  
Cam Kernahan, P. Eng.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Will

Last name (required) Tunison

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)

Zoning change (R-CG) proposition

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](mailto:publicsubmissions@calgary.ca)

Dear Sirs,

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

While I commend efforts to increase the availability of affordable housing, I 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.

I think the proposed changes would not result in an increase in affordable housing. I believe that the proposed changes would incentivize builders, developers and investors to continue to build the most profitable projects, but now with much less consideration for the impacts on the existing communities and citizens. Not only would the desired results not be achieved but I think negative externalities will be experienced long term. I believe a more targeted strategy to with the more direct goal of increasing affordable housing in the most logical areas of Calgary is a plan that is much more likely to succeed.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Chantelle

Last name (required) Robinson

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

What is the group that you represent? I am an HR Manager for an organization of 450+ employees



## 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 13, 2023

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

(required - max 75 characters)

Not sure, ??

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](mailto:publicsubmissions@calgary.ca)

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

Good Morning Everyone,

I reside in Jennifer Wyness' Ward and have already emailed her from my work account. Though I have not heard back from her, I trust she received my message. Below I have copied the message I sent her to share my support, not just as a resident of her ward, but also as a company representative speaking on behalf of our 400+ employees, many of which struggle to find affordable, reliable housing.

As a resident of Ranchlands and an HR Manager for an organization with over 450 employees, I want to express my support for the Housing and Affordability Task Force recommendations.

We need housing for everyone, at rates and availability for all income levels. Hiring has become more difficult, and our existing employees access the supports we have available at record levels; unfortunately our programs are not extensive enough to address direct access to housing.

The City of Calgary's new housing strategy is a move in the right direction.

Please, count my support for you to support these recommendations.

There is a way forward, and our City needs our leaders to make it happen.



## PUBLIC SUBMISSION FORM

---

Thank you,





## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Kenna

Last name (required) Windle

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 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](mailto:publicsubmissions@calgary.ca)

**Please read the attached letter regarding our opposition to the rezoning of RC-1 neighborhoods**

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

**If one of the goals is to create affordable housing, increasing development with density in the neighbourhoods of Rideau and Roxboro will not meet that goal. Land prices are very high and the proposed changes will not make housing more affordable; just denser and more money for developers. In our neighbourhood, increase traffic and safety risk greatly.**

**We implore upon the committee to study the unique characteristics of each neighbourhood before assuming it is suitable to change the zoning of every neighbourhood in the city. We have lived in Rideau Park for the past 31 years and hav**

841 Rideau Road SW  
Calgary, AB T2S 0S2

September 12, 2023

The City of Calgary  
Standing Policy Committee on Community Development

Dear Madam/Sirs,

We live in the community of Rideau Park and strongly oppose the Housing and Affordability Task Force recommendation to change the Land Use Bylaw to "up-zone" all of Calgary's RC-1 neighbourhoods to become R-CG Residential - Grade Oriented Infill. Rideau Park has some very unique aspects. It is the only neighbourhood in Calgary that has a school built on an alleyway which is situated behind Rideau Road, Rideau Road is on the city wide bike path route and Rideau Road is a dead end street.

The above noted aspects create significant traffic issues that will be exasperated should anything but RC-1 housing be permitted. Traffic at the school drop off and pick up times is very heavy, and the number of cars presents a significant safety issue for pedestrians going to/from the school and for the number of cyclists using Rideau Road. The traffic comes in and drops/picks up children then must turn around because Rideau Road is a dead end. Adding to the problem is the school bus dropping and picking up which has to be done on the alley. It is traffic chaos several times during the day. Builders and developers are not familiar with traffic patterns. The community members are. Any further density in the neighbourhood will add to traffic mayhem and increase the safety risk.

As mentioned Rideau Road is a dead end road which means all delivery, construction, school, etc traffic needs to turn around to exit the neighbourhood. The vehicles drive into driveways then back into the street. It is a unique situation and a safety issue. Once again adding to the density will create even more of a problem.

Rideau Road is a cyclist, jogger, walker, scooter, etc. route that attracts hundreds of people every day. Other streets and neighbourhoods do not attract this type of healthy recreational activity. Adding density, and therefore more traffic, will again increase the safety risk.

If one of the goals is to create affordable housing, increasing development with density in the neighbourhoods of Rideau and Roxboro will not meet that goal. Land prices are

841 Rideau Road SW  
Calgary, AB T2S 0S2

very high, and the proposed changes will not make housing more affordable; just denser and more money for developers.

We implore upon the committee to study the unique characteristics of each neighbourhood before assuming it is suitable to change the zoning of every neighbourhood in the city. We have lived in Rideau Park for the past 31 years and have enjoyed low density, inner city living. We have tolerated the traffic issues mentioned above. Please do not add to the traffic difficulties we have already. In fact, perhaps the committee members should come to Rideau Park on a school morning and see for themselves the safety concerns we have. Do not add density to an existing safety problem.

Kindest regards,

Kenna Windle and Alfred Sailer



**PUBLIC SUBMISSION FORM**

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

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

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

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

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON 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) Katherine

Last name (required) Yee

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 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](mailto:publicsubmissions@calgary.ca).

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

The City of Calgary, and Canada is experiencing a housing crisis. I am overall in support of the recommendations put forward by the City. However, I have concerns that the recommendations do not go far enough to address the current and worsening housing crisis. I would like to raise the following points in regards to the recommendations outlined in the City of Calgary's Housing Strategy

- **Development:**

- I support the City's recommendations (1.C.2, 3, 5, 6, 7). The City must move towards removing barriers for increasing density in Calgary's inner city, doing this will help to increase housing and align with the City's sustainability goals by reducing sprawl.
- In a highly profitable real estate market, such as now, there is little incentive for developers to build affordable housing. The City of Calgary must look at creating **minimum requirements** for new developments to build affordable housing. This will create neighbourhoods with socio-economic diversity.
- In addition to City owned vacant lands, the City should consider the redevelopment of City owned golf courses that are under utilized to build complete communities. However,
- regarding Objective and Action 1.A.1., the City should reconsider "disposing" City owned land to increase development, rather the City should consider building more City owned housing through the existing channels such as the Calgary Housing Company. There is a waitlist of over 30,000 Calgarians waiting for affordable housing with this number expected to triple in the coming years. The Calgary Housing Company needs to expand and improve services, there are not enough units available to Calgarians requiring affordable housing, and some of the housing available is not maintained to adequate standards. I encourage the City to investigate the practices of other cities that have large City owned housing portfolios.

- **Affordable housing for those on fixed incomes:**

- The City must acknowledge that Calgarians living on fixed income (Alberta Works and AISH, seniors) do not have sufficient income to afford market rentals, these groups are pushed to houslessness or unsafe living conditions, these Calgarians deserve to have access to safe and secure housing just as much as any other resident. There needs to be immediate actions to support these Calgarians.
- I have direct experience working with houseless and insecurely housed Calgarians, the steps to gain affordable housing are deeply concerning with many falling through the cracks, I am concerned that Outcome 2 will create more barriers for people needing housing. For example, to stay on the affordable housing waitlist through the SORCe a client needs to check in bi-weekly, for someone who is living on the streets, without a phone, difficulty affording public transit, etc. this is extremely difficult. Collaboration must include the voice of those with lived experience and focus on getting Calgarians securely housed.

- **Advocacy for better rights for tenants:**

- Calgary needs to advocate to the Provincial Government for the implementation of rules and regulations for landlords and tenants as outlined in Recommendation 2.C.3. Recommendation 2.A.3 is not enough, many tenants know their rights but there are few legal supports to back tenants when issues are raised and so they go unaddressed by landlords or put tenants in precarious situations.
- Recommendation 2.C.4 additionally requires advocacy by the City to the Provincial government for the implementation of a Provincial rent control. Within the last six months I have encountered numerous people,

professionally and personally, whose rent has been increased anywhere from 12% - 27%. Unlike other Provinces, Alberta does not have any **rent control** and few protection for renters writ large. If you're on a fixed income, these rent increases are not feasible.

Thank you for your attention to this crisis and for taking the initiative to address and take action on this issue. I hope the City will listen to those who have lived experience of the adverse effects of this housing crisis and can deliver actions that support our most vulnerable communities with equity and justice at the forefront.





## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Lauren

Last name (required) Minuk

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 – The City of Calgary's Housing Strategy 2024-2030, CD20

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). If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

I wanted to share a couple of recent experiences with you as you consider this housing strategy. I appreciate you taking the time to work on this and hope for all of our neighbours that some good solutions are implemented to ensure that everyone has a safe place to call home.

The first one I wanted to share was that my sister owns a condo that she rents out as she's currently working in Houston. She listed it for \$2200 (it is a two bedroom apartment in SE Calgary - Dover area). Since I haven't rented in a few years I thought she would never get that but we got so many applications and she was able to rent it the first week that she had it listed. One of the stories that we heard was from a single dad whose wife died of COVID and he was looking for a safe place to take his two children other than a single room in his father's house.

The second experience is that my partner and I have been hosting Ukrainian refugees and the couple who is living with us now is looking for housing. They found a place that they could afford but when they moved in the landlord was completely unprofessional and the unit stunk of cannabis so they asked if they could move back in. They have a very small budget and have decided to stay with us longer so that they can find a decent, safe place to live that they can afford. It is very difficult to acknowledge that they left a warzone for safety and now are struggling to find housing (for the record, my sister's apartment was way out of their budget).

Finally, I wanted to share a few thoughts about the strategy as presented:

1. Thank you for ensuring that specific Indigenous and equity-deserving groups' needs

are considered.

2. I hope that it offers housing throughout the city, including the downtown area (where I live!) to reduce sprawl and also make sure that lower income folks have access to efficient transit and services).

3. I hope more density and better housing choices for families (i.e. 3 bedroom condos and rowhouses) are considered for the inner city (even if not popular).

4. I hope that housing will be considered for houseless folks who need help (i.e. consider a housing first strategy wherever possible)

Thank you for letting me provide these comments! I appreciate your hard work as you consider these recommendations.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Miranda**

Last name (required) **Keller**

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 Task Force**

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](mailto:publicsubmissions@calgary.ca)

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

**I support all recommendations made by the housing task force. Our city is experiencing a housing crisis and will only get worse as time goes on. We need solutions now. People are suffering now. Every person deserves a home. This crisis is acutely felt and there is an opportunity to solve it, along with another major crisis - climate crisis. Urban sprawling is extremely expensive and not the solution to this housing crisis. Urban density is the answer. Making net zero affordable housing will be beneficial for all. Please think about people first instead of real estate value and parking for vehicles. I live in Ward 14. Did you hear me Peter Demong, I support ALL the recommendations.**



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Greg

Last name (required) Lueck

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)

7.3 Citywide Growth Strategy – Renewing Land Use Bylaw and related

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](mailto:publicsubmissions@calgary.ca)

To Councilor Peter Demong and all in attendance

I am very concerned about some parts of the Housing task force recommendations. I am unable to attend on Thursday, so I am providing some feedback to you. At the highest level, the statements within the 6 Recommendations make sense. Having said that, I believe that there are other ways to achieve recommendation #1 without a blanket land use district for the entire city. As I understand this recommendation it would mean that in my neighborhood of single detached dwellings, a developer could purchase the house next to me and put in a rowhouse with 4 dwellings as well as 4 secondary suites, with no parking requirement. This could mean that if each residence has a single vehicle that 8 vehicles would be parking on the street in front of my house, as there will be no room on the street in front of that row house.

I am deeply opposed to the blanket Land use district recommendation. I am also deeply opposed to allowing creation of households that do not take into consideration parking. I am also deeply opposed to charging Calgarians for residential street parking. Looking at updating land use districts based on previous approvals may be the way to go, meaning areas that already have a significant % of allowed multi unit structures, then that would be reasonable.

Here is what I see on this, city introduces residential parking fees. City allows building of dwellings and suites with no consideration for parking, residents are forced to park on the streets, streets are jammed with residents paying for parking. City needs to

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

---

deter owning a vehicle because there are now problems that have been created with people parking on the streets. Parking fees go up.

I treasure my single dwelling neighborhood. This is the reason that I purchased a home where I did. I do not want row houses, town houses, or the like built next to me. Allowing a single secondary suite is ok.

I do see that there is an incentive proposed for secondary suite creation. I support this recommendation within reason, meaning that my neighbor could benefit from creation of a SINGLE secondary suite on their property, but not more than one. Assessing city property and transitioning some for additional housing is a good idea.

Building more units is only part of the equation. Making housing affordable also requires the city to look at the sky rocketing property taxes, and other things that residents are paying, such as utilities, or garbage disposal. The base





## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Marcello**

Last name (required) **Di Cintio**

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)

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](mailto:publicsubmissions@calgary.ca)

My name is Marcello Di Cintio. I am a lifelong Calgarian, a single dad and an anxious renter. I live half-time with my teenage son in Marda Loop. I fear I'll soon be priced out of my home, and out of our neighbourhood – the only neighbourhood my son has ever known. Moving will mean moving far from my son's mother's house, his school, and his friends. Moving will upend our lives.

I'm all in favour of building non-market accommodation and other forms of new affordable housing. However, Council needs to keep in mind that this is a crisis in the present tense. Renters like me, and others in even more precarious straits, cannot wait for new housing. We need help now.

Action C of the Housing and Affordability Task Force's recommendation calls for Council to engage with the Provincial government to "ensure rental market rates are balanced and affordable." I would love to see a cap on annual rental increases instituted immediately. This could be even be a temporary measure put in place until other actions bring a level of sanity back to the rental market.

The provincial government has done something like this recently. In March 2020, during the dark early days of the pandemic, the Province amended the Residential Tenancies Act to prohibit landlords from raising rents until the public health emergency was officially declared over. They recognized we were in a crisis, and they acted quickly.

We're in another crisis. Please pressure the Province to take quick action.

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

Two other brief points:

Society needs to stop thinking about rental rates in relation to mortgage rates. As a tenant, I agree to pay rent, not my landlord's mortgage. This idea that tenants should happily swallow rental increases just because their landlord's mortgage has increased needs to go away. Renters shouldn't be expected to shoulder the risk of their landlord's real-estate investment – an investment we will never profit from.

Lastly, the fact that many City Councillors are also landlords – and recipients of donations from housing developers - is problematic. How can Calgarians be confident you'll make decisions in the best interests of all citizens? To this end, I respectfully request all Councillors openly disclose whether or not they own rental properties in Calgary and, if so, how many tenants you have before decisions on this issue are made. I also request that renters be involved every step of the way and not treated like lesser citizens.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Trinity

Last name (required) Mulholland

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 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](mailto:publicsubmissions@calgary.ca)

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

**Everyone should support affordable housing policy!**



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Andrea

Last name (required) Llewellyn

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

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](mailto:publicsubmissions@calgary.ca)

I returned to school during the pandemic to upgrade, to improve my employability and future financial outlook in these difficult times. Unfortunately, I've suddenly found it almost impossible to find affordable accommodation. Despite being a Calgarian born and raised, I suddenly cannot afford to live in Calgary, my home.

In the interim, I have had to stay with family and friends until I can find my own living situation I can afford, however I am not the only professional I know, who has found themselves seeking interim accommodation. Many people are having to move due to their landlord increasing their rent, or refusing to renew their fixed-term lease in order to raise the rent. With the rental market skyrocketing, we have a problem.

The definition of homelessness: "Homelessness describes the situation of an individual, family or community without stable, safe, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it." (Canadian Observatory on Homelessness)

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

I believe many many Calgarians would identify as homeless at this time, though they are unlikely to be counted at a shelter.

To make matters worse, we have high-interest rates. In the rental market, many landlords are being forced to increase rents to cover their mortgage, but families are also finding themselves unable to make their mortgage payments. Some are pre-emptively leaving the city to work remotely from cheaper parts of Canada.



## PUBLIC SUBMISSION FORM

---

If we want to encourage families, university graduates, and skilled professionals to settle (and stay) in Calgary, we need to make it affordable.

It must also be pointed out, we live in a province that has minimal protections in place to stop rent price increases and surges, to prevent sudden affordability crises like the one we are in. This must be considered.

Calgarians need the support of this committee right now, we need to see a vote in pursuit of Affordable Housing, with the well-being and future consideration of our citizens in mind.





## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Kirk

Last name (required) Osadetz

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

What is the group that you represent? Brentwood Community Association



## 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)

**Affordable housing**

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](mailto:publicsubmissions@calgary.ca)

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



# Brentwood Community Association

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
Tel. (403) 284-3477 Fax. (403) 284-3951 office@brentwoodcommunity.com  
www.brentwoodcommunity.com

September 12, 2023

Dear Mayor Gondek and Calgary City Councillors:

Re: Pending City Motions regarding the “Affordable Housing Crisis”

We write on behalf of residents of the Brentwood Community in our capacities as the President and Vice-President of the Brentwood Community Association. We have serious concerns regarding City Council’s possible responses to the current “Affordable Housing Crisis”.

1. Housing affordability is a serious and real problem that affects all Canadians. Causes of the “crisis” are National issues and policies including interest rates, inflationary pressures, and population growth. All reduce housing affordability, and many are beyond civic government control.
2. There are two separate issues of housing affordability. The first is the number of “affordable housing units” for low-income families provided by the Province (~5,000), Calgary Housing Corporation (>10,000), and other entities. The second is the affordability of new and owner-occupied housing in the local residential real estate market.
3. The Province (<https://open.alberta.ca/publications/stronger-foundations-albertas-10-year-strategy-affordable-housing>) and the City (<https://www.calgary.ca/social-services/low-income/affordable-housing-overview.html>) have announced their plans for “affordable housing units”. If more units are needed, higher budgetary allocations, not changes to the development approval process or public input to that process, are required.
4. City statistics indicate anticipated population growth is about 17,140 people per year to the end of 2025. The record number of new housing starts was “more than 17,000” in 2022 suggests that supply is sufficient to meet demand. Thus, the current “affordability crisis” is, in large part, the “affordability” of rental and purchased housing in Calgary’s real estate market.
5. Pressing affordability issues apply to renters and rents, which have increased substantially. These occur primarily in existing buildings unrelated to the development process. To quote an August 1<sup>st</sup> Global news post, “On average, everybody’s rent went up 30 per cent. Mine went up 31 per cent. I was paying \$1,186 (per month). And then it went up to \$1,550”, the person interviewed said. The concerns of these Calgarians, many of whom are vulnerable, are unaddressed by existing council motions.
6. A facet of the “affordability crisis” is recent interest rates increases. This affects some homeowners and all buyers who are renewing or assuming mortgages. New buyers must brace for higher rates while existing mortgage holders see reduced affordability. Each percentage point interest rate increase results in about a 25% rise in monthly payments on conventional mortgages. About one-third of all mortgage holders have already seen rate increases and mortgage broker Ron Butler stated that current homeowners can, “In some cases [expect], much higher rates and payments than they were ever expecting. In some cases, double the rate they were experiencing.” These Calgarian’s affordability concerns are also not addressed by current council motions.



# Brentwood Community Association

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
Tel. (403) 284-3477 Fax. (403) 284-3951 office@brentwoodcommunity.com  
www.brentwoodcommunity.com

7. Housing prices increases, for all types of dwellings, also contribute to the “affordability crisis”. For example, a typical Brentwood home purchased in 1986, has a 2023 Bank of Canada inflation calculator price of \$211.12/square foot, or 240% of its 1986 purchased price. The Calgary Real Estate Board reported the median July 2023 Brentwood sale price was \$391.45/square foot, or 445% the 1986 purchase price. Why current sale prices are now 1.85 times, or nearly twice, the Bank of Canada inflate price is complicated, but increased real estate industry profits and previously low interest rates are contributing factors. Inflated housing prices stand in stark contrast to Alberta average annual family incomes that have, at best, just kept pace with inflation.
8. These examples illustrate that groups dealing with the “affordability” crisis face diverse situations that are all primarily caused by housing costs and not housing supply. Yet Council chooses to address only questions of future housing supply. Council proposes to focus on housing, not yet submitted for development approval, while permanently suppressing certain types of public comment on developments. This will have no timely impact on the current “affordability crisis” and it is unrelated to the present “crisis” and its pressing needs. There is no justification for a suppression of citizen comment on developments, although it is something that some developers and civic administrators have appeared to have wanted either minimized or even eliminated. As such Council’s plan is to addresses the interests of a few who are unaffected by the “crisis” rather than addressing the needs of the many currently experiencing the “affordability crisis”.
9. Nowhere has it been stated how, and how much, proposed changes to the development approval process will contribute to future housing affordability. Neither have Calgarians seen a mechanism that guarantees that resulting cost savings for builders and developers are passed on to consumers. It is also unclear whether potentially reduced public input to developments would reduce comment on Local Area Plans, which would be inappropriate and undesirable.
10. Instead, Council caters exclusively to the interests of new housing constructors, who, showed little historical interest in providing “affordable” accommodation to Calgarians, as over-inflated housing costs indicate. Neither would it appear that the real estate development and construction industry needs additional support. Increased profits in that industry contribute significantly to the “affordability” issue. The economist Jim Stanford’s article regarding inflationary pressures due to increased corporate profits names the Real Estate industry, whose profits increased 35% since 2019, as number 4 of 15 industries currently driving Inflation (<https://centreforfuturework.ca/wp-content/uploads/2022/12/Fifteen-SuperProfitable-Industries.pdf>).
11. By requesting amendments to the Municipal Government Act, Council would permanently change the development approval process. If they were addressing the current “crisis” in earnest, their actions would be specific to developments addressing the worst-affected citizens (e.g., multifamily rental residential) and would be time-limited (e.g., 2 years).
12. To permanently reduce public input and consultation regarding development is an inappropriate action at the expense of democratic processes, and responsive and responsible Civic government.



