

**From:** [Ken Bolstad](#)  
**To:** [Public Submissions](#)  
**Subject:** [External] Housing crisis  
**Date:** Thursday, September 14, 2023 10:04:13 AM

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