# Brentwood Community Association

Mailing Address 5107 – 33<sup>rd</sup> St. NW, Calgary, Alberta T2L 1V3  
Tel. (403) 284-3477 Fax. (403) 284-3951 office@brentwoodcommunity.com  
www.brentwoodcommunity.com

13. If Council wishes to address the crisis meaningfully, allocate more funds to Calgary Housing Corporation for additional “affordable housing units” and lobby other levels of government for changes to tax and monetary policy that encourages landlords to reduce rents and which causes developers and builders to reduce profits while passing savings on to consumers.

Most respectfully,

Bonita McCurry, President, and Kirk Osadetz, Vice-President, Brentwood Community Association



**PUBLIC SUBMISSION FORM**

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

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

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

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

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON 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) **Joanne**

Last name (required) **Cox**

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 13, 2023**

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

(required - max 75 characters)

**There is an influx of people and affordable housing**

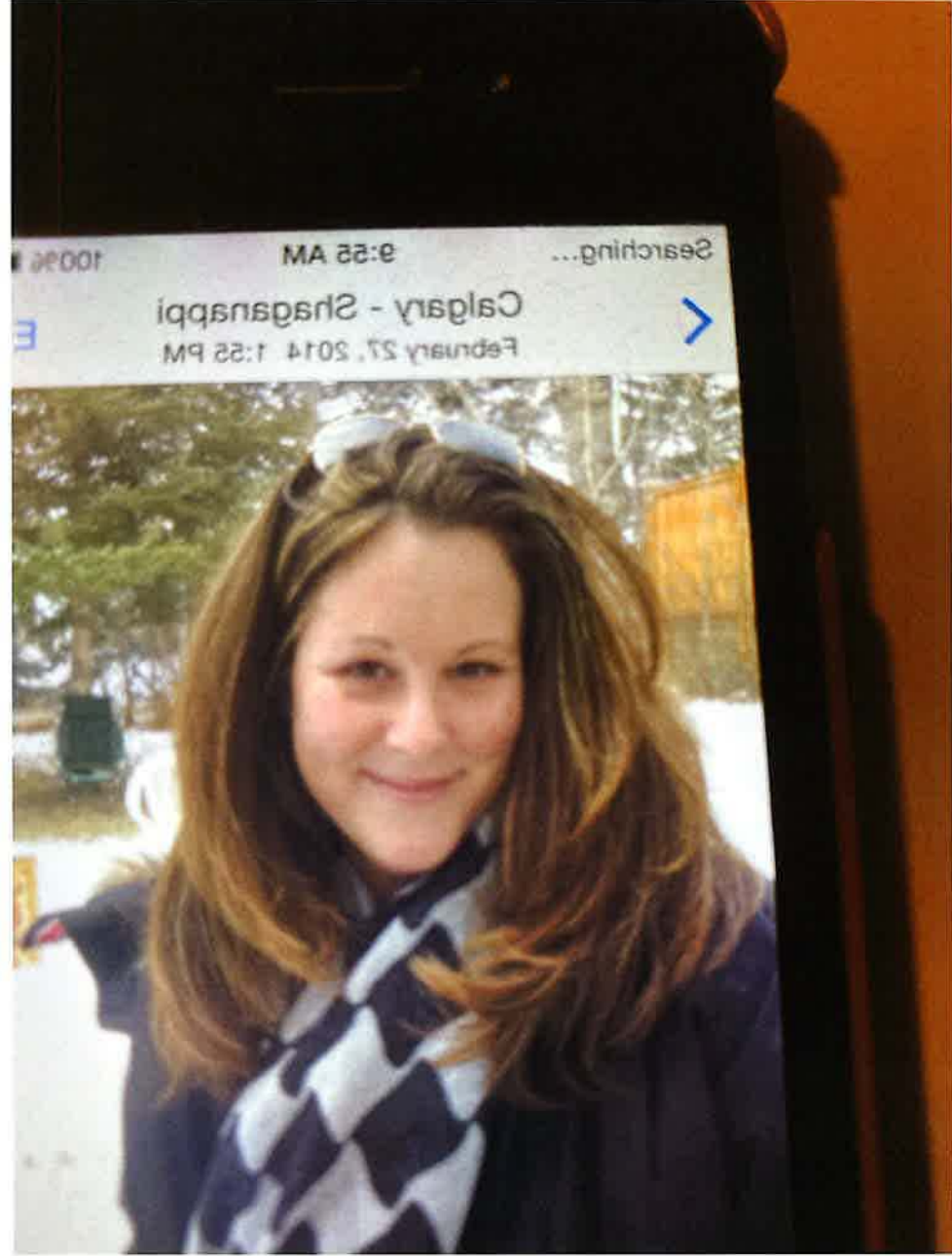
Are you in favour or opposition of the issue? (required)

**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](mailto:publicsubmissions@calgary.ca)

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

**Facing homelessness  
Rental caps  
Several people buying all property. We need help  
Seniors are on the streets while foreigners being paid to take out rentals. Calgary is disaster out .. drug problem out of contr.**







## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Rob**

Last name (required) **Davidson**

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)

**COMMUNITY DEVELOPMENT COMMITTEE - Land Use Changes**

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](mailto:publicsubmissions@calgary.ca)

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

Rob Davidson  
607 38<sup>th</sup> Ave SW  
Calgary, AB, T2S0W2  
rdavidson@amagency.com  
(587)226-9596  
September 11, 2023

City of Calgary – Ward 8  
Courtney Walcott

Dear Courtney Walcott,

I am writing to express my strong opposition to the proposed new land use bylaw, specifically the implementation of R-CG blanket zoning within the City of Calgary. While I understand the need for responsible urban planning and growth, I believe that this type of zoning is not the right solution for our city and its diverse communities.

One of the primary concerns I have with R-CG blanket zoning is that it fails to address the critical issue of affordable housing. While the intention may be to encourage higher-density housing and potentially increase affordability, the reality is that R-CG zoning often leads to the construction of luxury townhouses and condominiums that are far from affordable for most Calgarians. This zoning may inadvertently contribute to the further gentrification of neighborhoods, pushing out long-term residents who cannot afford these new developments.

Furthermore, it is essential to recognize the unique character and charm that neighborhoods like Elbow Park bring to our city. These historic communities are an integral part of what makes Calgary special, and their character should be preserved and celebrated. Blanket zoning measures, such as R-CG, risk erasing the distinctiveness of these neighborhoods, which is a critical aspect of our city's identity.

Rather than adopting a one-size-fits-all approach to zoning, I urge the City of Calgary to consider a more nuanced and community-specific approach that takes into account the individual needs and characteristics of each neighborhood. This approach would allow for responsible development that preserves the character of our unique communities while addressing the pressing issue of affordable housing through targeted strategies.

I believe that Calgary can continue to grow and evolve while still retaining the qualities that make it a special place to live. By rejecting the R-CG blanket zoning and embracing a more community-focused approach to land use, we can achieve a balance between responsible development and the preservation of our city's character.

I respectfully request that you and the Mayor and the other City Council reconsider the adoption of the proposed R-CG blanket zoning and work towards a more thoughtful and community-oriented land use policy that benefits all residents of Calgary.

Thank you for your time and consideration.  
Sincerely,  
Rob Davidson



# PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON 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) **Jay**

Last name (required) **Reid**

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)

**HATF Recommendation 1, Action items (d) and (h)**

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](mailto:publicsubmissions@calgary.ca).

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

**Jay P. Reid**  
240 – 40<sup>th</sup> Avenue SW  
Calgary, AB T2S 0X3

---

**Via E-mail**

September 12, 2023

Office of the Mayor  
The City of Calgary  
P.O. Box 2100, Station M  
Calgary, AB T2P 2M5

Dear Mayor Gondek and City Councillors:

**Re: Housing and Affordability Task Force**

---

I have reviewed the Housing and Affordability Task Force report. While it is a worthwhile endeavour to increase the availability of affordable housing, I 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 totally unacceptable. I support the Notice of Motion that challenges this undemocratic recommendation and applaud the seven city councillors who so rightly recognize the importance of public input.

There is widespread consensus Calgary has a 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 significant negative impacts on our neighbourhood and community.

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 totalitarian measures are acceptable or in any way appropriate.

Yours truly,

  
Jay Reid



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Claire

Last name (required) Kraatz

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)

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)

Community Development Meeting - Affordable Housing

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](mailto:publicsubmissions@calgary.ca)

Sept 12, 2023

Dear Mayor and Councillors,

As you receive input from community associations from all corners of our city, please bear in mind that their perspectives may not always align with the sentiments of every resident within those communities.

I am a proud resident of Varsity, nestled in the tranquility of my beautiful home on a generous lot. While I cherish the peace and allure of my neighborhood, I am acutely aware of the need to diversify our housing options to make affordability a reality for more people.

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

The concept of 'Making Room' or 'Making Space' for others resonates deeply with me. It evokes memories of a children's book I used to read to my children - a timeless reminder that there's always room for one more. Therefore, I strongly urge you to consider the idea of creating space in our neighborhoods for others. This article provides further insight into this vision:

<https://www.cbc.ca/news/canada/british-columbia/gentle-densification-unique-west-end-development-puts-6-units-on-single-family-lot-1.5159416>

Please approve the recommendations made by the Housing Affordability Task Force. I look forward to seeing our community grow in a more inclusive and vibrant way.





## PUBLIC SUBMISSION FORM

---

Sincerely,

Claire Kraatz  
Varsity Resident



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)	Joyce
Last name (required)	Hemminger
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**

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](mailto:publicsubmissions@calgary.ca).

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

**Re: affordable housing.  
Build MORE mobile home parks, instead of destroying them.  
They provide an affordable, safe place to live.  
Twice I have lived in a mobile home and found it suitable for my income level.  
Also mobile home parks provide social connection.**



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Thomas**

Last name (required) **Moult**

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 Committee Meeting - Specifically Windsor Park, SW

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](mailto:publicsubmissions@calgary.ca)

On behalf of my wife & I, we would like to voice our opposition of the proposed developments and amendments that would allow for unimpeded row housing in Windsor Park, SW through R-CG zoning. We are homeowners on 53 Ave SW in the community of Windsor Park about 6 units down from one of the nine new proposed row housing developments within the community. As one of Calgary's most densely populated inner city neighborhoods already, why are we placing increased pressure on the resources, residents and infrastructure of Windsor Park? Majority of our 53 Ave SW 600 block is already all infill lots across from the park. These high occupancy dwellings would be an even further departure from what is already there and change the roof heights, density, nature and makeup of our block and inner core of the neighborhood.

Please consider that our sister neighborhood to the South, Elboya, is not even zoned for RC-2 and enjoys the perks of many mature trees, non-obstructed sight lines from no taller than standard houses, and limited issues with parking, green, blue and black bins in alleys and sidewalks.

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

With the City proposing unimpeded zoning access in Windsor Park to R-CG, should Windsor Park bear even further pressure? What about when we look to have a family and our children want to attend the local school but will be turned away due to capacity constraints from even further densification?

The City has already fumbled with the development plan for 50 Ave SW, which we know in the long-term will most likely contain further high-density dwellings along this corridor and remove much of the current green beneath the power lines. Why should

53 Ave SW and the inner parts of Windsor Park be further developed with these high density dwellings and removed green space as well? High density dwellings have and always should be limited to the outskirts of the community along Elbow Dr and 50 Ave SW to limit the impact on the residents within the core blocks. We urge the city to not blanket approve these higher occupancy developments with R-CG and consider the views of the residents of Windsor Park as an already highly densified neighborhood.

In summary, the issue here is that R-CG zoning for the Windsor Park community will further increase densification to by allowing dwellings like the 9 current proposed row housing development to be approved when residents are already aware and concerned about the densification of Windsor Park. We are in opposition.

Monday, September 11, 2023

Dear Mayor Gondek and City Councillors,

As a resident of Calgary in the community of Elbow Park, my wife and I have reviewed the Housing Affordability Task Force report and are strongly opposed to the recommendations to have public hearings eliminated and to blanket zone the city to R-CG, thus allowing up to eight housing units on one single 50x120 lot. Although we understand the need for affordable housing, this approach is reckless and will not solve the issues you are trying to address.

Firstly, to remove the voice of community members and Calgarians from planning decisions that will have a direct impact on their homes, the way they enjoy their property and their communities is undemocratic and unacceptable. My wife and I support the motion that challenges this inappropriate recommendation and are thankful for the seven city councillors who respect the democratic right for community members to be involved in these decisions.

Second, we understand that there is a need for affordable housing in Calgary, but there is lacking evidence that supports blanket re-zoning. I work within the real estate industry and I can say, without any hesitation, that re-zoning Calgary as a whole to R-CG is not going to solve the problem. These efforts need to be focused specifically in the areas that need it the most if we plan to see any success in increasing affordability.

Blanket re-zoning would be a reckless and careless decision that would negatively impact our community severely. Elbow Park has done a wonderful job at preserving the character and history of homes from the city's early days. The increased density, lot coverage and building height would result in the removal of countless mature trees, would directly affect the privacy of neighbours and would have a negative impact on sunlight in the neighbourhood. The increased parking demand would spill over onto the streets creating a dangerous environment for the children that play outside with neighbour friends. Many of the factors that draw people to raise their families in our community are under attack.

My wife and I urge all city councillors to reject the Housing Affordability Task Force Recommendation 1, Action items (d) and (h). Calgarians should be involved in these decisions today and in the future.

Kind regards,

Spencer & Danielle Stupka  
Residents of Elbow Park



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.



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.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)	Kathleen
Last name (required)	Kostiuk-Huguenin
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)

Affordable Housing

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](mailto:publicsubmissions@calgary.ca)

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

Dear Council

With the coming years the Homeless problem and potential is escalating to a point where if not contained now through Affordable Housing initiatives can lead to Calgary leading the Statistics. A task force generally leads to costing money to arrive at some simple solutions such as Rent Caps, renovating office spaces to living housing, adding more leasing options in apartments thus lowers the rent yearly and provides stable living options. Persons with mortgages over 30%, Council could make it mandatory for Banks to comply with this law and the ideas already known like Tiny homes living that utilize small spaces efficiently often with Solar energy. Calgary Housing could expand their business and double capacity its buildings to provide further jobs and better affordable options to Calgarians. I offered some suggestions on You Tube with regards to the office buildings, etc. that the Mayor and others were kind to listen and respond by meeting with other businesses to find the resolve needed with this meeting September 14/2023. A Yes vote gets things started for Calgary to house the homeless with it's coming initiatives for Affordable Housing projects. The whole process needs to be in place housing those in need this Winter. Thank You Kindly for Listening and urge everyone to vote "YES" moving forward in determining Affordable housing needs for all housing requirements.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Brent**

Last name (required) **Fraser**

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)

**Item 7.1 Housing & Affordability Task Force recommendations**

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](mailto:publicsubmissions@calgary.ca)

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

**Please accept the attached letter from the Scarborough Community Association regarding the Housing & Affordability Task Force recommendations, item 7.1 on the CDC agenda for the September 14, 2023 public hearing.**



September 13, 2023

Community Development Committee  
City of Calgary  
Calgary, Alberta

Re: The Housing and Affordability Task Force Recommendations

Dear Mayor Gondek and City Councillors:

The Scarboro Community Association supports the city's efforts to begin to address Calgary's housing and affordability concerns. We appreciate the efforts of the Housing and Affordability Task Force, their report and recommendations, many of which we support. We are deeply concerned that the report was compiled in isolation with what we understand involved little or no public input. We are concerned with the pace and approach by which these 33 recommendations are being considered as a single package for approval. We do not believe that this approach is a good planning practice. We do not understand how it will be integrated with the city's current and established planning and development processes – the Local Area Plans (LAP) – that both Calgary communities and the city have been working on and advocating for over the last few years.

Given the impact of some of these recommendations, rushing to approve them in an 'all or nothing vote' is contrary to what we understand as sound urban planning processes. The city has spent years developing these processes. Affordability of housing should not be addressed in a siloed manner but rather by using existing and integrated processes that already engage residents and communities.

We ask that the CDC and city council vote on each recommendation individually so that city council can move forward with those that are reasonable and actionable while at the same time, allowing greater public engagement and more careful examination of ones which are more contentious. Blanket rezoning to R-CG as a base residential district is not one we would support. It takes away the opportunity for residents to give input into the development of their own community, which is currently part of the LAP process.

Very few Calgarians are currently aware of these recommendations. Even fewer have had the chance to understand their implications. More time, public and community engagement that includes evidence from other communities and best practices is required on several of the recommendations being put forward.

Blanket zoning appears to be a quick and simple solution to what we know is a very complex problem. We are concerned that blanket zoning may not solve the affordability problem. We are not aware of the evidence which demonstrates that replacing existing single-family dwellings with new multiple dwelling units (R-CG) results in affordable housing. Slowing down the process to allow for considered and practical solutions based on evidence will ultimately create more buy-in to the final recommendations and processes that will result in solutions which address the housing affordability problem.

We ask that the CDC and city council take a more measured approach to this very complex housing affordability problem by doing the following:

1. Change the process from voting 'all or nothing' on the full 33 recommendations to one that requires voting on each recommendation individually;
2. Not accept the recommendation of blanket rezoning to R-CG as a base district;
3. Examine how best to streamline, integrate, and simplify the development approval process;
4. Begin authentic public engagement about affordable housing through the city's existing LAP and LUB processes so that a fully supported and well thought out planning solution can be found to the housing affordability crisis.

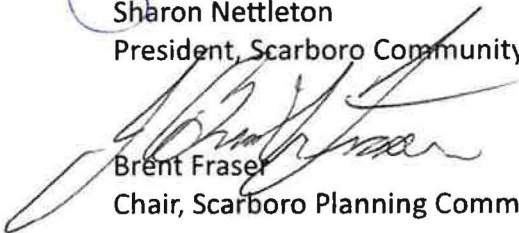
The Scarborough Community Association agrees with the need for more affordable housing and supports the city following sound and supported planning policies with the involvement of communities and residents.

We appreciate the CDC and city council considering our recommendations. We look forward to being involved in collaborative processes with the city moving forward.

Yours truly,



Sharon Nettleton  
President, Scarborough Community Association



Brent Fraser  
Chair, Scarborough Planning Committee



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Brian

Last name (required) Hahn

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)

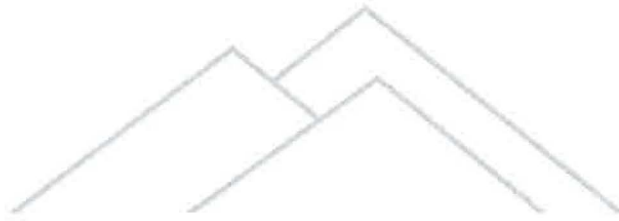
**7.1 Home is Here – The City of Calgary’s Housing Strategy 2024-2030, CD2023**

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](mailto:publicsubmissions@calgary.ca)

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



September 13, 2023

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

**Attention:** Members of Council

Ladies and Gentlemen:

**Re: Home is Here - The City of Calgary's Housing Strategy 2024 – 2030**

---

Thank you for inviting BILD Calgary Region's input on The City of Calgary's Housing Strategy 2024 -2030 (Strategy). We would like to acknowledge the members of Administration for their dedication and effort in assembling the recommendations on this very important matter to all Calgarians. BILD offers our feedback on the following:

- What we support in the Strategy;
- Recommendations for improvements; and
- Items that we believe will not support achieving housing affordability and therefore should be amended.

BILD supports a strategy for housing affordability in Calgary that includes the entire housing continuum and believes many of the elements required to achieve that are included in this Strategy. The key themes of this Strategy are making more land available to build housing on and making it easier to build houses. Those two themes are best addressed by increasing housing supply, while reducing the risks, costs and approval timelines for creating new houses. Thus, we recommend the following:

- 1. The modification of Outcome 1 to address the reduction of the costs and time it takes to build a home.**
- 2. Removal of Actions that will reduce investment in new supply.**

BILD looks forward to contributing to the City of Calgary's Housing Strategy 2024 -2030 as BILD members account for the majority of housing related building permits in Calgary and are the experts in developing and building affordably. We encourage Committee and ultimately Council to adopt and approve the Strategy with our recommendations as outlined below.

**The modification of Outcome 1 to address the reduction of the costs and time it takes to construct a home.**

#### **Outcome 1**

**Improve housing affordability by increasing the supply to meet demand, lowering housing costs and reducing process and approval times.**

## Objectives

- a) Make more City-owned land available for affordable housing in all communities.
- b) Use The City's funding tools to leverage partnerships with government and get more housing built.
- c) Amend and streamline planning policy and processes to allow for diverse housing.
- d) **Reduce timelines for regulatory approvals.**
- e) **Reduce cost and improve viability of land development and home construction in Calgary.**
- f) **Improve coordination and alignment with all stakeholders and levels of government.**

In addition to the added objectives above, Council should further, direct Administration to include the following New Actions that will achieve the outcome in The City of Calgary's Housing Strategy and ensure the impacts and costs of the Strategy are neutral or better.

<b>Added Objective</b>	<b>New Actions</b>
<b>1.D Reduce timelines for regulatory approvals</b>	<p>1.D.1 Administration to publicly report on the impact on affordability, and associated costs, of any new or updated policies or processes, including development design standards and specifications.</p> <p>1.D.2 Administration to ensure this objective and this reporting applies to all City departments which touch timelines for regulatory approvals.</p>
<b>1.E Reduce cost and improve viability of land development and home construction in Calgary</b>	<p>1.E.1 Administration to publicly report on the impact on affordability, and associated costs, of any new or updated policies or processes, including development design standards and specifications. Administration to ensure this objective and this reporting applies to all City departments which touch timelines for regulatory approvals.</p> <p>1.E.2 Ensure costs of the Strategy are neutral or better—additional costs, whether supported by the taxes, utilities or user fees run contrary to the primary aim of the Strategy to achieve affordability.</p> <p>1.E.3 Determine and publicly report on the cost and impact on affordability, of any new or adjusted fees, assessments or levies.</p>
<b>1.F Improve coordination and alignment with all stakeholders and levels of government</b>	<p>1.F.1 Regular, meaningful engagement with industry and other stakeholders on the Strategy and all implementation aspects going forward.</p> <p>1.F.2 Publicly report on the engagement to Council.</p>

**Removal of Actions that will reduce investment in new supply.**

As currently worded, there are actions that put at risk the Strategy’s desired outcomes of increased supply and improved affordability across the full spectrum of housing. Committee recommends to Council the following amendments (shown in *italics*) to Action Items 1.C.1, 1.C.12 & 2.C.4:

<b><i>Existing Objective</i></b>	<b><i>Recommended Objective</i></b>
“1.C.1. Include policy in the Municipal Development Plan immediately that every Local Area Plan should enable a minimum of 15% of the total housing units to be non-market Affordable Housing (as defined by The City) to provide equal distribution across the city. HATF”	1.C.1. Include policy in the Municipal Development Plan immediately that every Local Area Plan should enable a minimum of 15% of the total housing units to be non-market Affordable Housing (as defined by The City) to provide equal distribution across The City. <i>For clarity, this will not mandate or require a builder or developer to provide or fund a minimum amount of non-market housing or any minimum percentage for non-market housing units or lands for non-market housing units. Any costs to enable this Action must be shared by all Calgarians and not solely or disproportionately at the expense of new development and correspondingly renters in new market-priced rental homes or new home buyers.</i>
“1.C.12. Continue participation in the next engagement process regarding development levies to ensure affordable housing impacts are considered and mitigation strategies are developed. Cont.”	1.C.12. Continue participation in the <del>next</del> engagement process regarding development levies to ensure <del>affordable</del> housing <i>affordability</i> impacts are considered and mitigation strategies are developed <i>and applied across the full continuum of housing.</i>
“2.C.4. To support residents in rental housing experiencing higher than normal increases in rent, investigate rent control models used in other jurisdictions, and provide The Government of Alberta with a summary of the findings. HATF”	“2.C.4. To support residents in rental housing experiencing higher than normal increases in rent, investigate rent <del>control</del> <i>support or subsidization</i> models used in other jurisdictions, and provide The Government of Alberta with a summary of the findings. HATF”

As you know BILD Calgary Region represents nearly 600 member organizations which are principally involved in the land development and building industries with a strong focus on both rented and owned home construction. We advocate for home affordability, innovation and choice for rented and owned homes. In 2022 BILD member work accounted for the substantial majority of the permits granted by the City of Calgary for home construction.

As we previously wrote to Council on June 2<sup>nd</sup>, 2023, BILD CR agrees and reaffirms that **housing affordability, whether it be owned or rented, is essential for the inherent dignity, safety and well-being of citizens and fostering sustainable and inclusive communities.** Calgary housing affordability, as measured by the percent of income required to afford a single detached home, has eroded from 32.9% as recently as March of 2022 to 43% of monthly gross income as of June 2023. While we can appreciate a majority of this Strategy is focused on a specific area of Calgary’s housing needs, the focus on affordability must extend and be balanced across the full spectrum of housing as the Strategy correctly notes on page 8.



Housing affordability is important to all of us and remains an area where we can help make an impact. We can appreciate that Administration has been swiftly acting to prepare a strategy for execution; however, BILD was not directly engaged during the work nor did it receive a copy of the Strategy until September 5<sup>th</sup>, 2023. We have been reviewing and interpreting (to our best ability) the Strategy this week with the BILD Board and feel that we would be a valuable asset to the conversation and solutions moving forward.

The City and Industry have a long standing culture of collaboration. Progress on the items above will require that we collectively lean into that culture and find all reasonable innovative and creative ways to remove all barriers to housing supply within our individual and collective control. The Strategy references engaging and advocating to other orders of government. On many advocacy matters included in the Strategy, BILD and its members are aligned with The City. As with the overall implementation of this Strategy, we invite Council and Administration to engage with our members to add to the chorus of voices advocating for constructive policy changes at the other orders of government.

**BILD recommends** further regular, meaningful engagement on the Strategy and implementation aspects going forward and to publicly report on the engagement to Council. BILD and its members are willing partners in city building and look forward to contributing towards the challenge of housing affordability with our City of Calgary partners to continue to make Calgary one of the most affordable cities in Canada along with one of the most liveable cities in the world.

BILD members provide their support for the Strategy and recommended as outlined in this letter, supporting removal of costs and timeline barriers to building more market and non-market homes toward achieving home affordability for all. We have also attached BILD's June 2nd, 2023, letter. Our comments from that letter still apply. We believe housing affordability for all can be best achieved by collaboration between The City, industry and other stakeholders.

BILD urges Council to press forward on this critical matter for our community by adopting and incorporating the Strategy including BILD's additional recommendations. We stand ready as your partners in city building and as stated, look forward to working together in the spirit of the strong collaborative relationship we have enjoyed. We will constructively work with you towards improved affordability for Calgarians and future Calgarians.

Should you have any further questions or should Administration wish to further engage with BILD on these matters, please contact the undersigned.

Yours truly,



Brian R. Hahn  
CEO, BILD Calgary Region

Cc: Stuart Dalgleish, GM Planning and Development Services  
Tim Ward, Manager, Housing Solutions  
Josh White, Director, Calgary Approvals Coordination Planning & Development  
Debra Hamilton, Director, Community Planning  
Melanie Hulsker, Director, Community Strategies  
Jeff Chase, Director, Partnerships  
BILD Calgary Region Board of Directors

**Attachments**

1. Recommended amendments, Home is Here, The City of Calgary's Housing Strategy 2024-2030
2. June 2<sup>nd</sup> Letter to Council Re: HATF Recommendations

**BILD Calgary Region Housing Strategy Proposed Amendments**

**Amendment 1:**

Replace P.5 Bullet 1 Outcomes to:

1. Improve housing affordability by increasing the supply to meet demand, lowering housing costs and reducing process and approval times.

**Amendment 2:**

Amend P.18-23 Table to replace with:

Outcome 1

Improving housing affordability by increasing the supply to meet demand, lowering costs and reducing process and approval times.

**Amendment 3:**

Amend P.5 Bullet 1 Objectives to include the following:

- d) Reduce timelines for regulatory approvals.
- e) Reduce cost and improved viability of land development and home construction in Calgary.
- f) Improve coordination and alignment with all stakeholders and levels of government.

**Amendment 4:**

Replace 1.C.1 with the following:

1.C.1. Include policy in the Municipal Development Plan immediately that every Local Area Plan should enable a minimum of 15% of the total housing units to be non-market Affordable Housing (as defined by The City) to provide equal distribution across the city. *For clarity, this will not mandate or require a builder or developer to provide a minimum amount of non-market housing or any minimum percentage for housing units or lands for housing units. Any costs to enable this Action must be shared by all Calgarians and not solely or disproportionately at the expense of new development and correspondingly renters in new market-priced rental homes or new home buyers.*

**Amendment 5:**

Replace 1.C.12 with the following:

1.C.12. Continue participation in the engagement process regarding development levies to ensure housing *affordability* impacts are considered and mitigation strategies are developed *and applied across the full continuum of housing.*

**Amendment 6:**

Replace 2.C.4 with the following:

2.C.4. To support residents in rental housing experiencing higher than normal increases in rent, investigate rent *support or subsidization* models used in other jurisdictions, and provide The Government of Alberta with a summary of the findings. HATF

**Amendment 7:**

Add the following Actions to the Outcome 1 Table (p18-23) and direct Administration to report back on Implications and Timing after dialogue with Industry.

Objective 1D: Reduce timelines for regulatory approvals

1.D.1 Administration to publicly report on the impact on affordability, and associated costs, of any new or updated policies or processes, including development design standards and specifications.

1.D.2 Administration to ensure this objective and this reporting applies to all city departments which touch timelines for regulatory approvals.

Objective 1E: Reduced cost and improved viability of land development and home construction in Calgary

1.E.1 Administration to publicly report on the impact on affordability, and associated costs, of any new or updated policies or processes, including development design standards and specifications. Administration to ensure this objective and this reporting applies to all city departments which touch timelines for regulatory approvals.

1.E.2 Ensure costs of the Strategy are neutral or better—additional costs, whether supported by the taxes, utilities or user fees run contrary to the primary aim of the Strategy to achieve affordability.

1.E.3 Determine and publicly report on the cost and impact on affordability, of any new or adjusted fees, assessments or levies.

Objective 1F: Improved coordination and alignment with all stakeholders and levels of government

1.F.1 Regular, meaningful engagement with industry and other stakeholders on the Strategy and all implementation aspects going forward.

1.F.2 Publicly report on the engagement to Council.

Item	Quantity	Unit	Price	Total
1.000	1.000	kg	1.000	1.000
2.000	2.000	kg	2.000	2.000
3.000	3.000	kg	3.000	3.000
4.000	4.000	kg	4.000	4.000
5.000	5.000	kg	5.000	5.000
6.000	6.000	kg	6.000	6.000
7.000	7.000	kg	7.000	7.000
8.000	8.000	kg	8.000	8.000
9.000	9.000	kg	9.000	9.000
10.000	10.000	kg	10.000	10.000
11.000	11.000	kg	11.000	11.000
12.000	12.000	kg	12.000	12.000
13.000	13.000	kg	13.000	13.000
14.000	14.000	kg	14.000	14.000
15.000	15.000	kg	15.000	15.000
16.000	16.000	kg	16.000	16.000
17.000	17.000	kg	17.000	17.000
18.000	18.000	kg	18.000	18.000
19.000	19.000	kg	19.000	19.000
20.000	20.000	kg	20.000	20.000
21.000	21.000	kg	21.000	21.000
22.000	22.000	kg	22.000	22.000
23.000	23.000	kg	23.000	23.000
24.000	24.000	kg	24.000	24.000
25.000	25.000	kg	25.000	25.000
26.000	26.000	kg	26.000	26.000
27.000	27.000	kg	27.000	27.000
28.000	28.000	kg	28.000	28.000
29.000	29.000	kg	29.000	29.000
30.000	30.000	kg	30.000	30.000
31.000	31.000	kg	31.000	31.000
32.000	32.000	kg	32.000	32.000
33.000	33.000	kg	33.000	33.000
34.000	34.000	kg	34.000	34.000
35.000	35.000	kg	35.000	35.000
36.000	36.000	kg	36.000	36.000
37.000	37.000	kg	37.000	37.000
38.000	38.000	kg	38.000	38.000
39.000	39.000	kg	39.000	39.000
40.000	40.000	kg	40.000	40.000
41.000	41.000	kg	41.000	41.000
42.000	42.000	kg	42.000	42.000
43.000	43.000	kg	43.000	43.000
44.000	44.000	kg	44.000	44.000
45.000	45.000	kg	45.000	45.000
46.000	46.000	kg	46.000	46.000
47.000	47.000	kg	47.000	47.000
48.000	48.000	kg	48.000	48.000
49.000	49.000	kg	49.000	49.000
50.000	50.000	kg	50.000	50.000
51.000	51.000	kg	51.000	51.000
52.000	52.000	kg	52.000	52.000
53.000	53.000	kg	53.000	53.000
54.000	54.000	kg	54.000	54.000
55.000	55.000	kg	55.000	55.000
56.000	56.000	kg	56.000	56.000
57.000	57.000	kg	57.000	57.000
58.000	58.000	kg	58.000	58.000
59.000	59.000	kg	59.000	59.000
60.000	60.000	kg	60.000	60.000
61.000	61.000	kg	61.000	61.000
62.000	62.000	kg	62.000	62.000
63.000	63.000	kg	63.000	63.000
64.000	64.000	kg	64.000	64.000
65.000	65.000	kg	65.000	65.000
66.000	66.000	kg	66.000	66.000
67.000	67.000	kg	67.000	67.000
68.000	68.000	kg	68.000	68.000
69.000	69.000	kg	69.000	69.000
70.000	70.000	kg	70.000	70.000
71.000	71.000	kg	71.000	71.000
72.000	72.000	kg	72.000	72.000
73.000	73.000	kg	73.000	73.000
74.000	74.000	kg	74.000	74.000
75.000	75.000	kg	75.000	75.000
76.000	76.000	kg	76.000	76.000
77.000	77.000	kg	77.000	77.000
78.000	78.000	kg	78.000	78.000
79.000	79.000	kg	79.000	79.000
80.000	80.000	kg	80.000	80.000
81.000	81.000	kg	81.000	81.000
82.000	82.000	kg	82.000	82.000
83.000	83.000	kg	83.000	83.000
84.000	84.000	kg	84.000	84.000
85.000	85.000	kg	85.000	85.000
86.000	86.000	kg	86.000	86.000
87.000	87.000	kg	87.000	87.000
88.000	88.000	kg	88.000	88.000
89.000	89.000	kg	89.000	89.000
90.000	90.000	kg	90.000	90.000
91.000	91.000	kg	91.000	91.000
92.000	92.000	kg	92.000	92.000
93.000	93.000	kg	93.000	93.000
94.000	94.000	kg	94.000	94.000
95.000	95.000	kg	95.000	95.000
96.000	96.000	kg	96.000	96.000
97.000	97.000	kg	97.000	97.000
98.000	98.000	kg	98.000	98.000
99.000	99.000	kg	99.000	99.000
100.000	100.000	kg	100.000	100.000





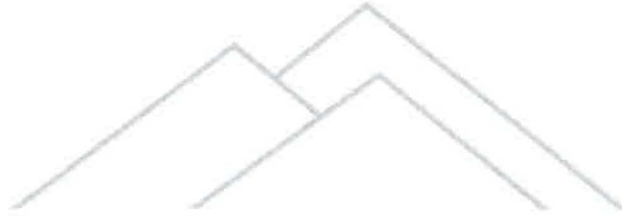












June 2<sup>nd</sup>, 2023

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

Attention: Members of Council

Ladies and Gentlemen:

**Re: May 4, 2023, Housing and Affordability Task Force Recommendations**

---

BILD Calgary Region (BILD) supports housing for all, particularly the safety and dignity that a home, whether it be owned or rented, provides for citizens. Our members have a strong history for supporting the whole continuum of housing supply. The Resolve Campaign was spearheaded by Industry and continues to deliver to Calgary's affordable housing supply. This is in addition to the strong response as outlined herein of BILD members to market priced housing demand, which also helps in our collective quest for housing affordability for all. Examples of BILD members' contributions to affordable non-market housing is attached to this letter.

BILD believes that housing affordability needs to be tackled across the full housing continuum. In the November 28, 2022 report, [Governments alone cannot fix Canada's housing affordability challenges](#), by the Canada Mortgage and Housing Corporation (CMHC) Deputy Chief Economist Aled ab Iorwerth, states rent subsidies and more social housing are helpful but more needs to be done across the entire spectrum and the private sector needs to be involved. The report emphasises there must also be increased supply of housing aimed at the market. "... to overcome these affordability challenges, we need a range of government policies and investments stemming from several sources, notably the private and public sectors. The scale of the challenge is so large that the private sector must be involved – governments cannot do this on their own ... The interconnectedness of housing means that both tracks must be pursued ... Governments must take a system-wide view and not encourage housing supply for low-income households by discouraging housing supply for middle-income households."

BILD has reviewed the Housing Affordability Task Force recommendations and the associated actions. BILD and its members agree with many of the recommendations and actions. We provide this letter of support toward taking constructive action on housing affordability and propose further recommendations which we urge Council to incorporate into an overall plan to address and improve housing affordability in Calgary.

**Current Status:**

In [RBC's March 2023, Housing Trends and Affordability Report](#), Calgary's market-priced affordability ranks second most affordable amongst major Canadian metropolitan centers and better than the Canadian average shown. However, the share of income a household needs to cover ownership costs for Calgary is 43.2%. This is above both the long-term average for Calgary (38.8%) and the level of household before tax income, 30%, which the CMHC considers as affordable.

According to a study commissioned by [UDI Edmonton, Housing Everyone - Impacts of Increasing Costs to Housing Affordability](#), "An increase of \$10,000 to the purchase price of an entry level home prices 7,591 households out of the market." As outlined in our further recommendations, all reasonable efforts should be made to minimize the cost to bring on additional housing supply.

In the [April 2023 Housing Supply Report](#), the CMHC shared the positive news, "... Calgary hit a record in 2022, with 17,306 housing starts, slightly outpacing the previous record seen in 2014." This news underscores Industry's willingness and ability to respond to demand. The balance in Calgary housing supply starts in 2022 (see Table 1 on page 22 in the report), was also noted by the CMHC, "This was the second year in a row where housing starts increased across all dwelling types."

The CMHC goes on to comment, "Purpose-built rental apartments also accounted for a sizable share (45%) of total apartment starts in 2022. In fact, based on data going back to 1990, rental starts were at the highest level on record (3,505 starts) over the past year. The number of units under construction was also at a record high (6,500 units)."

The CMHC's final comments in respect of Calgary are, "The outlook for the Calgary area has improved significantly over the past year. Consequently, any new ways to create additional housing supply for the growing population will be of great importance."

Calgary's overall housing starts remain strong into 2023. [CMHC's 2023 April Monthly Housing Starts](#) (Click "View Highlights" for interactive tables) show year over year growth. BILD members are also reporting a strong start to the year and expect this trend to continue throughout 2023.

### **Going forward—supply is the key to unlocking affordability**

[Chapter 1 of Federal Budget 2022](#) made clear, "There are a number of factors that are making housing more expensive, but the biggest issue is supply."

The urgency to facilitate more housing supply was highlighted by the CMHC in its [June 2022, Canada's Housing Supply Shortages: Estimating what is needed to solve Canada's housing affordability crisis by 2030 report](#):

- "We anticipate that Canada will need an additional 3.5 million units to restore housing affordability beyond current projections [by 2030]"
- "That means [a total inventory of] over 22 million housing units will be required by 2030 to help achieve housing affordability for everyone living in Canada. Delivering more housing supply, beyond predicted growth in the number of households, will enable better matching of households with the housing they want."
- "... Canada's approach to housing supply needs to be rethought and done differently. There must be a drastic transformation of the housing sector, including government policies and processes, and an 'all-hands-on-deck' approach to increasing the supply of housing to meet demand."—Aled ab Iorwerth, Deputy Chief Economist, CMHC
- "There have been a multitude of reports on Canada's housing system over the last few years. Government panels have been struck and the answer is now clear: we need more housing supply. We need to take drastic measures now to produce more housing—not more reports," is a supporting call to immediate action.

The importance of increasing housing supply will be even greater as Canada seeks to attract more immigrants. The federal government has ambitious immigration targets as outlined in their immigration policy, [2023–2025 Immigration Levels Plan](#). "Canada aims to welcome from 410,000 to 505,000 new permanent residents in 2023, from 430,000 to 542,000 in 2024, and 442,500 to 550,000 in 2025." While this will almost certainly bring more skilled and experienced labour resources to assist in addressing the labour force requirements to add housing supply, it will also increase demand for all forms of housing supply.

In that respect, Industry agrees Recommendations 1 and 2 from the Housing and Affordability Task Force are on target:

- Recommendation 1: **Make it easier to build housing across the city.**
- Recommendation 2: **Make more land available to build more housing across the city.**

Industry urges Council to direct that Administration ensure these two key recommendations apply across the full continuum of both market housing and non-market housing.

Focusing on those two recommendations as key guidance will serve existing and future Calgarians by addressing housing affordability across the full spectrum of housing in Calgary. To the Administration's credit, examples of constructive collaboration with industry is already underway on initiatives which include Balancing Policy for Mutual Success and the new process for Growth Applications within New Communities. Industry agrees provision of non-market housing is a fundamental need. However, failure to address demand for market-priced housing or adding time and costs to the market-priced development and housing processes will drive the need for non-market housing higher and exacerbate affordability issues.

**BILD's Additional Recommendations:**

BILD congratulates the Housing and Affordability Task Force on the work so far on housing affordability. In addition to the actions the Task Force proposed, Industry offers and encourages additional important actions and recommendations (see full details attached) which, with Council support and direction, will serve housing affordability in Calgary:

1. Costs of the strategy must be neutral or better
2. Increase the number of fully serviced lots
3. Labour supply
4. Federal Advocacy
5. Monitoring and reporting
6. Planning and development policy
7. Recognize the constrained capacity of existing infrastructure in established areas
8. Continue to recognize and celebrate Calgary's successes

BILD's members are not simply financially invested in Calgary, with so many of them being long-term citizens, they are personally invested in Calgary's success and all aspects of our community's well-being, including affordability. BILD urges Council to press forward on this critical matter for our community by adopting and incorporating BILD's additional recommendations.

We would be pleased to meet with Council or the Task Force to discuss these matters further. Should you have any further questions, or should the Task Force or Administration wish to further engage with BILD on these matters, please contact the undersigned.

Yours truly,



Brian R. Hahn  
CEO, BILD Calgary Region

Cc: Stuart Dalgleish, GM Planning and Development Services  
Tim Ward, Manager, Housing Solutions  
Josh White, Director, Calgary Approvals Coordination Planning & Development  
Debra Hamilton, Director, Community Planning  
Melanie Hulsker, Director, Community Strategies  
Jeff Chase, Director, Partnerships  
BILD Calgary Region Board of Directors

Attachments

[Habitat for Humanity, Avalon Master Builder partner on 24-unit Livingston project](#)

[Attainable Homes – Our Current Builder Partners](#)

[Bridlewood Affordable Housing](#)

[Calgary Home Builders Support Affordable Housing Big Time!](#)

[Alberta, CMHC Investing \\$54M to Build 17 Affordable Housing Projects](#)

[Eighth permanent supportive housing development through Resolve Campaign unveiled in Hillhurst](#)

[Resolve campaign a huge success](#)

[Aurora on the Park](#)

[Calgary Homebuilders Honoured](#)

[Sunsetting Calgary's 10 Year Plan to End Homelessness: Learnings from a Decade of Progress & What's Next](#)

[Resolve Campaign](#)

[The Resolve Initiative Continues To Provide Safe Housing For Calgary's Homeless – A Look Back At The Impacts of Qualico's Donation](#)

[Resolve YYC](#)

[Morrison Builds for Those in Need](#)

[New affordable housing development opens in downtown Calgary](#)

1. **Costs of the strategy must be neutral or better**—additional costs, whether supported by the MIL rate or other means, run contrary to the primary aim of the Task Force—affordability. There are several recommendations where the Financial Impact is denoted with “\$\$\$”. Prioritize zero added cost items; adding costs or shifting costs, which are not otherwise offset with savings, will end up in household expenses and not improve affordability. Industry specifically cautions against adopting any uncompensated developer requirements for non-market housing in any Local Area Plan. Any such requirements will simply drive the cost of market housing up and increase the need for non-market housing. Non-market affordable housing is a societal issue – should additional costs be incurred to address non-market housing, those costs should be fairly shared across all taxpayers not added to the cost of new housing.
2. **Increase the number of fully serviced lots**—show support to the Task Force’s Recommendation 2, by increasing the number of fully serviced lots by way of timely utility construction. To support this, Council, as sole shareholders of ENMAX, should adopt a Calgary-first approach in terms of prioritizing ENMAX’s investments in infrastructure for growth, which support increases in all forms of housing supply, as well as investments in infrastructure which advance the safety and reliability of electric utility service for Calgarians.
3. **Labour supply**—there are many pressures on housing cost and constraining supply. Both accredited and unaccredited labour supply are vital and indispensable to address the demand for housing affordability and availability. Provide support to focused immigration and housing policy by advocating for increases to skilled and experienced worker immigration and federal acceptance of appropriate level of Alberta nomination certificates.
4. **Federal Advocacy**—there are several provincial government asks but few recommended federal government asks. We encourage Council to direct federal advocacy as follows:
  - Remove barriers to homeownership for first-time buyers by fixing the stress test; avoid more mortgage rule tightening; reintroduce 30-year amortizations for CMHC insured mortgages. Any added risk from this change is low and is appropriate given Canada’s very low default rates on mortgages.
  - Lower government-imposed costs that add to affordability challenges: Fix GST Rebate thresholds; fix taxation on purpose-built rentals.
  - Address labour shortages; increase skilled worker immigration; support skilled workers.
  - Support increased productivity; Support modular and factory-built construction.
  - Avoid adding costs through building codes and related regulations. For example, climate policies that require more energy efficient construction or retrofitting should be as cost neutral as possible by providing efficient financing for clean energy improvements and encouraging efficiency standards (e.g., enerPHit) whereby utility savings offset the financed cost of improvements. Ensure affordability is a core building code objective; innovation before regulation.
5. **Monitoring and reporting**—direct regular reporting to Council and Council Committee on the adopted action plan, including:
  - Affordability metrics like those included in the RBC Housing Trends and Affordability Report. The Task Force has recommended “Increase and diversify the supply of housing. Boost development by 1,000 more market homes beyond what is normally built in a year, and at least 3,000 non-market affordable homes a year.” Industry accepts the Task Force recommendation regarding the target number of additional non-market affordable homes per year as having been researched and deemed appropriate. However, BILD believes an arbitrary target of 1000 additional market homes per year may be insufficient to improve or maintain affordability.
  - Respectively, additions to fully serviced market and non-market lots.
  - Assessment of the cumulative reductions in policy/red tape for both market and non-market housing against any added policy.

- The cumulative costs of the plan and the tangible cumulative offsets to those costs in an effort to demonstrate achievement of overall affordability.
6. **Planning and development policy**—Avoid reigniting the community opposition which emerged as part of the process which resulted in the Guide to Local Area Planning with blanket, pan-Calgary approaches to local area planning. Direct Administration to continue to work with communities which welcome redevelopment and added density. Developers and redevelopers want to be part of processes which continue to build communities up, not tear communities apart. The current welcoming community approach Industry understands Administration is taking is strongly preferred.
  7. **Recognize the constrained capacity of existing infrastructure in established areas**—where redevelopment and increased density is welcomed by the community, direct Administration to leverage life-cycle replacement investments in infrastructure like water distribution lines, wastewater collection trunks and storm drainage infrastructure, to minimize the cost of redevelopment. Adding or shifting costs, which end up in redevelopment or other fees, adds to an already complex and costly redevelopment process. Direct Administration to leverage both the opportunity of life-cycle replacement as well as the accretive revenues and fees from redevelopment and intensification to support City investment in needed capacity upgrades and affordability.
  8. **Continue to recognize and celebrate Calgary's successes**—contrary to the narrative advanced by many, Calgary is one of the most compact major metropolitan areas in Canada with:
    - According to [Statistics Canada](#), the fourth highest downtown population density—ranking only behind, Vancouver, Toronto, and Montreal and notably ahead of Ottawa, Hamilton, Winnipeg, Victoria, Edmonton, Kelowna, Saskatoon, Regina, and Kamloops.
    - While the reference is dated, in [2014, Maclean's magazine](#) postulated, “Considering each City's current density, how big would Canada's major centres be if the nation's entire population moved in?” Of the cities shown on the Maclean's map (Montreal was not shown), Calgary ranked 4<sup>th</sup> behind Vancouver, Toronto, and Winnipeg.
    - In respect of the foregoing, the superior affordability of Calgary housing when compared to Vancouver, Toronto, and Montreal.





## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Helen**

Last name (required) **Clarke**

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)

Community Planning Committee

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)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

### Comment on the City of Calgary Housing Strategy

I understand the need to increase housing density throughout the city, but the housing strategy has some recommendations that raised concerns,

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

1. Disposal of city owned and Identify City-Owned parcels of land that collectively can be made shovel ready for Affordable Housing

My key concern is that green space allocations should be maintained or increased. Housing should not only be affordable it should also provide for the quality of life in Calgary. Green spaces are a critical component of this for established and new neighbourhoods. The livability of our neighbourhoods is part of what will make Calgary attractive to new businesses and incomes.

2. Change the Land Use Bylaw-parking

I understand why parking allocations for new builds should be relaxed, but I am concerned that leaving parking allocation up to developers is willfully naive. People living in affordable or higher density housing are as much in need of practical transportation solutions as anyone else, perhaps more so. Without guidelines developers can be expected to dismiss parking, or make it costly added benefit.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Christopher

Last name (required) Mackintosh

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. Blanket "up-zoning" proposal

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](mailto:publicsubmissions@calgary.ca)

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

The meaning and outcomes, of Increasing density in Neighbourhoods, is not fully understood or known.  
For example, In Marda Loop, on 33 Av SW, a single family home and mature trees are replaced by eight units (Four townhomes, under each, below grade, are four additional apartments), on fourteen meters of alley way four garages and twelve garbage bins. This seems too dense, there is insufficient parking, and people have problems using garages because of the plethora of garbage bins...  
In addition, Marda Loop has Numerous six story , sixty unit buildings underway, all the way down to 14 St SW - these buildings take away or reduce neighbourhood sunlight, privacy, access, parking, park resources, library resources, etc. 33 Av is funnelling increased car, bike, and foot traffic North on 14 St, down Sifton BLVD, and into Mount Royal, and through Elbow Park to Elbow Drive.  
To me growth seems near out of control, and there is a level of frustration with the day to day dust noise and traffic.  
Respectfully, I request the Committee shelves the up-zone proposal and takes a couple of years to assess and learns from the experience being actively generated from Marda Loop.  
Thank you for your time and consideration.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Hong**

Last name (required) **Wang**

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

What is the group that you represent? **CREB® Government Relations Standing Committee**



## 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)

**The City of Calgary's Housing Strategy**

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). If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca).

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



serving calgary and area REALTORS®

**Re: The City of Calgary's Housing Strategy - Housing Starts Here**

Dear City Council:

We commend the efforts of the City of Calgary and administration on addressing the pressing issue of housing affordability and availability in our vibrant community.

The Housing Strategy's comprehensive approach, focusing on increasing housing supply, supporting affordable housing providers, addressing the needs of equity-deserving populations, and meeting the affordable housing needs of Indigenous people, reflects a forward-looking and inclusive perspective. We understand the urgency of this matter and believe that a collaborative approach is essential to ensure the well-being and prosperity of all Calgarians.

Our board acknowledges the significance of this strategy in shaping the future of Calgary's housing landscape. Affordability is currently a big issue for homebuyers, especially first-time buyers. The emotional and psychological stress today's buyers endure is affecting their mental health and the well-being of the people surrounding them, and this will eventually cause social instability. We need more suburban entry-level homes across all product types and price points.

Calgary's housing crisis, characterized by high housing costs and limited availability, directly impacts the individuals and families we assist in finding suitable homes. We believe that the Housing Strategy's emphasis on diverse housing options and affordability aligns with our commitment to providing quality service to our clients. Moreover, the focus on supporting affordable housing providers and initiatives will contribute to a more inclusive and equitable city.

CREB® is also very concerned about the potential for blanket zoning changes that increase density in existing neighbourhoods. We caution the City to seek balance between the goals of social re-engineering and the rights of all property owners and overall market impacts. Zoning changes are challenging in all scenarios, but we strongly believe that even in a crisis situation, robust public consultations are essential.

We appreciate the collaborative approach The City of Calgary is taking by inviting perspectives from various stakeholders, including the real estate business community. The Calgary Real Estate Board's Government Relations Standing Committee is dedicated to actively participating in this endeavour. We recognize the significance of safe and appropriate housing for our clients and customers and the broader community's well-being and stability.

We support the City's process and initiative to deploy this new Housing Strategy and look forward to seeing it materialize into a more inclusive, affordable, and prosperous Calgary.

Thank you for your dedication to this vital issue.

Sincerely,

**Hong Wang**

**Chair, CREB® Government Relations Standing Committee**

**2023 Board of Directors**

**Chair**  
Christian Twomey

**Chair-Elect/Treasurer**  
Susanita de Diego

---

**Directors** – Cathie Queen | Lori Olijnyk | Dan Stante | Lisa Wood | Rob Campbell | Kurtis Bain | Bob Jablonski  
**President & CEO** – Alan Tennant, ICD.D, EMBA, FRI (E), CAE

---

300 Manning Road NE, Calgary, AB T2E 8K4 T 403.263.0530 F 403.218.3688 creb.com



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Robert**

Last name (required) **MacInnis**

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 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](mailto:publicsubmissions@calgary.ca)

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

Dear Mayor and Councillors,

The Housing Affordability Task Force (HATF) Recommendations are scheduled to be discussed on Sept. 14, 2023. We live in the community of Hounsfield Heights / Briar Hill and we wish to state our support of our Community Association's submission regarding these recommendations.

We do not oppose the need for affordable housing but we believe the blanket upzoning proposed by HATF (recommendations 1d and 1f) will not solve the affordable housing crisis. This concern is backed up by research such as that performed by UCLA and London School of Economics Professor Michael Storper and discussed in an interview with The Planning Report in their March, 2019 issue. We include a link to the article below for your information and review.

[Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis | The Planning Report](#)

Blanket upzoning will not ensure that affordable housing is created. It will only make it easier for developers to build what the market demands wherever the market dictates and the best returns are indicated.

Those that can afford this new housing, namely those with higher incomes, will push out the people with lower incomes, which defeats the goal of these recommendations.

Also blanket upzoning will provide no control over where the high density is located leading to towers beside single-family homes placed haphazardly with no planning or direction to ensure walkability or a pedestrian friendly environment leading to poor urban design.

**Please reject blanket upzoning and accept the recommendations from our Community Association with regard to the HATF Recommendations.**

The City of Calgary's Planning Administration and Council need to listen to their citizens and their Community Association representatives and work closely with them collaboratively to achieve the desired outcome for everyone's benefit.

Sincerely,

R MacInnis and M MacKay



**PUBLIC SUBMISSION FORM**

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

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

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

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

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON 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) **Marilyn**

Last name (required) **Gumienny**

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 13, 2023**

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

(required - max 75 characters)

**Help for rentals for seniors**

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](mailto:publicsubmissions@calgary.ca)

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

**Rental costs are not affordable to seniors on a fixed interest. In combination with inflation on groceries, health needs not covered it is an unnecessary burden on our seniors. We need help.**



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Aleisha**

Last name (required) **Joseph**

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 13, 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 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](mailto:publicsubmissions@calgary.ca)

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

**Why are you selling off low income housing buildings owned by calgary housing when we have a housing crisis**



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Kent

Last name (required) Brown

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 and Affordability Task Force

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](mailto:publicsubmissions@calgary.ca)

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 does not follow a democratic, due process. I support the Notice of Motion that challenges this recommendation and support the importance of public input.

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

There is widespread consensus Calgary has an urgent need for affordable housing, and 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 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 of Elbow Park 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.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Gordon**

Last name (required) **Lam**

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)

**Council**

Date of meeting (required)

**2023/9/14**

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

(required - max 75 characters)

**The agenda 7.1 of the community development committee on Sep 14, 2023**

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](mailto:publicsubmissions@calgary.ca)

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

**Please refer to my attachments.**

Gordon Lam's Speech in the public hearing on Sep 14, 2023

- Slide 1

Introduction:

Good morning, Mayor, Councillors and all participants in this meeting. Thank you for giving me time to allow me to present my opinions on this hall. Hello, my name is Gordon Lam. I want to declare that I don't represent any associations or corporations. I speak out here because I believe Calgarians are good people and I love this place.

- Slide 2

There are about 81,000 households that need affordable housing. However, the city's plan mentioned that we can build around a maximum of 3,000 new affordable housing per year and pressure to push back from the NIMBYism. Are there any measures to speed up the building's progress to solve the crisis?

Yes. I read a book that recorded that our seniors had tackled a similar housing shortage issue in their time. Three elements help them to meet the goal.

So, I prepared three suggestions based on the three elements and wish the City to consider them.

- Slide 3,

In 1946 ~ 1979, the Calgarians faced housing shortage issue and they had tackled it in their time. The **responsibility** and **motivation** pushed them to step out of their comfort zone and figure out how to solve the problem. They were intelligent and braver and **embraced the innovative construction method** of their era. Can we imitate them?

- Slide 4

In 1946 – 1949, they absorbed the use of the new building method – the Victory House, a prefabricated home, and it helped to build new housing faster than the timber framing housing.

- Slide 5

In 1970 -1979, the municipal authority co-operated with the house builders, simplified some procedures and provided more serviced land at lower prices.

- Slide 6

(I will read out the wordings on the slides)

- Slide 7

**RESPONSIBILITY and Motivation are the foundation of the 6 recommendations.** We know that the recommendations and directions of the plan are great, but the most essential element is the **people** appointed to deliver the project. How can we know the roles and responsibilities each project participants and which one has completed their job on time?

**For RESPONSIBILITY**

we can foresee that the council and the department of the city will bear a ton of workload and the pressure push back from the locals. In the same time, the department is also required to handle the routine building submissions at the same period. It might be caused a bottle neck of the projects and lead the delay of the project completion.

**For Motivation**

On the other hand, Motivation is another essential element to achieve the goal. It may be defined as an inner force which inspires and motivates people to achieve their objectives.

As I have explained, we can foresee the enormous workload of project in the coming years. It might cause conflicting responsibilities and a lack of motivation between the council and the department because the workload will be more overwhelming than they can afford with their on-hand resources.

- Slide 8

**Suggestion 1: Employ Project Manager and Use RESPONSIBILITY ASSIGNMENT MATRIX**

So, I suggest the City of Calgary consider employing a famously experienced Project Manager (that is a professional team includes an Architect, Engineer, Surveyor, Inspector, etc.) that he completed similar large scale affordable housing project and it can proof that he is a competent person to lead our projects. Then, the City delegate him as a representative with the authority to plan, schedule, review, inspect, and approve the building permits directly to share the workload.

- Slide 9

The **RESPONSIBILITY ASSIGNMENT MATRIX is fit for**. It gives you a clear picture of the tasks on which participants should get things done. Anyone appointed to be in charge of a plan should bear the responsibility and accountability. You can see the workload and accountabilities have shifted from the City and department to the project manager from blue to red circle. All participants and public can be more easily persuaded and believe the tasks can be completed at the right time and place as planned.

- Slide 10

<p>(I will read out the wordings on the slides)</p>
<ul style="list-style-type: none"><li>• Slide 11</li></ul> <p>I suggest that we use Building Information Modeling (BIM) and Modular Construction (that is Prefab construction) technology to speed up the construction progress. A HM government's document mentioned that the widespread adoption of BIM and is therefore a significant tool for the government to reach its target of <b>15-20% savings on the costs</b> of capital projects by 2015.</p> <p>On the other hand, many studies revealed that BIM can <b>save construction time 5 ~ 30%</b> more than the traditional approach.</p>
<ul style="list-style-type: none"><li>• Slide 12</li></ul> <p>(I will read out the wordings on the slides)</p> <p>According to the studies of Canada Mortgage and Housing Corp., the modular construction is energy-efficient, a cost-effective way and faster than 50% than traditional builds.</p>
<ul style="list-style-type: none"><li>• Slide 13 and 14</li></ul> <p>(I will read out the wordings on the slides)</p> <p>(I have interviewed some Calgarians and asked for their comments on this topic. Most admitted we are facing the housing crisis in Calgary and are worried the problem will worsen. They understood that the locals don't like to increase the density of their communities as it may cause traffic jams, dilute the medical and education resources, less green areas, etc. They thought the change was almost providing nothing beneficial for them. So, I suggest we promote having the <b>Neighbourhood Connector and Local Policies</b> in the <b>Local Area Plan</b> and update the project title to "Remold our community, erect your own small business in your house" to the communities.</p> <p>Because of most interviewers replied that they thought that policy is good and encouraged them to accept the change after they knew the details. As the policy encourages the locals to start their small businesses with their families, and it can be an asset for their families. The locals might change their attitude toward the new neighbours as they constantly bring in income for their family and share the beneficial coming from the change. Notably, it might attract seniors or parents to change their mindset and accept the change, not for themselves, but for their families.)</p>
<ul style="list-style-type: none"><li>• Slide 15</li></ul> <p>Let us have a quick look of the policy. The locals can start their family business in their house!</p>
<ul style="list-style-type: none"><li>• Slide 16</li></ul> <p>(I will read out the wordings on the slides)</p> <p>(Calgarians had faced a similar housing shortage issue in the past. They had proof that the problems could be tackled by they created many beautiful habitant communities, and many of us live in these</p>

Gordon Lam's Speech in the public hearing on Sep 14, 2023

houses today. If only we imitate them, bear our responsibility and motivation and absorb modern construction technologies, we can assume to build fast more and solve similar issues in our era.)

Thank you

- Slide 16

-END-

-END-



September 13, 2023

The City of Calgary  
Office of the Councillors (8001)  
P.O. Box 2100, Station M  
Calgary, AB, T2P 2M5

Dear Calgary City Council,

Calgary, like many municipalities in Canada, is facing an affordability crisis. The cost of housing, which is typically the largest household expense, is rising. Council has a critical opportunity to lay the groundwork for a more affordable Calgary with the recommendations before you on housing affordability. As employers from one of Alberta's largest sectors, CCVO and nonprofit partners urge bold action to keep Calgary affordable.

**Employees in our sector face growing vulnerability.** The nonprofit sector in Alberta employs nearly 300,000 (or 1/20) Albertans, who provide essential services to communities ranging from healthcare, education, arts, sports, and environment. Our workforce is made up of 78% women, 47% immigrants, and 36% visible minorities, with salaries averaging \$51,544 - compared to the Alberta all-sector average of \$61,045. Our sector cannot afford to delay action on affordability.

**Housing affordability directly affects nonprofits' capacity to perform essential work across Calgary and Alberta.** We cannot have a thriving nonprofit sector, a thriving business sector, a thriving arts sector, a thriving hospitality sector, and ultimately a thriving Calgary if workers have nowhere to live. Immediate action must be taken to ensure that Calgary is an affordable place to live for decades to come to protect our local economy, support workforce retention and recruitment, and maintain the Alberta Advantage.

**Current trends are concerning.** Mortgages and rents in Calgary are skyrocketing as demand far outpaces supply. The average rent in our city increased a shocking 22% in the last year, while home prices are increasing the fastest in the nation.

You have the rare opportunity to support our nonprofit workforce and dramatically change the future of Calgary for the better. On September 14, please accept the recommendations from the Housing and Affordability Task Force and keep Calgary affordable for the workers who keep our sector alive and well.

Sincerely,

Calgary Chamber of Voluntary Organizations -Karen Ball, President & CEO





Accessible Housing -Teneille Bradley, Executive Director  
Action Coalition on Human Trafficking -Kate Price, Executive Director  
ActionDignity -Francis Boakye, Executive Director  
Africa Centre -Alima Mohamud, Manager, Enhancing Gender Equity  
Alberta Association of Immigrant Serving Agencies -Laura Fryer, Manager of Engagement, Research & Policy  
Alberta Ballet -Chris George, President & CEO  
Alberta Community Crime Prevention Association (ACCPA) -Jean Bota, President  
Alberta Council for Environmental Education (ACEE) - Kathryn Melrose, Executive Director  
Alberta Food Rescue -Jaquie Duhacek, Executive Director  
Alberta Media Arts Alliance Society -Sharon Stevens, Executive Director  
Alberta Real Estate Foundation -Patti Morris, Executive Director  
Alpha House Society -Shaundra Bruvall, Executive Director  
BGC Calgary & Foothills Clubs -Nicole Van Langen, Director of Operations  
Big Brothers Big Sisters Calgary -Ken Lima-Coehlo, President & CEO  
Buds in Bloom/Bourgeois en Eclat -Dr. Michèle Hébert, Founder and Chair  
Calgary Alliance for the Common Good -Ryan Andersen, Lead Organizer  
Calgary Alternative Support Services -Kyle Maclean, Director of Operations  
Calgary Arts Development -Patti Pon, President & CEO  
Calgary Blues Music Association -Cindy McLeod, Producer and Artistic Director  
Calgary Catholic Immigration Society -Gordana Radan,  
Calgary Counselling Centre -Robbie Babbins-Wagner, CEO  
Calgary Drop-In & Rehab Centre Society -Sandra Clarkson, Executive Director  
Calgary Food Bank -Melissa From, President & CEO  
Calgary Hotel Association -Sol Zia, Executive Director  
Calgary Humane Society -Carrie Fritz, Executive Director  
Calgary John Howard Society -Leslie McMechan, Executive Director  
Calgary Professional Chapter of Engineers Without Borders -Aditya Chaudhuri, President  
Calgary Seniors' Resource Centre - Anastasia Stevens/Joel Sinclair, Co-Executive Director  
Caresce Inc -Deanna Branson, Owner  
Carya -Paula Telfer, CEO  
Centre for Newcomers -Jon Yee, VP Strategy  
Cerebral Palsy Alberta -Cindy Turnquist, Director of Development & Communications  
Cerebral Palsy Kids & Families -Sheralee Stelter, Executive Director  
Confederation Park 55+ Activity Centre -Jeannette Provo, Executive Director  
Discovery House -Leslie Hill, Executive Director  
Enviros -Helen Bergen, CEO  
ethink Festivals Association - Lanre Ajayi, Artistic & Creative Director  
Family Advocacy Support Centre -Agnes Chen and Rebecca Foshole-Luke, Co-Founders and Co-EDs  
Further Education Society of Alberta -Elaine Cairns, Executive Director



Gateway Association -Samantha Grabinsky, Senior Manager  
Hands lifting hearts -Clare Jagunna, Executive Director  
HomeSpace Society -Bernadette Majdell, CEO  
Independent Living Resource Centre - Diane Kreuger, Interim Executive Director  
Inn from the Cold -Heather Morely, Executive Director  
INPAVI Integration for Life -Wilson Cartagena, Head Director  
Institute for Community Prosperity -James Stauch, Executive Director  
Kindred -Jessica Cope Williams, CEO  
Leftovers Foundation -Cory Rianson, Executive Director  
McMan Calgary -Soraya Saliba, Executive Director  
Meals on Wheels -Esther Elder, CEO  
Miskanawah Community Services Association -Kirby Redwood, Lead Oskâpêwis (CEO)  
Momentum -Jeff Loomis, Executive Director  
New Age Services Inc. -Norma Wisbling, Executive Director  
Norfolk Housing Association -Maya Kambeitz/Bryan Slauko, Executive Director/Board Chair  
North East Family Connections -Sue Holt, Executive Director  
Ogden 50+ Activity Centre -Renata Michalski, Executive Director  
PAL Calgary - Johanne Deleeuw, Officer, Board of Directors  
Pembina Institute -Chris Severson-Baker, Executive Director  
Perlin Foundation for Wellbeing -Stacey Perlin, Chairperson  
Providing Avenues to Hope Society -Irene Carter, Coordinator  
RESET Society of Calgary -Theresa Jenkins, Executive Director  
Rise Calgary -Salimah Kassam, Leader  
Rowan House Society -Linette Sodan, Executive Director  
Rozsa Foundation -Simon Mallett, Executive Director  
SafeLink Alberta -Katie Ayres, Executive Director  
Sagesse -Andrea Silverstone, CEO  
Shelter Movers Calgary -Elsa Perry, Chapter Director  
Simon House -John Rook, President & CEO  
Sinneave Family Foundation -Tanya McLeod, President  
Skipping Stone -Lindsay Peace, Executive Director  
Sled Island Music & Arts Festival -Maud Salvi, Executive Director  
Sober Friends Society -Barry Deighan, Treasurer & Secretary  
Students' Association of Mount Royal University Representation Executive Council -Joseph Nguyen, President  
Swallow-a-Bicycle Theatre -Mark Hopkins, Co-Artistic Director  
The Alberta Seventh Step Society -Jason Beck, Executive Director  
The Alex Community Health Centre -Joy Bowen-Eyre, CEO  
The Arusha Centre -Gerald Wheatley -On behalf of Board of Directors and Collective  
The Calgary Bridge Foundation for Youth (CBFY) -Frank Cattoni, CEO



The Children's Cottage -Danielle Ladouceur & Lisa Garrisen, CEO/Director of Programs  
The Distress Centre -Robyn Romano, Executive Director  
Trellis Society -Angela Clarke, Chief Strategy Officer  
Umoja Community Mosaic -Jean Claude Munyemamu, Executive Director  
Unison/Kerby Centre -Larry Mathieson, President & CEO  
Universal Rehabilitation Service Agency -Pam McGladdery, CEO  
Vecova -Kelly Holmes-Binns, CEO  
Vibrant Communities Calgary -Meaghon Reid, Executive Director  
Vitreo Fundraising Group -Tricia Voll, Executive Assistant  
Volunteer Connector -Doug Watson, President & CEO  
Wellspring Alberta -Natalie Noble, CEO  
Women in Need Society -Karen Ramchuk, President & CEO  
Women's Centre of Calgary -Bo Masterson, Executive Director  
Wood's Homes -Bjorn Johansson, CEO  
YW Calgary -Sue Tomney, CEO

Candice Giammarino  
Carolyn Gordon  
Cat Hesketh  
Catherine Francis  
Chrissy Mach  
Evelyn Tait  
Gail Staffa  
Heidi Walter  
Janice Champagne  
Janine Cote  
Linda Collins  
Marlene Yanchula  
Meghan Finnbogason  
Nick Drinkwater  
Paula Hunter  
Teresa Goldstein  
Tiffany Hauff  
Trevor Axworthy  
Vincent St Pierre



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Valerie

Last name (required) Laferriere

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)

1c of housing crisis doc: quit permitting builders to build 1-bed condos

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).  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

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

The city needs to quit approving studio and one bedroom apartments. The majority of renters are single individuals and need to share accommodation and one bedrooms or one plus den are completely useless for this, and actually drive up the price of two-bedrooms. Builders are trying to squeeze in more units so they are making them smaller and only one person can live there. For private condo development, both the city and builders needs to get smarter in designing apartments that are minimum two bedroom with shared accommodation in mind.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Pat

Last name (required) Letizia

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

What is the group that you represent? City Of Calgary Climate Advisory Committee



## 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)

Item 7.1 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](mailto:publicsubmissions@calgary.ca)

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

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

We believe a balanced systems approach to development includes a full approval of the Housing and Affordability Task Force recommendations via the Housing Strategy. The vision of Calgary that Council committed to in the Climate Strategy is one that is denser and prioritizes walking, cycling, transit use and affordability. We believe our endorsement is in strong alignment with that vision.

## City of Calgary Climate Advisory Committee

September 12, 2023

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

Dear Mayor Gondek and Members of Community Development Committee:

The Calgary Climate Advisory Committee has a mandate to provide Council and Administration with advice on policies and strategic initiatives that relate to climate change mitigation and adaptation. In May, our Committee encouraged Council to incorporate a climate action lens when reviewing the recommendations in the recently released Housing Strategy<sup>1</sup>, which is largely based on the work of the Housing and Affordability Task Force<sup>2</sup>. In doing so, both the housing crisis and climate emergency can be addressed at the same time, increasing chances for better collaboration, connectivity and equity.

A system does what it is designed to do and regulatory barriers that have resulted in Calgary's low density housing and large suburban footprint, results in car dependency, which is a key driver of Calgary's carbon footprint. Thirty-four (34%) of Calgary's total emissions comes from gasoline and diesel burned in cars and trucks<sup>3</sup>, in part due to the need for driving that *low* housing density and our *growing* suburban footprint produces. Vehicle electrification and zero-carbon fuel infrastructure will be a critical piece of mitigating these emissions, alongside infrastructure that enables a diversity of transportation modal choices. Increasing density while expanding choice, quantity, access and affordability of housing throughout the city to enhance walkability, cycling and transit are also proven strategies to decrease car use, reduce transportation carbon emissions, and provide affordable transportation choices.

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

These positions are supported by the Calgary Climate Strategy in Actions H4.1, H4.2 and H4.3.<sup>4</sup>:

- H4.1 Incentivize and prioritize energy efficient development in all areas through land use bylaw rules and policy direction.

---

<sup>1</sup> <https://www.calgary.ca/social-services/low-income/task-force.html?redirect=/housingstrategy>

<sup>2</sup> <https://engage.calgary.ca/HATaskForce>

<sup>3</sup> Calgary Climate Strategy, page 25

<sup>4</sup> Calgary Climate Strategy, page 42



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

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

While denser development is recognized and established as part of the Calgary Climate Strategy and the 2023-2026 Climate Implementation Plan, it is understood that development and redevelopment that meets the needs of *all* Calgarians must be pursued in a balanced and sustainable way that also minimizes negative impacts on climate mitigation and adaptation efforts. We previously wrote on May 26 that we were reviewing the details of the Housing and Affordability Task Force. We have significantly discussed the recommendations and the Housing and Affordability Task Force. We see that our climate strategy and implementation plan aligns with the HATF recommendations in the following ways:

- Intensifying where the infrastructure already exists
- Reducing regulatory barriers
- Aligning transportation and land use together
- Redevelop the existing underutilized land
- Parking is not a barrier to affordability

We have also been fortunate to formally hear from Josh White and Teresa Goldstein about the HATF recommendations at our August 15, 2023 meeting. **We believe a balanced systems approach to development includes a full approval of the Housing and Affordability Task Force recommendations via the Housing Strategy.** The vision of Calgary that Council committed to in the Climate Strategy is one that is denser and prioritizes walking, cycling, transit use and affordability. We believe our endorsement is in strong alignment with that vision.

Sincerely,



Pat Letizia  
Chair, Calgary Climate Advisory Committee

Cc: Stuart Dalglish, General Manager, Planning & Development Services; Deputy City Manager  
Dick Ebersohn, Manager - Climate Mitigation, Climate Advisory Committee Administration Member



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Oliver**

Last name (required) **Trutina**

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)

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

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](mailto:publicsubmissions@calgary.ca)

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



909 29 ST NW  
Calgary, Alberta T2N 2T6

P 403 333 3471  
E [oliver@libertyhomeownership.com](mailto:oliver@libertyhomeownership.com)

September 13 2023

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

RE: Our support for Home is Here - The City of Calgary's Housing Strategy 2024-2030, CD2023-0749

Dear Mayor and Council,

**On behalf of Liberty Housing Organization, I'm writing to express our resolute support for the Housing Strategy.**

At Liberty Housing Organization, we are committed to creating socially, financially, and environmentally responsible homes for all. Our vision is to provide high-quality, affordable housing to those who need it the most. Since our inception in 2015, we have developed nearly 500 non-market homes in the Calgary area through our innovative affordable home ownership model and non-market rental program.

We are proud to have had several projects individually approved under the CMHC Homeowner Loan Insurance Flex program, which is a testament to our commitment to creating sustainable and accessible housing solutions. Our affordable housing program is designed to assist low to moderate income households who are unable to secure affordable rental rates or conventional mortgage financing.

Calgary is experiencing a housing crisis. The Housing Strategy is both bold and clear on the implementation plan and outcomes needed to address this crisis.

Specific implementation action items such as: developing a program and framework to provide opportunities for land leasing to non-profit housing providers; disposing of City-owned TOD lands for non-market housing; and, advocating to exempt developments held by non-profits providing non-market housing from property taxes, are just a few of the many examples in the Strategy that can empower organizations to better partner with The City of Calgary to tackle the housing crisis and provide a better future for all Calgarians.

We commend the considered and critical work done by the Housing & Affordability Taskforce and Administration to develop the Housing Strategy.

**We strongly encourage Council to adopt the Housing Strategy and direct Administration to begin the hard work ahead, without delay.**

Thank you for your time and consideration,

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

Oliver Trutina  
President



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Debbie**

Last name (required) **Peake**

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)

**Proposed up-zoning of Elbow Park**

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](mailto:publicsubmissions@calgary.ca)

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

**As per my email to the Mayor and Council, we are strongly opposed to any zoning changes in Elbow Park under the guise of Affordable Housing.**



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **George**

Last name (required) **Trutina**

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)

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

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](mailto:publicsubmissions@calgary.ca)

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



September 13, 2023

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

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

Dear Mayor and Members of Council,

**On behalf of Truman Homes, I'm writing to share our strong support for the Housing Strategy and its implementation plan.**

For over 40 years, Truman has proudly and persistently worked to build a better Calgary. As an Alberta-based family-owned developer and builder, we have successfully created thousands of new homes and over a million square feet of retail, office, and industrial space within the Calgary metropolitan area. From master planned new communities to individual mixed-use buildings in redeveloping neighbourhoods, we're committed to building great places through great design--places that so many Calgarians have chosen to make an investment and call home.

Truman is also proud of its legacy of supporting affordable home ownership in Calgary and providing nearly 1,000 new homes to date through our partners--Liberty Housing Organization and Attainable Homes Calgary.

The Housing Strategy's implementation actions will enable market and non-market housing providers to better partner with The City to ensure all Calgarians have an affordable place to call home.

**We stand behind the Housing Strategy and strongly encourage Council to lead the way.**

Sincerely,



George Trutina  
President



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) David

Last name (required) White

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)

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

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](mailto:publicsubmissions@calgary.ca)

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



460 - 5119 Elbow Drive SW P 403 201 5305  
Calgary, Alberta T2V 1H2 F 403 201 5344

2023.09.13

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

**ATTN:**  
The City of Calgary City Council

**RE:**  
Support for Home is Here--The City of Calgary's Housing Strategy 2024-2030, CD2023-0749

Dear Mayor and Members of Council,

**On behalf of CivicWorks, I'm writing to express our full support for the *Housing Strategy* and all proposed implementation plan actions.**

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

Since 2017, CivicWorks has supported local developer-builders with over 100 land use change and concurrent development permit applications with a focus on realizing the same outcomes as those identified by the *Housing Strategy*. This work has created a more diverse and much-needed housing supply for Calgarians of all ages, wages and stages of life, while helping build more liveable and inclusive communities.

Some of our work specifically aims to fill the gap of 'Missing Middle' housing in our city and we know the approvals processes required to build these forms of housing very well. The combined experience of our clients and our practice shows that this form of housing is a highly desirable option for many Calgarians. The current supply does not come close to satisfying the demand.

Many of the implementation actions proposed by the *Housing Strategy* can remove barriers and help create more supply. Key among them is to start a public process so that Council can consider City-led land use changes that will enable more housing choice in our city.

**We encourage Council to support the *Housing Strategy* and all its implementation actions, and highlight for all interested Calgarians that key actions will require a public process inclusive of notice, outreach, and ultimately a Public Hearing, all before a decision of Council. Taking action to start these public processes is prudent and does not presuppose an outcome.**

Sincerely,

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

**David White** | Principal & Founder  
BA, MScPI, RPP, MCIP



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)                      Kasia

Last name (required)                      Hupert

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 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](mailto:publicsubmissions@calgary.ca).

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



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Nichole**

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?

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)

**CD2023-0749**

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](mailto:publicsubmissions@calgary.ca)

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



Presentation Sept 14 2023

Rezoning to RCG doesn't make it more affordable – and you should know this already, you have access to all the sales/tax data!

**RC1 - Older, livable single story, large lot (may/may not be suited), 600-800K BECAUSE of re-development value**



**RCG – not any more affordable!  
750-850K per unit.**



# More supply does not equal less \$


Which one is cheaper? Which one is less dense?



**\$1800**  
Apartment  
2 bd · 1 ba  
850 ft<sup>2</sup> · No pets  
Oct 01 availability  
ID 338557

Contact



**\$2000** Hide 

House  
2+den bd · 1 ba  
970 ft<sup>2</sup> · No pets  
Immediate availability  
ID 537235

Contact

3470 18 Street SW, South Calgary, Calgary



**\$3000-3400**

Apartment

2 bd · 2 ba

1019 - 923 ft<sup>2</sup> · Pets Ok

Sep 17 availability

ID 518861



**\$3,600** Deposit \$36

Sep 01, 2023

Utilities Included: Not incl

Unit Number: 105

3 bed with flex space, fini

### **Costs the developer takes on:**

- The house  
(land/demo/materials/labour)
- Permitting/development fees
- Market risk.

### **Costs the city takes on:**

- Stormwater upgrades?
- Sewer upgrades?
- Electrical upgrades?
- SCHOOLS (provincial) – not even part of the discussion
- Parks/recreation upgrades?
- Roads, alleyways and sidewalks?
- Parking? Permitting etc.

Can the increase in tax base support all the upgrades needed? Do we know?

Has the city assessed if all areas can support that many new residents/infrastructure?

Have you talked to the right city groups? (Water/WW/ENMAX/Parks/the province)

# Case Study

- Most of the older RC1 is now RC2, some RCG (a fairly modest increase in density compared to what is proposed here)
- Reduced tree canopy
- Elementary school and Jr. High school are full and now a lottery system
- Roads – utility cuts not re-paved or done many years later
- Alleys – more residents, wear and tear (esp. gravel alleys)
- Sidewalks – broken and cracked from construction and not replaced or many years later)
- Taxes – despite the “tax uplift myth” our taxes.. Keep going up and our services are not keeping up.
- **And... no increase in affordability!**

---

— Action A - Dispose of City-owned lands

---

**What is the action?**

Dispose of City-owned lands as soon as possible within Transit Oriented Development sites suitable for housing, including non-market housing.

**What would this mean if it was approved?  
Why was this recommendation made?**

The City would investigate ways to sell or lease land near to transit stations and hubs for market and non-market housing. Underutilized City-owned land is a key resource and tool The City can use to create market and non-market housing. The City would identify land near transit hubs and stations and look to sell or lease it for housing where possible.

**How would this affect Calgary?**

**More housing choices:** As the city grows and changes, there will be more housing options in all communities.

- Rec 2 – A
- Sounds great, but let's be honest and transparent about the **pros AND the cons.**
- **What does this really mean?**

This is what it means:



This is what the city called TOD- “surplus land”

Residents called it 5 acres of Richmond Green Park, the Little League called it their most utilized space.

City re-zoned it for housing: **haven't sold it yet.. You could still correct this mistake!**

Are you being transparent enough when just saying: more housing choice?

Are parks and recreation spaces up for grabs? (yes.. they are.)



**How would this affect Calgary?**

**More housing choices:** As the city grows and changes, there will be more housing options in all communities.



**What is the action?**

Collaborate with the Joint Use Coordinating Committee and the school boards, to review all Joint Use and surplus school sites to determine if land is available for housing.

**What would this mean if it was approved?  
Why was this recommendation made?**

The City would work with its partners to identify whether surplus sites might be available for housing. Identifying surplus sites that could be unlocked would help to increase the supply of non-market housing. The City would conduct internal research and engage with partners to develop solutions.

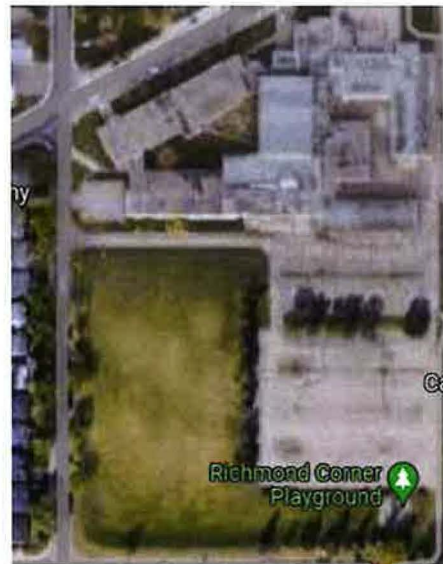
**How would this affect Calgary?**

**More housing choices:** As the city grows and changes, there will be more housing options in all communities.

- Rec 2E, Again, sounds great, what does this really mean?
- Further reduction in neighborhood park and recreation space at the same time as rezoning all areas to RCG – when there is more pressure on existing park/rec/open space.
- We are not creating more park, rec and green space. In fact, as lot coverage increases = smaller yards, people will be using these MORE and more. Not to mention stormwater challenges/tree loss

So, are parks and greenspace are up for grabs? – its already happening:  
Richmond Green Park (SR), Viscount Bennet (R1 former school site), City land adjacent to Glenmore rec centre (SPR), William Reid (former catholic site).

That's 4 examples in less than a approx. 3 km radius.



# Summary

- Mass rezoning won't help affordability – likely make it worse by removing older housing stock.
- Parking minimums - downloads costs onto the city to manage parking and wear and tear. Might be appropriate in some cases – not ALL. Leaving it in developer hands is not the right decision.
- City land is an asset for current residents of the city and for future users and selling it off should not be done “as soon as possible”
- Selling off parks and greenspace should NOT be an option, including fields associated with former school sites. Upzoning inner city has already reduced the tree canopy and will place more pressure on these already limited spaces.

September 13, 2023

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

Dear Committee Members:

**RE: Calgary Economic Development position on *Home is Here – The City of Calgary’s Housing Strategy 2024 – 2030***

Thank you for the opportunity to submit a letter to Members of the Community Development Committee regarding *Home is Here – The City of Calgary’s Housing Strategy 2024 – 2030*.

Calgary Economic Development’s mandate is to attract, retain and expand companies, capital, and talent to build long-term economic prosperity for all Calgarians. Through our work with Calgary’s business community and potential prospects around the world, we consistently hear that quality of life and housing that is affordable are critical to their decisions around where to expand and how to relocate.

**Housing that is affordable is an economic imperative for Calgary. Therefore, we support the development and implementation of a City of Calgary Housing Strategy as an important step our municipal government can take to ensure Calgary remains a top destination for companies, capital and talent.**

There are three pressing economic challenges currently impacting housing affordability in Calgary – high demand for housing, labour shortage of trades and construction workers, and structural and regulatory challenges.

In 2022 alone, Calgary experienced a 445 per cent increase in year-over-year population growth from net migration and welcomed 42,160 new migrants. This high population growth is expected to continue and drive demand for a variety of housing types to meet the needs of an increasingly diverse population.

Meanwhile, job vacancies in the trades and construction industry have doubled since 2018 to 12,060 vacancies in Q1 of 2023. This gap exacerbates the ability for the industry to meet the high demand for housing.

Finally, housing supply and demand has been impacted by interest rates and inflation, with the bank rate increasing by 950 per cent in the last 20 months.

These factors have created a difficult reality for many Calgarians, with the City of Calgary Housing Needs Assessment showing that roughly one in five households cannot afford their housing.

Given the many complex challenges with housing affordability, the solution requires multi-perspective, multi-player solutions that must include all orders of government.

We emphasize housing affordability is an issue that impacts all economic drivers of the community's economic strategy, *Calgary in the New Economy*. To remain competitive to grow and attract an increasingly diverse workforce and companies, our city needs a comprehensive housing strategy to:

- Ensure we are a welcoming city where everyone can grow their careers;
- Attract people who want to make a difference, create solutions and change the world;
- Create a city where everyone is welcome, safe and able to build a meaningful life;
- Champion efficient and effective policies supporting business practices; and,
- Share Calgary's story as an ambitious city full of energy, optimism and opportunity.

Access to housing that's affordable – both market and non-market – impacts Calgary's ability to be the place where bright minds and big ideas come together with an unmatched spirit to solve global challenges.

We appreciate the opportunity to share our perspective.

Sincerely,



**Brad Parry**

*President and CEO, Calgary Economic Development, and  
CEO, Opportunity Calgary Investment Fund*



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Bhan**

Last name (required) **Gatkuoth**

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)

Item 7 - public comments

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](mailto:publicsubmissions@calgary.ca)

Dear Committee and Council,

I am submitting comment today to express my support for the implementation and adoption of all 6 HATF recommendations. While I was born and raised in Calgary, I have only recently returned to city after living in another jurisdiction for 6 years. Returning to the city I call home only to find that it is deep into a housing crisis has been a jarring experience. Searching for housing has been a struggle for me personally as supply is low and rent prices are very high. This is especially jarring considering that Alberta continues to tout its affordability advantage. Between skyrocketing rent, zero tenant protections, and a market based electricity market, this description of Alberta living feels inconsistent with reality.

Beyond my own experiences as a privileged, single, young working professional, the housing crisis is additionally present within the confines of my own family. While I feel confident that I can care for myself, the same does not go for my mentally ill and disabled family members who have lived in and out of homeless with increasing frequency over the past several years. This is not a personal or familial failure, it is a systemic one; one that city council can play an important role in addressing and improving.

Me and my family only offer one example of the serious issue of this crisis. There are many more who are facing the consequences of our existing structural housing policy gaps. You have the power today to help lift up the least of us for the benefit of all. With so much support for affordable housing policies, across municipal, provincial, and federal jurisdictions, I encourage you to take necessary action and spur greater momen-

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

---

turn in building more affordable housing. This is a chance for us to build a city we can all be proud of, it is a chance to turn around the increasingly costly, visible, and harmful challenges of the housing crisis through principled and logical action.

I support, whole heartedly, the entire suite of HATF recommendations. All of the recommendations made by the task force are important, logical, and necessary. In addition, I support building more affordable transit oriented housing, changes to zoning regulations to include R-CG housing, and the removal of parking limits. It is time to make decisions that can benefit all Calgarians - we have no more time to waste.

Thank you for the opportunity to share my view.





## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Michael

Last name (required) Drewlo

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 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](mailto:publicsubmissions@calgary.ca).

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

**I am a resident of Roxboro and am strongly in favor of Rideau-Roxboro moving to R-CG zoning, in addition to all other R-C1 neighborhoods in the city as recommended. Housing availability is a critical step to making progress on the acute housing crisis the city, province and country are facing.**



PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON 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) Gayla

Last name (required) Rogers

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 and Affordability Task Force Recommendations

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](mailto:publicsubmissions@calgary.ca)

Dear Mayor Gondak and Councillors:

We are homeowners and members of the Elbow Park Residents Association. We strongly support the position of the EPRA Board as conveyed in their letter to you on September 11, 2023 (and attached below). We urge all city councillors to reject HATF Recommendation 1, Action items (d) and (h).

Thank you for your consideration of our view on this matter.

Yours truly

Gayla & Brian Rogers

Dear Mayor Gondek and City Councillors,

The Elbow Park Residents Association (EPRA) board has 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 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

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

---

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.

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,

EPRA Board

Joanne Aime, Don Ballance, Magda Dizep, Marija Foster, Sarah Geddes, Hails Kirker, Elrose Klause, David Newby, Lisa Poole, Martina Walsh



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Yvonne

Last name (required) Brochu

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 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](mailto:publicsubmissions@calgary.ca)

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



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Jennifer

Last name (required) Mullin

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)

Build More Smaller Houses

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](mailto:publicsubmissions@calgary.ca)

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

Dear City Council Members,  
I was compelled to write a public submission after reading about the emergent city council meetings happening this month regarding the housing crisis in Calgary. I am a middle-class income earner who makes too much for GST and other government supports. I do not receive any of the benefits that come with having access to generational wealth. I am deeply affected by the skyrocketing cost of rent and severely limited options for housing in Calgary. The competition for housing amid the influx of people to our city has created barriers for those already living here. There is a lack of choices for reasonably priced housing in Calgary for people who don't qualify for Calgary Housing, Habitat for Humanity or other social programs. The last time I moved, there were already minimal options in my price range for small, detached homes in my desired neighborhoods. I would like to move, but currently there is nowhere suitable for us to go where my rent would stay at 30% or less of my income. Any thought I had of ever owning a detached home was squashed after seeing the amount a person would need to earn in order to get a mortgage for a detached home in Calgary had increased to \$156, 000! Middle-class families and single earners are being priced out of the housing market, forced to pay a landlord's mortgage instead of their own. Only apartments, duplexes, townhouses and other shared wall accommodations are available for rent when there used to be plenty of houses too. This brings me to my point of a possible solution for myself and others that don't want nor need a house bigger than 1000 square feet.

I've read and heard about these tiny homes being built around the world. Can you please build these types of homes in Calgary? Tiny detached stationary homes in varying sizes and different layouts within multiple communities would give more people an alternative to renting that doesn't include sharing walls with strangers.

There could even be entirely new communities with fun names like Tinyville, Littlewood or Smaller-ton. I have seen many online posts, threads and groups dedicated to these types of homes.

There is a need for smaller detached housing in Calgary. Please look into this as an option for the citizens of Calgary.

Sincerely,  
Jennifer



## PUBLIC SUBMISSION FORM

---

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Sarah

Last name (required) Barker

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)

**Home is Here - City 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](mailto:publicsubmissions@calgary.ca)

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

I'm writing in regards to the upcoming discussion and vote regarding the Housing and Affordability Task Force report and in particular to express concerns regarding Recommendation 1, Action items (d) and (h).

While I agree that affordable housing is an issue which needs to be addressed in our city 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. Removing the right of citizens to engage in planning decisions that impact their homes and communities is unacceptable particularly when there is insufficient evidence that blanket up-zoning will increase affordable housing. The reality is that city council appears to be set on densifying every part of our city and is using affordable housing as an excuse to do so.

Blanket up-zoning is a blunt instrument that would have a significant negative impact on many neighbourhoods including my own. My husband and I own a home in a R-C1 zoned neighbourhood and that zoning is one of the key reasons we chose it. With respect, I think that the full impact of these proposed changes has not been considered. For example, a concern very near to my heart is the impact of densification on already overpopulated schools. Further, the proposed changes could allow increases in building height and lot coverage, a decrease in front & side setbacks, a loss of mature trees, privacy and sunlight. Each of these threatens the very reason my husband and I and so many others in our neighbourhood and so many other neighbourhoods throughout the city chose to live where we have.

Blanket densification is not the answer to the affordability crisis. There are so many other tools that council has to directly address that issue rather than making an irreversible change that will negatively impact so many in our city. 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. One of the beautiful parts of Calgary is its diversity including the diversity of its neighbourhoods. Put bluntly, the proposed change will destroy that.

I urge all city councillors to listen to those directly impacted by the proposed changes and please reject HATF Recommendation 1, Action items (d) and (h). There are ways we can all work together to create a stronger, more affordable city. This is not the way to do it.

Thank you for considering.



**PUBLIC SUBMISSION FORM**

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

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

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

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

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON 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) **Lindsey**

Last name (required) **Kapitzke**

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 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](mailto:publicsubmissions@calgary.ca)

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

I've made the difficult decision to move to Edmonton because it is more affordable for me to live and buy a home there. I want to stay in Calgary, my community and career is here, but it's too expensive. Rent is sky rocketing, groceries cost more and more. I can't imagine trying to make ends meet with a family. There needs to be rent control now. The only good thing that comes out of predatory landlords and lack of rent control is good punk music



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)	Marie
Last name (required)	Semenick-Evans
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)

**Oct 14, 2023**

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

(required - max 75 characters)

**Recommendations of the Housing Affordability Task Force**

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](mailto:publicsubmissions@calgary.ca)

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

September 11, 2023

Mayor Gondek and Members of Council,

**RE: Housing and Affordability Task Force Recommendations**

We very much appreciate and understand the importance and need for affordable housing throughout our city and we support accelerating development as best as possible to meet both the needs of residents in need of these measures for today and for tomorrow's residents. However, after reviewing the report and the recommendations in this report we wish to express our objection to certain "Actions" as follows:

**Blanket R-CG**

***Prepare the necessary bylaws to immediately:***

***Make the base residential district Residential - Grade-Oriented (R-CG) with guidance for single, semi-detached, row and townhouses into a single land use district. "***

We strongly object to this "action" and do not believe that this action should be a part of the affordable housing recommendations for the following reasons:

1. R-CG units do not add to non-market **affordable** housing;
  2. R-CG units do not make housing more affordable. R-CG units, especially in the established areas, are not sold at a price point that would be defined as affordable housing for the target groups in this report. In fact, often it only makes units more expensive and prices out certain demographics of homeowners and renters. The following stats that support this position are from one of our local realtors:
    - The average selling price of newly built 4-plexes in the established areas, from 2020 to now, was approximately \$619,000, with the most expensive being \$775,000.  
Active sales range from \$499,900 to \$819,000.
  3. Other major Canadian cities and cities around the world have found that density alone does not create affordability. If the objective of the task force is to increase the availability of affordable housing, its focus should stay on that effort. The following links to a CBC video as well as a pdf presentation titled [The Final Undoing of the "Law of Supply and Demand"](#) by Patrick M. Condon, UBC Professor of Urban Design and author of [Sick City](#) .The "surge of new housing supply did not lead to more affordable housing". Professor Condon does an admirable job of explaining how increased density produced the opposite effect in Vancouver. "Boosting allowable density to increase housing supply inflates land prices such that hoped for affordability gains are lost." (p.99, Sick City). <https://youtu.be/ZxkKISpCkDk> and [https://drive.google.com/file/d/1qP8AiZJvfJtY64vXo2DCvAZ\\_eEmyzupg/view](https://drive.google.com/file/d/1qP8AiZJvfJtY64vXo2DCvAZ_eEmyzupg/view) .
  4. Blanket up zoning does not ensure a diversity of housing styles and ranges of affordability and we believe the results of such an action will compromise the balance in communities – the balance between different types of housing and therefore the people who live there. To ensure that this balance is maintained we need City planners to be the stewards of our communities – to ensure that existing communities evolve mindfully ensuring that there remains a diversity of housing types (single family, attached, multi etc) for a diverse population (families, seniors, couples, singles, etc)
- We would like to see every community across the city have density targets and based on those targets communities should have the opportunity to work with City planners to designate areas for multifamily plexes – not unlike how our suburb communities are planned by developers.
5. Designated Heritage areas should not be included in such a 'blanket' effort to increase density. The blanket introduction of R-CG in the few remaining communities that have rich heritage assets will further threaten the record of our City's history.

6. Our City has declared a Climate Emergency. This conflicts with Council's seeming desire to increase density at any cost - it should not be at the cost of our climate. More focus on environmental sustainability needs to be considered in these recommendations.

We need to ensure that permeable land is preserved in our communities. There is an enormous difference between 45% lot coverage and 60% lot coverage. The effect on permeable land; ability to plant or maintain existing trees and an inability to provide adequate amounts of outdoor amenity space, are all at risk. The loss of mature tree canopy, which translates to significant loss of Green House Gas sequestration, cannot be immediately replaced by new plantings which take 40 to 60 years to mature. The loss of permeable land, trees, and green space contributes to biodiversity loss which reduces resilience for future climate conditions.

7. The 2018 Housing Needs Assessment Report includes on page 13, Figure 9: Forecast Calgary Population Growth by Demographic. In this figure Seniors (65-85) represent 43%, Super Seniors (85+) 9%. Combined this represents 52% of future population growth. Very few seniors will want to live in a 3 storey walk-up housing form, yet this is considered the largest segment of forecasted population growth. This is also a demographic that is identified as needing affordable housing.

### **Multi- Suites**

***Prepare the necessary bylaws to immediately:***

***Enable secondary suites and backyard suites on one parcel of land.***

We support this action and recommend expanding this initiative to include multiple suites. We consider this initiative as a positive incentive for heritage retention as well as allowing property owners to monetize their own dwellings through adaptation such as suites, while contributing to housing forms that would add affordable options.

We would ask that Council consider revising their requirements for legal suites that can be accommodated in pre-existing homes. Current rules require homeowners to do substantive changes, result in often prohibitive costs which makes the process less attractive, and increases the time required before revenue potential is possible. This is a missed opportunity in affordable rental alternatives.

### **Parking Requirements**

***In the new Land Use Bylaw: 1. Remove minimum parking requirements in all residential districts***

With permit parking costs rising sharply, this becomes an additional cost and another barrier to affordability. We only support "no minimum parking" on a case-by-case basis, especially if it supports the preservation of heritage structures within our community.

### **Planning Process Exemptions**

***Advocate to the Government of Alberta for legislative change to the Municipal Government Act to allow affordable housing to be defined in a manner that exempts it from certain planning process requirements such as public hearing, which increases certainty and reduces timelines for developers and providers.***

We are adamantly opposed to any housing form being exempt from public hearing or other planning processes. All Calgarians must retain their ability to voice their opinions on land use related matters. We could support a refinement and simplification of processes for proven providers of non-market housing.

### **Allocation of Public Lands for Affordable Housing**

***Dispose of City-owned lands as soon as possible within Transit Oriented Development sites suitable for housing, including non-market housing.***

***Identify City-Owned parcels of land that collectively can be made shovel ready for Affordable Housing (minimum target of 1,000 units). Business Units may need to rationalize future use of said lands that are not needed, in whole or in part, for their intended primary use.***

We support the allocation of “public lands” for non-market affordable housing, but recommend the following considerations should be also under the action:

- That the City ensures that measures are put in place so that there is no foreseeable opportunity to gentrify the housing to something other than affordable;
- Outline the “test” for applicants to qualify for building non-market housing;
- Any lease or sale must include a clause that the product must be developed in a certain length of time, or the land will be repossessed; and,
- must be developed with a certain percentage of affordable units (100% would be ideal in these circumstances).

### **15% Goal for Non-Market Housing Units Across Calgary**

***Include policy in the Municipal Development Plan immediately that every Local Area Plan should enable a minimum of 15% of the total housing units to be non-market Affordable Housing (as defined by The City) to provide equal distribution across the city***

We could support a goal of 15% of total housing units to be non-market across the City, but this action should not be attached to LAPs, which are currently only being implemented in Calgary’s established areas. The 15% should be across the entire city and designated for each community.

### **Developing a Land Bank for Affordable Housing Units**

***Advocate to:***

***The Provincial Government to dedicate a portion of the Municipal Reserve for the purpose of establishing land banks in all new communities for Affordable Housing. (Example: 1/5 of the overall 10% dedication).***

We cannot support this recommended action because we believe that the natural environment plays far too important of a role on the health and wellbeing of our City. We strongly support developing a land bank for non-market affordable housing, but not at the cost of potential green space in an increasingly dense City. We recommend that 2% of the developable land only (after MR deduction) be placed in the land bank.

Thank you for your consideration of our concerns and comments regarding this report.

Sincerely,

Marie Semenick-Evans and Dan Evans

202 9 th Ave NE



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Joan**

Last name (required) **Bondar**

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

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](mailto:publicsubmissions@calgary.ca)

Dear Committee Members:

Calgarians are being asked to open their homes to renters, be they students, refugees, or newcomers struggling with low wages. Yet, the criteria for building legal basement suites includes things like ceiling soundproofing, separate entrances, and other things that frankly should not be prohibitive.

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

Elected officials comment on the matter by declaring the public "doesn't have a clue" about fire risk and duty of care in general. This is an unfair generalization. Many of us are informed, experienced, and contract licensed professionals to carry out quality renovations.

Please consider a relaxation of the stringent secondary suite rules. Alternatively a two-tiered rating could maintain the current, very costly criteria as top tier. A basic tier with common sense criteria would put far more safe, warm, and clean homes onto the market for those who urgently need them.

Sincerely,  
Joan Bondar



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Jim**

Last name (required) **Hornett**

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)

**Calgary Housing Strategy 2023**

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](mailto:publicsubmissions@calgary.ca)

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



## Calgary Housing Strategy 2023

I am in favour of the City of Calgary promoting densification of the existing city with a secondary role given to expanding the suburbs.

I think the City should promote 4 to 6 story residential housing within 300 meters of LRT stations. There should be an emphasis on 3 bedroom apartments for families.

I think the City should promote 4 to 6 story residential housing along all 4 lane roadways. Again there should be some emphasis on 3 bedroom apartments for families

I think the City should develop major corridors along MacLeod Trail, Crowchild Trail and 36 Street NE along the existing LRT lines. There should be high density development within 3 blocks either side of these lines.

I think the City should allow duplexes on all current single family home sites.

I think the City should have a high density core enveloping the area inside 16 Ave N, 14 St W, 42 Ave S, and Edmonton Tr E.

I think the City should insist that all properties have the names of the actual owners attached to them and not merely some numbered corporation.

I think the City should drop all parking minimums and should look at greatly increasing the number of parking meters.

I think the City should promote the idea of the 15 minute City and allow much more mixed residential and commercial, both retail and businesses, properties.

I believe that the City of Calgary started as a Cowtown, is now an oil city and should aspire to be a cosmopolitan crossroads.

Jim Hornett



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Richard**

Last name (required) **Emmer**

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)

Agenda Item 7.1: CD2023-0749

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](mailto:publicsubmissions@calgary.ca)

The Housing and Affordability Task Force report Recommendation 1(d) to blanket up-zone the entire city to allow as many as eight housing units on a 50x120 foot lot is an ill-considered overreach to facilitate affordable housing construction in Calgary. The complementary Recommendation 1(h) to eliminate public hearings is a governance overreach that delegitimizes any reasonable concern that could bear public scrutiny. Together they risk favouring private interests over public interests, regardless of the intention to increase the public good of affordable housing.

It is questionable that blanket up-zoning will lead to decreased housing costs. It is unlikely that affordable homes would be built in central neighbourhoods, rather it is likely to result in the construction of oversized million dollar townhomes towering over existing homes. Blanket up-zoning will have a significant negative impact on Calgary's inner city neighbourhoods, by allowing increases in building height and lot coverage, decreases in front and side setbacks, and losses of mature trees, privacy and sunlight. The distinctive attractiveness and walkability of Calgary's inner city neighbourhoods will be greatly reduced.

Any radical building regulation change has unforeseen consequences and may lead to uncertain damages including, for example, compromise of existing infrastructure. Increased lot coverage prevents water absorption, leading to increased stress or failure of water handling infrastructure and consequently flood damage. We should anticipate that increased density will occur in areas most likely to flood. Similarly, the construction of large new buildings have impacted the basement integrity of adjacent homes as well as the ability of adjacent home owners to use solar energy. There

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

must be some mandate to ensure that adjacent properties are not compromised. The elimination of a review process has the opposite effect as it ignores legitimate concerns and input of neighbours experiencing adverse effects.

City of Calgary Council should take a prudent approach to addressing the housing needs of the city. Council should address the risk that the adverse consequences of regulatory overreach will undermine the credibility of the overall affordable housing initiative.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)

Last name (required)

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

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 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](mailto:publicsubmissions@calgary.ca)

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

As a resident and renter in Calgary for many years, the last few years of leasing have been a frustrating and frightening experience. This year with increases my rent is reaching 50% of my income, with little to no other rental options available. I implore council to consider the needs of the entire community, and allow for policy that create affordable housing.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Marie

Last name (required) Heyn

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 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](mailto:publicsubmissions@calgary.ca)

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





## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) **Gord**

Last name (required) **Strasdin**

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)

**Blanket zoning**

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](mailto:publicsubmissions@calgary.ca)

**Blanket policies always have unintended consequences, and this will not differ.**

The word crisis is so overused recently that it is losing meaning. Calling this a crisis does not make it so.

What I have seen numerically is that we are in a housing shortage, not a crisis. The crisis label is being used at all government levels as a strategy to minimize oversight. "we had to act quickly and decisively, after all we were dealing with a crisis"

Calgary, due to its transient nature, due to reliance on commodities, has for decades, had cycles of availability. It is important to note that our current shortage is well within the parameters of our historical cycles. Attached is a graph I produced using data from CMHC. It shows the cycles going back over four decades.

Unfortunately CMHC releases the yearly data in October and I have not found reliable data elsewhere for 2023.

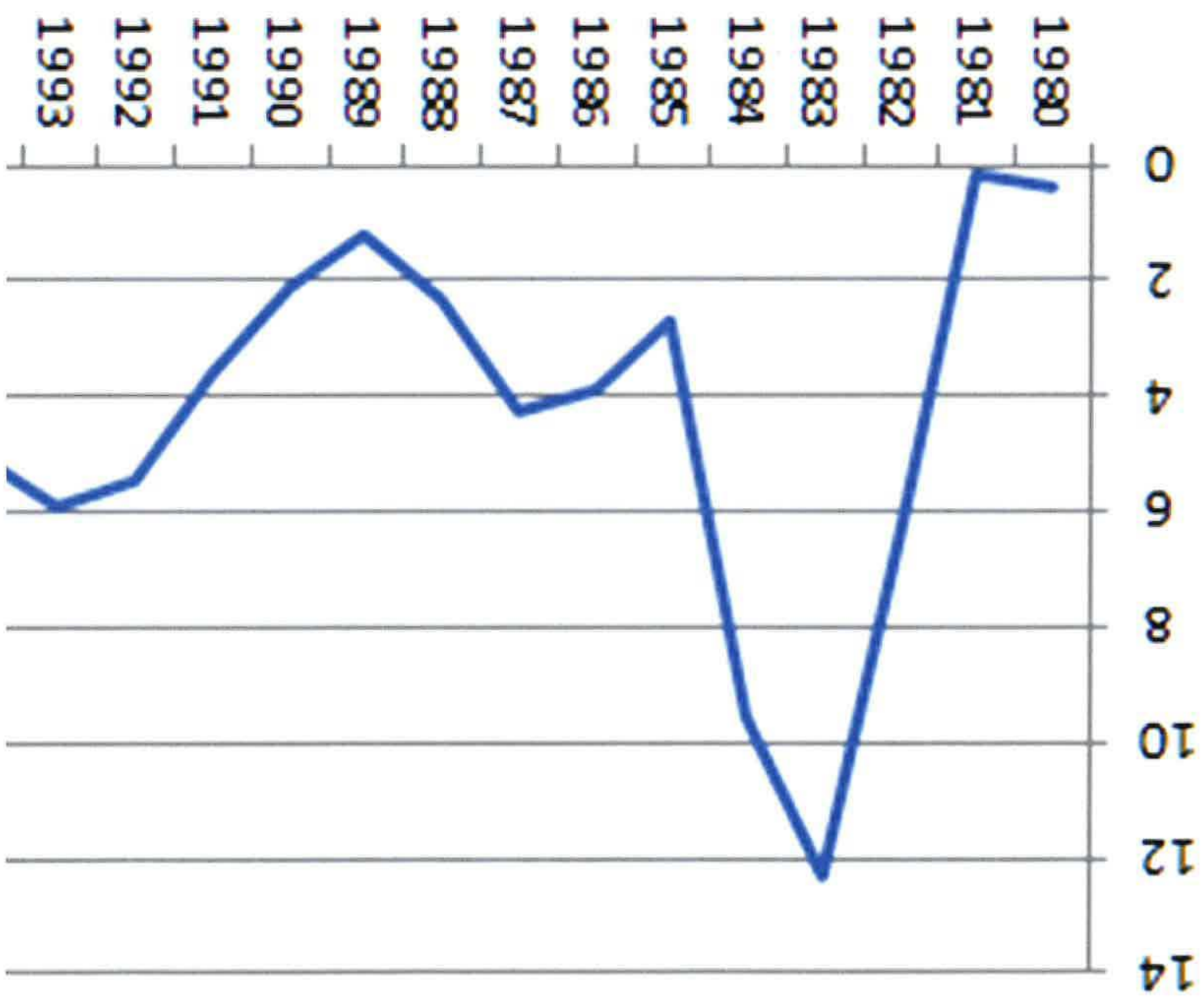
There is also a lot of emotional talking points using rental rates that are rising as more of the crisis. To pick examples of previous increases that came as a result of lower inventories;

- 1997 - 7.5%
- 1998 - 14%
- 2006 - 18%
- 2008 - 15.3%
- 2013 - 7.6%

Comments - please refrain from providing personal information in

this field (maximum 2500 characters)

This year the increase is pegged at 17%, high but still not out of the parameters. Conversely when we had a recent downturn (2015 - 2016) and a rise in inventories the rental rate declined 7.3%  
The cumulative rate of increase since 2021 would be 23.8%  
2021 - 0.0%  
2022 - 6.8%  
2023 - 17%  
We had a low inventory in 2013, so starting at the next cycle, the cumulative increase or change was 2.4%;  
2015 - 0.4%  
2016 - (7.3%)  
2017 - (1.4%)  
2018 - 1.7%  
2019 - 1.8%  
2020 - 0.4%  
2021 - 0.0%  
2022 - 6.8%  
Inflation rose cumulatively 22.15% in the same period, 2023 looks more like a correction to me. Even with the correction, rental rates would be 3% behind inflation. I would prefer that data, not emotions, be used in policies. Again, this blanket policy will, if accepted, have consequences.  
All housing data from CMHC website





## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Wesley

Last name (required) Twiss

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)

The City of Calgary's Proposed 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](mailto:publicsubmissions@calgary.ca)

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

My family and I reside in a single family home on a Bay in Varsity Estates. We are opposed to the proposal to permit blanket densification throughout Calgary. I have discussed this view with several immediate neighbours in VE, who agree with my opposition, although I do not formally represent them.

My understanding is that your Committee is proposing that Calgary enable blanket densification throughout the city, to include eliminating R1/R2 zoning and creating RCG zoning, permitting 3-storey 8-plex or larger structures on R1 lots, with no provision for parking (i.e. street parking only), which could be approved without notice or consultation.

Blanket densification risks destroying the character of Varsity Estates and cratering property values (and your tax base). Imagine an 8-plex or larger within a group of \$1M+ homes, with numerous cars parked in a Bay where there is only about 100 lineal feet of curb space. How is this fair to or safe for residents who have lived here for years, paid a disproportionate share of taxes and levies and maintained and upgraded their properties IN GOOD FAITH. We have lived at this address for over 40 years, invested over \$1M subsequent to the purchase, and have no intention of moving now that we are close to 80 years old. Furthermore, the existing infrastructure in this area (electricity, water, gas internet etc.) would not support densification.

I do not oppose densification per se, just blanket diversification. There are numerous areas in the city which would be appropriate for SENSIBLE densification, where it could upgrade the local quality of life, provide realistic opportunities for new housing and add to the tax base. VE is not one of those areas.

I believe your Committee should have to justify the rationale for BLANKET densification, i.e. how it is NECESSARY to contribute to solving the housing shortage and how

---

it is FAIR to existing communities and residents without usurping the character of their communities, property rights and economic freedom. Calgary did not vote for BLANKET densification in the last election. Canada's history is replete with examples where unlimited powers have been given to politicians, which leading to disastrous consequences, some right here in our City. Many Calgarians will choose to move to lower cost areas where their economic freedom is not threatened so directly by such measures.



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)                      Issabel

Last name (required)                      Temple

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 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](mailto:publicsubmissions@calgary.ca)

As I read the form to submit a comment on the housing strategy, I am immediately struck by the irony of this statement that requires me to confirm I've read;

### 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 am glad this is included but I can't help but think about how over 30% of the homeless population are Indigenous people and the most criminalized people in this city are Indigenous people. On their own land.

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

I endorse the Affordable housing task force recommendations in full, at a minimum. I further ask that the City of Calgary also adopt and action the Truth and Reconciliation Calls to Action including the United Nations Declaration of the Rights of Indigenous Peoples (UNDRIP) and the 231 Calls for Justice to end the national tragedy of Missing and Murdered Indigenous Women, Girls and 2SLGBTQQIA+. These recommendations are inextricably linked to housing and the well-being of every person that resides in this place.

Calgary is so far behind addressing housing affordability that we are far beyond the position of requiring urgent action. People are going to die on the streets again this winter. Grassroots organizations are ready and willing to support people with warming centres and wrap around supports. The city needs to provide these spaces (without barriers) to the people that can help. Shelters are not the solution, other colonial organizations are not the solution, policing is not the solution, removing people from places they found to shelter is not the solution. The city needs to act in alignment of their statement above, we cannot have another winter that folks are harmed to remove them from sight of those that can't face the truths of this place.

I hope this council will have the political will to take bold action and act in the interests of the people that live here.

I also hope those councillors that have been working hard to prevent solutions to our housing crisis know that we see them, we see who they ar



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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) Lynn

Last name (required) Grafton

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)

**Rezoning of CR-1 to blanket up zoning**

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](mailto:publicsubmissions@calgary.ca)

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

**This is a short sighted solution to a very complex problem and will only create more problems for inner city neighborhoods re: severe lack of parking / limiting valued green space and creating a dramatic and negative shift in values of established homes.**



## PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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

### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON 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)                      Emilyn

Last name (required)                      Ghann

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)

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](mailto:publicsubmissions@calgary.ca)

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

I oppose the current Blanket Upzoning for the entire city, as it stands. I agree that we are experiencing a housing crisis; however, without due care, attention and thought, with the policy in its current form, all communities run the risk of losing their neighborhoods as they currently are and as they envision them in the future. Calgary is not short on buildings to house people, but we are not looking at a broader vision that would benefit everyone who calls this place home. I have seen several buildings that are either not fully occupied and can serve the broader purpose of redeveloping into adequate housing for our people. If the rules are not thought-out properly, my neighborhood may become a place where I no longer want to call it home. My neighbors and I have put many years and a lot of money to make our homes conducive to raising our families where they feel comfortable and show homeownership with pride. By proposing the rezoning as they are now, we could all find our neighborhoods and homes have become undesirable places where we want to live and raise our families. People live in a community because of what it has to offer as well as the feel of the neighborhood. If we proceed as proposed, we may have a mishmash of homes that will change the architecture of where we live. I certainly do not want to find that I have no input into the types of dwelling that may be constructed on my street or in my community. We must plan well to accommodate everyone who wants to call this city their home and not be pressured to have dwellings in neighborhoods that are unsightly, does not match the current homes or is simply unpleasant to live with. Let's not take away the voice of the communities and the volunteers who have worked tirelessly to make their neighborhood places that make them comfortable and happy. Someone needs to monitor what's happening in their neighborhoods. Without input from community associations, the city may have to reclaim the community associa-

---

tions' buildings because there may be no volunteers to keep the doors open and advocate for the citizens.  
I STRONGLY OPPOSE THE CHANGES TO THE BYLAW REGARDING APPROVAL OF BUILDINGS IN CALGARY'S COMMUNITIES.

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] I strongly object to the proposal to blanket up-zone in "Housing and Affordability Task Force" report  
**Date:** Monday, September 11, 2023 11:57:31 AM

---

**From:** Bruce Libin [REDACTED]  
**Sent:** Monday, September 11, 2023 11:14 AM  
**To:** Mayor <TheMayor@calgary.ca>  
**Cc:** City Clerk <CityClerk@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>  
**Subject:** [External] I strongly object to the proposal to blanket up-zone in "Housing and Affordability Task Force" report

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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](mailto:spam@calgary.ca)

Recommendation 1(d) is an affront to the quality of life in our neighbourhoods. To not require specific zoning and use changes is a denial of the rights of citizens and homeowners to be heard on matters that affect us.

As an elected representative you do a disservice to the voters and to the citizens of our City if you vote to move forward with this disgraceful measure.

Bruce Libin  
910 34 Ave SW  
[REDACTED]



**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] Calgary - Blanket Rezoning  
**Date:** Wednesday, September 13, 2023 8:46:37 AM

---

**From:** Norma Thurston [REDACTED]  
**Sent:** Tuesday, September 12, 2023 9:43 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] Calgary - Blanket Rezoning

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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](mailto:spam@calgary.ca)

I strongly oppose the proposed change to rezoning in Calgary whereby developers could build dwellings throughout the city without applying to rezone the lot, without community engagement and without public hearings. No substantive evidence is provided that this would alleviate Calgary's housing shortage in any meaningful way or provide a cost benefit to anyone beyond the developers.

I live in the Elbow Park community; in a nearby community the effects of "adjusting" zoning regulations recently has resulted in the frantic building of multiple higher-rise apartment buildings than previous zoning allowed, a loss of the sense of "community", clogged streets with safety issues for pedestrian and vehicle traffic, no evidence of affordability with the new housing units and more far-reaching problems than were suggested to south west communities prior to the changes.

Although other cities may be proposing blanket rezoning changes, please share with Calgarians any concrete evidence that these changes have positively improved housing affordability and availability before you consider rezoning changes. Thank you.

Norma Thurston [REDACTED]

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] HATF - September 14 Hearing  
**Date:** Wednesday, September 13, 2023 11:41:21 AM

---

**From:** Samantha Stokes [REDACTED]  
**Sent:** Wednesday, September 13, 2023 10:06 AM  
**To:** Mayor <TheMayor@calgary.ca>  
**Cc:** Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; jasmine.mian@calgay.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] HATF - September 14 Hearing

**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](mailto:spam@calgary.ca)

Good Morning Mayor Gondek, Councillors,

I write in respect of the September 14, 2023 meeting to address what is described as an "affordable housing crisis". I have already provided a letter through my position as the Director of Development - Elboya, on the Elboya-Britannia Community Association, however, I felt it is important for my personal comments to be provided ahead of the meeting. I suggest that you vote against the HATF recommendations for blanket upzoning and removal of parking minimums.

Housing is expensive - no doubt, but that is not as a result of anything the City of Calgary can or has done - rather it is as a result of market pressures and inflation. The blanket re-zoning to RCG and the removal of parking minimums is not going to do anything for housing affordability. In fact, it is likely to make it worse as market housing is not "affordable". It appears that the economics of the proposals in the HATF Report have not been considered.

In the interest of transparency, I live on an RC-1 lot. My comments, and my opposition to the proposed blanket re-zoning, is against my pecuniary interest. If my lot gets re-zoned, I will be able to make a bundle developing my lot into several million dollar infills. By virtue of zoning, my lot value will increase overnight. In the event that this decreases lot values, then I, like others, could take the

opportunity to buy up properties for redevelopment, driving up prices again. I am not a developer, and I imagine that developers are chomping at the bit for this potential zoning change.

I encourage the City to look at Vancouver as an example. It is the densest City in North America, and the third most expensive, and recently adopted these same policies. Why are we adopting policies from the most expensive jurisdiction in Canada?

Further, we are in the midst of the LAP process, a process which is to help with sensitive infill development - you have not provided this process with enough time to work. Why are you continuing to change the rules instead of applying the ones you have?

Again, I encourage you to vote against implementing the HATF Report, particularly with respect to blanket up-zoning and removal of parking minimums. There is no data to show this will help affordability, and instead, data from other jurisdictions shows it makes things worse. Once the horse is out of the stable, there will be no turning back and the fabric of our City will be changed forever.

Best,  
Samantha Stokes

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] Housing and Affordability Task Force Recommendations  
**Date:** Tuesday, September 12, 2023 8:22:44 AM

---

**From:** John Heffer [REDACTED]  
**Sent:** Monday, September 11, 2023 10:17 PM  
**To:** City Clerk <CityClerk@calgary.ca>; Mayor <TheMayor@calgary.ca>; Sharp, Sonya <Sonya.Sharp@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>; 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>  
**Cc:** Ilpoole [REDACTED] Coppus, Margo [REDACTED] Walsh, Martina [REDACTED] Josh Traptow [REDACTED]  
**Subject:** [External] Housing and Affordability Task Force Recommendations

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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](mailto:spam@calgary.ca)

Dear Mayor Gondek and City Councillors:

I am a long-time resident of Elbow Park, and my home has been designated as a Municipal Heritage Resource, so I am of course interested in Calgary's built heritage, and the implications of the Task Force Recommendations on that heritage.

I do not envy you the job of balancing the competing interests of Calgary's current residents as you try to anticipate the interests of those Calgarians who have yet to arrive, or have yet to be born.

The Task Force has done an admirable job of defining problems within their mandate, and prioritizing solutions, but I am primarily concerned about two aspects of their work:

1. There appears to be no member of the Task Force who represents Calgary's Heritage.
2. The recommendation to replace RC-1 zoning with RC-CG will inevitably conflict with the work that the City has done in the Local Area Planning process to recognize and incentivize the preservation of historic neighbourhoods, for example in the North Hill LAP.

As one individual with only one voice, all I can do is ask that you abandon the idea of blanket zoning to RC-CG, and recognize that the availability of single-family homes with yards is a major reason why people move to, and stay in Calgary.

Good luck with your impossible task!

John Heffer

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Councillor Web](#); [Public Submissions](#)  
**Subject:** FW: [External] Housing and Affordability Task Force Report  
**Date:** Wednesday, September 13, 2023 8:33:08 AM

---

**From:** Dick Buckland [REDACTED]  
**Sent:** Tuesday, September 12, 2023 4:46 PM  
**To:** City Clerk <CityClerk@calgary.ca>  
**Subject:** [External] Housing and Affordability Task Force Report

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

**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](mailto:spam@calgary.ca)

The following email, or one very similar to it, has been sent to each Councillor and the Mayor

Dear Councillor ----,

I am writing to ask you to vote against adopting the recommendations in the 'Housing and Affordability Task Force' report for the reasons outlined below.

**A Calgary newcomers will want to move to, and Calgarians want to live in.**

The report, and Mayor Gondek's editorial in the Calgary Herald, focus on housing affordability - something we all want for newcomers, our children and all Calgarians. The question is at what cost.

It is no doubt true, as Mayor Gondek states, that affordability is a primary consideration of business owners in their choice to locate in Calgary. But what else do newcomers want in a city? The proposed zoning changes are fundamentally a cookie cutter approach to make all Calgary communities essentially the same. Rather than this sameness, newcomers and Calgarians want the choice of communities with different characteristics. Calgary offers that choice now and we need to preserve the uniqueness of each community.

Another concerning recommendation of both the report and Mayor Gondek's editorial is the identification and sale of city-owned lands to construct housing. The type of city-owned lands is not stated. A couple of years ago Council put forward the idea of using 'excess green space' for housing and other purposes. With the many benefits of green space, including public health, it was both extremely troubling and beyond belief that anyone thought we should be reducing the amount we have and will increasingly need as the population grows.

In short, both those of us who live here now and those who will arrive in the future want a Calgary made up of a wide variety of communities with ample green space.

#### The public's input to changes in their communities

In watching the rezoning hearings over the last few years I am struck by how many Councillors have made up their minds at the outset and forget that they are there to represent their constituents who are making presentations. All too often, after days of presentations by the public from the neighbourhoods being affected, Council makes a decision diametrically opposed to the arguments the great majority are making.

Mayor Gondek, in addressing the public's input in her editorial, states that 'there must be thorough resident engagement' and that city administration is directed to find out the housing mix neighbourhoods want. Then, in the very next sentence, she states what that mix should be. Can't Mayor Gondek see the contradiction - if she has already decided what communities should have she is not considering their input.

Sadly there is not meaningful consideration now of the public's views on changes to their neighbourhoods. The report being considered will further reduce the opportunity for that input.

Again I ask you in the coming week to vote against the report's recommendations.

Sincerely,  
Richard Buckland

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] Re: I strongly object to the proposal to blanket up-zone in "Housing and Affordability Task Force" report  
**Date:** Tuesday, September 12, 2023 8:24:14 AM

---

**From:** Risa Desa [REDACTED]  
**Sent:** Monday, September 11, 2023 10:51 PM  
**To:** Mayor <TheMayor@calgary.ca>  
**Cc:** Walcott, Courtney <Courtney.Walcott@calgary.ca>; Chabot, Andre <Andre.Chabot@calgary.ca>; City Clerk <CityClerk@calgary.ca>; McLean, Dan <Dan.McLean@calgary.ca>; Spencer, Evan P. <Evan.Spencer@calgary.ca>; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; Mian, Jasmine <Jasmine.Mian@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; Penner, Kourtney <Kourtney.Penner@calgary.ca>; Demong, Peter <Peter.Demong@calgary.ca>; Dhaliwal, Raj <Raj.Dhaliwal@calgary.ca>; Pootmans, Richard <Richard.Pootmans@calgary.ca>; Chu, Sean <Sean.Chu@calgary.ca>; Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wong, Terry K. <Terry.Wong@calgary.ca>  
**Subject:** [External] Re: I strongly object to the proposal to blanket up-zone in "Housing and Affordability Task Force" report

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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](mailto:spam@calgary.ca)

Dear Mayor and City Councillors,

I am writing to express my strong objection to blanket citywide up-zoning HATF recommendation (1d) with no community input (1h).

How could the key stakeholder; that is current home owners; not been engaged in the process. It is just beyond disbelief. Home owners and business pay the property taxes and have a stake in what happens to their property.

My questions would be where are the supply and demand studies. What exactly is the definition of affordability and how does the council plan to prevent investors from buying up these "affordable" units. What about the short term Airbnb type of rental market place? Where are the community studies on how this will impact schools, the sewage, roads, community safety infrastructure. What happens to a single family homes property tax when an 8-plex is built next door. Does it drive them out of their home because they can no longer afford to pay the market rate of their home?

I have very little trust that the City will manage this in a thoughtful way. It will be a build anything



anywhere. Maybe there can be some savings found by getting rid of the City Planning Departments as there will be no need for it.

I am outraged that the City is not actually doing the hard work of tackling housing affordability in a thoughtful manner.

I demand that the public have proper input in their most prized possession. Please note my strong opposition to the blanket rezoning of the City.

A Disappointed Calgarian,

Risa Desa

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Councillor Web: Public Submissions](#)  
**Subject:** FW: [External] Rezoning  
**Date:** Wednesday, September 13, 2023 8:49:20 AM

---

**From:** nancy forbes [REDACTED]  
**Sent:** Wednesday, September 13, 2023 7:16 AM  
**To:** hemayor@calgary.ca; City Clerk <CityClerk@calgary.ca>; Walcott, Courtney <Courtney.Walcott@calgary.ca>  
**Subject:** [External] Rezoning

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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](mailto:spam@calgary.ca)

I strongly oppose your plan to abolish single family home zoning in Calgary. There are many communities, including in the inner city, that already allow for increased density on sites. Bankview, Killarney, Marda Loop, Altadore, Earlington, and the list goes on. The plan you will consider Thursday will do nothing to increase affordability but if you question that, you are labelled a "nimby". Walk the streets of any of the above mentioned neighborhoods. Look at new builds and for sale signs. Virtually none offer affordable housing. What they offer is a duplex or townhouse with each unit priced well north of a million dollars. A big big win for developers that is certain. This administration and city council continues to fail its constituents. You only listen to voices that line up with your agenda. It's shameful and a dereliction of duty. Why don't you deal with our increasingly unsafe streets, a dying downtown, garbage in the streets and no one to answer 311. If you want to know what civic leadership looks, check out what the Mayor of Grand Prairie is focusing on. Issues that matter to her constituents, that she can really do something about. All else she ignores because climate change, among other global issues is not solved at the municipal level. Your job is to listen to the people who pay your salaries even if you hold different views.

Sincerely,  
Nancy Forbes

Sent from my iPad  
403 616-0713

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Councillor Web](#); [Public Submissions](#)  
**Subject:** FW: [External] SUPPORT for the Housing and Affordability Task Force report - rezoning is essential  
**Date:** Monday, September 11, 2023 9:19:25 AM

---

**From:** Lori Beattie [REDACTED]  
**Sent:** Monday, September 11, 2023 8:10 AM  
**To:** Walcott, Courtney <Courtney.Walcott@calgary.ca>; Mayor <TheMayor@calgary.ca>; City Clerk <CityClerk@calgary.ca>  
**Cc:** Keith Dewing [REDACTED]  
**Subject:** [External] SUPPORT for the Housing and Affordability Task Force report - rezoning is essential

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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](mailto:spam@calgary.ca)

Hi Courtney and Mayor Gondek,

We would like it on record that we support the Housing and Affordability task force recommendations. I know it will be controversial with the wealthy, established communities like Mount Royal and Elbow Park fighting the re-zoning, specifically 1(d) that 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".

**We live in Mount Royal and we support 1(d) and the entire report.**

**WE SUPPORT REMOVING ALL ZONING FOR HOUSING**

**WE SUPPORT BACK LANE HOUSES & SECONDARY SUITES in all neighbourhoods**

**WE SUPPORT REMOVING ALL PARKING RULES** that require a parking stall for every suites/ back lane house/ house on a property

**WE SUPPORT ALLOWING COMMERCIAL WITHIN NEIGHBOURHOODS** so people can walk and bike to get groceries and essential items and have gathering places like cafés, restaurants and corner stores in their neighbourhoods. This builds community and makes Calgary a better place to live.

Good luck on Sept. 14 and I look forward to a stronger, more inclusive and equitable Calgary once these changes take place.

All the best,

Lori Beattie [REDACTED]

& Keith Dewing [REDACTED]

[REDACTED]

**Lori Beattie**

Author, Publisher, Guide

[Calgary's Best Walks](#)

•

[Calgary's Best Bike Rides](#)

[www.fitfrog.ca](http://www.fitfrog.ca)

•

[Instagram](#)



Walk • Hike • Snowshoe •

Bike

•

[Connect](#)

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] Upcoming Consideration of the "Housing and Affordability Task Force"  
**Date:** Wednesday, September 13, 2023 9:51:20 AM

---

**From:** Michele Williams [REDACTED]  
**Sent:** Wednesday, September 13, 2023 8:58 AM  
**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] Upcoming Consideration of the "Housing and Affordability Task Force"

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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](mailto:spam@calgary.ca)

Dear Mayor Gondek and Council

I am writing to express my deep opposition and profound concern for the proposed blanket "up zoning" of all Calgary RC-1 neighbourhoods. While I applaud the initiative to tackle the lack of affordable housing by council and the "Housing and Affordability Task Force" this particular recommendation is simply not supported by any data and in fact does nothing for affordable housing and a 'not worth mentioning' amount for the missing middle...

"As published in the Vancouver Sun... "Christina Plerhoples Stacy, a researcher with Washington, D. C.-based think-tank Urban Institute, was part of a team that analyzed zoning reforms in hundreds of cities across the U.S. and the impact on rent prices.

The report found that while upzoning leads to about a one per cent increase in housing supply within three to nine years, the majority of new housing created is at the higher end of the rent price spectrum. "We did find that the increase (in supply) occurred predominantly for rental units that are affordable to households with higher-than- middle incomes in the short and medium term," she said."

Moreover..."This is consistent with anecdotal evidence in Victoria — the first B.C. municipality to allow up to six units on a single-family lot — that these missing- middle homes are still out of reach for working and middle-class families"

The 'Blanket Upzoning' is simply not backed by any evidence that it solves anything other than padding the pockets of developers and will only erode your constituents property rights and vastly decrease families' appetite to invest in Calgary real estate. Why would you sink your life savings into a home of a particular character in a neighbourhood that you love only to have no guarantees that the qualities you cherish are persistently on the chopping block. Developers are in business to make money not to get their angel wings by putting families in affordable housing, this type of development won't happen without major government subsidies. And affordable subsidized development should be a goal and concentrated around transit that actually works (greenline) and retail. Does the city not already own over 400 parcels of land that could be options for this sort of development? Why is our first move to nonsensically cannibalize our long standing neighbourhoods and hand the keys over to developers who again aren't in the game for the social good.

Lastly what was the purpose of "The Guidebook and all the community involvement around developments of the LAPs if this is councils choice. How much time and money was wasted around those studies and plans to just toss it aside? Honestly I can't believe we are here again with a council that is simply not listening to anyone but those they carefully choose to engage with, social engineering at its finest. The simple fact that my Councillor Courtney Walcott has not seen fit to make his constituents aware in any meaningful way of this profound proposed change to our city is confounding and infuriating. Time and time again it seems that the council does whatever it wants, whenever it wants, without meaningful engagement with either data or your constituents. We should not be surprised then that you are looking to extend this pattern of behaviour to the developers, whatever they want, wherever they want without supporting data and community engagement.

So profoundly disappointed in my city and governance, yet again.

Michele Williams

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] Upcoming land use vote  
**Date:** Monday, September 11, 2023 3:53:19 PM

---

**From:** Fortitudine [REDACTED]  
**Sent:** Monday, September 11, 2023 3:13 PM  
**To:** McLean, Dan <Dan.McLean@calgary.ca>; Spencer, Evan P. <Evan.Spencer@calgary.ca>; Demong, Peter <Peter.Demong@calgary.ca>; Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; Mian, Jasmine <Jasmine.Mian@calgary.ca>; Walcott, Courtney <Courtney.Walcott@calgary.ca>; City Clerk <CityClerk@calgary.ca>; Dhaliwal, Raj <Raj.Dhaliwal@calgary.ca>; Pootmans, Richard <Richard.Pootmans@calgary.ca>; Wong, Terry K. <Terry.Wong@calgary.ca>; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; Chabot, Andre <Andre.Chabot@calgary.ca>; Chu, Sean <Sean.Chu@calgary.ca>  
**Cc:** City Clerk <CityClerk@calgary.ca>  
**Subject:** [External] Upcoming land use vote

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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](mailto:spam@calgary.ca)

Dear Mayor and councillors,

I have lived in this city for many years and watched it grow from under 200,000 to its present size in a relatively short time. I worked for a major developer in the late 70s-early 80s and here is what I know: new neighbourhoods were planned using California models, and they were built around the car. Not much has changed in 40 years.

**You cannot remove parking requirements altogether until you develop a decent public transportation program and more diverse neighbourhood services.** Since you have allowed big box stores to take over most of the commerce in Calgary and since they are situated far apart in quasi-commercial areas of the city you cannot expect residents to access their clothing, furniture, household, etc, needs without a car.

I live adjacent to Marda Loop and I've watched it grow exponentially over the last few years. There is often nowhere for those who want to access the commercial services to park now. We live in a city that has never really had neighbourhood commerce in the way many older cities have. In fact Marda Loop had a much better variety of shops and services in the 1980's than it does now. It had three hardware stores, a movie theatre, clothing store, two grocery stores, and antique shop etc.

I have no objection to abandoning the single family designation per se, but I do object to throwing it



wide open to six-, eight, or ten-plexes in communities that are currently single family. These are the communities paying the highest taxes per unit and there has been so much new construction of single family homes recently by owners who expected they were buying/building in a single family community that it is not fair to 'throw them to the dogs' as it were.

Finally, I would say that you have utterly abandoned the single family homeowners and made them out to be nasty people. I feel badly for them.

Sincerely,  
Hope Smith



**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] We say "No" to not being able to engage in planning decisions !!  
**Date:** Tuesday, September 12, 2023 8:27:01 AM

---

**From:** maureen bancroft [REDACTED]  
**Sent:** Tuesday, September 12, 2023 7:39 AM  
**To:** Mayor <TheMayor@calgary.ca>; Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; Mian, Jasmine <Jasmine.Mian@calgary.ca>; sean.chu@calgaru.ca; Chabot, Andre <Andre.Chabot@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>; 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>  
**Subject:** [External] We say "No" to not being able to engage in planning decisions !!

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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](mailto:spam@calgary.ca)

We say "No" to not being able to engage in planning decisions !!

Removing the right of citizens to engage in planning decisions that impact their homes and communities is unacceptable..

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

Tim and Maureen Bancroft  
1242 Lansdowne Ave SW  
T2S 1A6

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: Housing and Affordability Task Force Report  
**Date:** Monday, September 11, 2023 11:52:28 AM

---

**From:** Maria Nathanail [REDACTED]  
**Sent:** Monday, September 11, 2023 9:28 AM  
**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>  
**Subject:** [External] Housing and Affordability Task Force Report

**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](mailto:spam@calgary.ca)

Dear Mayor and City Councillors,

I am a resident of Elbow Park. I have reviewed the Housing and Affordability Task Force report. While I am supportive of the 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 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 Elbow Park and other inner city

neighbourhoods, are under threat.

To effectively address the shortage of affordable housing, the City needs 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,

Concerned resident,

Maria Nathanail

**Maria Nathanail** | Partner



**Direct** 403 225 6417 | **Main** 403 278 9411 | **Fax** 403 271 1769

500, 707 - 5th Street SW, Calgary AB, T2P 1V8

McLeod Law LLP | [Web](#) | [Bio](#) | [LinkedIn](#)

CONFIDENTIALITY NOTICE

This e-mail message and any attachments are confidential and are intended only for the person(s) or organization(s) named above. The information contained in this e-mail message and any attachments is protected by solicitor/client privilege. If you are not the intended recipient of this message, you are prohibited from disseminating, distributing, disclosing, reading, reproducing or otherwise using this communication. If you have received this communication in error, please return it to the sender and delete all records of this e-mail message and any attachments from your computer. Thank you.

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: Opposition to Housing and Affordability Task Force Recommendations  
**Date:** Wednesday, September 13, 2023 8:32:30 AM

---

**From:** Adam Martinson [REDACTED]  
**Sent:** Tuesday, September 12, 2023 4:27 PM  
**To:** Wyness, Jennifer <[Jennifer.Wyness@calgary.ca](mailto:Jennifer.Wyness@calgary.ca)>; Mian, Jasmine <[Jasmine.Mian@calgary.ca](mailto:Jasmine.Mian@calgary.ca)>; Chu, Sean <[Sean.Chu@calgary.ca](mailto:Sean.Chu@calgary.ca)>; Dhaliwal, Raj <[Raj.Dhaliwal@calgary.ca](mailto:Raj.Dhaliwal@calgary.ca)>; Pootmans, Richard <[Richard.Pootmans@calgary.ca](mailto:Richard.Pootmans@calgary.ca)>; Walcott, Courtney <[Courtney.Walcott@calgary.ca](mailto:Courtney.Walcott@calgary.ca)>; Carra, Gian-Carlo S. <[Gian-Carlo.Carra@calgary.ca](mailto:Gian-Carlo.Carra@calgary.ca)>; Chabot, Andre <[Andre.Chabot@calgary.ca](mailto:Andre.Chabot@calgary.ca)>; Penner, Kourtney <[Kourtney.Penner@calgary.ca](mailto:Kourtney.Penner@calgary.ca)>; Spencer, Evan P. <[Evan.Spencer@calgary.ca](mailto:Evan.Spencer@calgary.ca)>; McLean, Dan <[Dan.McLean@calgary.ca](mailto:Dan.McLean@calgary.ca)>; Demong, Peter <[Peter.Demong@calgary.ca](mailto:Peter.Demong@calgary.ca)>  
**Cc:** City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
**Subject:** [External] Opposition to Housing and Affordability Task Force Recommendations

**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](mailto:spam@calgary.ca)

City Councillors,

While I do believe we need to ensure housing affordability in our city, I strongly disagree with some of the recommendations put forth by the Housing & Affordability Task Force. Primarily, I disagree with Recommendations 1.d.i and 1.e.i.

To blanket the city with a base land use district of R-CG has potential to take away from the unique and varying forms of our city's residential neighborhoods, has the potential for destroying the character of the city's oldest neighborhoods, and has the potential to increase congestion in areas that don't have the infrastructure to support more density (e.g., Marda Loop, South Calgary). In addition, removing minimum parking requirements in some areas of the city would add even more pressure on our already poor and lacking infrastructure and, as the father of young children, I worry it could decrease the safety of our streets.

Please consider my opposition and vote to reject the existing recommendations and to revise them with consideration of the inner city that doesn't have the infrastructure to accommodate such sweeping land use changes.

Thank you,  
Adam Martinson

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: Report from the Housing and Affordability Task Force  
**Date:** Tuesday, September 12, 2023 12:39:38 PM

---

**From:** Evelyn Vandenhengel [REDACTED]  
**Sent:** Tuesday, September 12, 2023 12:33 PM  
**To:** City Clerk <CityClerk@calgary.ca>; Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>  
**Cc:** Evelyn Vandenhengel [REDACTED]; Bill Vandenhengel [REDACTED]  
**Subject:** [External] Report from the Housing and Affordability Task Force

**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](mailto:spam@calgary.ca)

My husband and I have been residents of the Rideau Roxboro Community for over 30 years. We love this community but are of course also aware of housing pressures advancing from multiple fronts. We want to be supportive and helpful to create considered, long-term solutions. We are however, absolutely supportive of the RRCA position regarding recommendation #1(d) from the above Report. It is MOST unacceptable for City Council to even consider this current approach (city-wide "upzoning") in light of 1) the the West Elbow LAP process just about to get underway and 2) the City's duty to monitor equitable development in all neighbourhoods and NOT shortcut the process in handing it over to developers (which we believe will be a direct result of this process). This is a flagrant act of thoughtlessness of city residents, not to mention a hurried approach which we believe will not solve the problem of equitable housing for all. In fact, we believe it will make many matters much worse. Our request is to put a hold on this recommendation until a proper and thoughtful policy is developed WITH resident input. It is a reasonable request that City Council should not dismiss.

We understand the urgency that City Council is facing - however, it will not take that much longer to "do the right thing" and more importantly, develop policy that will lead to positive, vibrant and sustainable development in our City.

Evelyn and Bill Vandenhengel

[REDACTED]  
Calgary, Alberta

Sent from my iPad

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** RE: [External] Please vote not to the Land Use Bylaw to blanket "up-zone" R-C1 neighborhoods to R-CG  
**Date:** Wednesday, September 13, 2023 4:05:04 PM

---

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

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](mailto:spam@calgary.ca)

Hi Again Brooklyn, I just realized that the draft I sent you earlier was not my final draft, this is what I would like to have included in the Community Development Committee meeting tomorrow:

Dear City of Calgary Councillors,

I have lived most of my life in residential Calgary, the last 30 years in the beautiful, historic and vibrant neighbourhood of Mount Royal. I was horrified to learn that you are considering changing the zoning bylaw to allow for non single-family homes to be built in residential neighbourhoods across the city and removing the Public Hearing process that provides residents a forum for proper input and debate on community development projects. I believe this is a knee-jerk reaction to the affordable housing problem we are currently experiencing in this city (and across the country), which gives no consideration to the negative impacts to well-established residential neighborhoods such as insufficient parking, school overcapacities and loss of historic significance, to name a few. There are certain areas of the city where densification makes sense, the Main Streets program is a good example. Carefully thought-out housing projects in areas where there is scope to properly serve increased population density are appropriate; this proposal flies in the face of prudent and careful planning and smacks of serious civic government over-reach by removing the rights of tax-paying citizens to have input into how their communities are developed.

Please vote no!

Sandra Fiell

**From:** Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>  
**Sent:** Wednesday, September 13, 2023 3:19 PM  
**To:** [REDACTED]  
**Subject:** RE: [External] Please vote not to the Land Use Bylaw to blanket "up-zone" R-C1 neighborhoods to R-CG

Hi,

Thank you for your email.

If you wish for your comments to be included at the September 14 Community Development Committee meeting, please use the [Public Submission Form](#) or respond to this email letting us know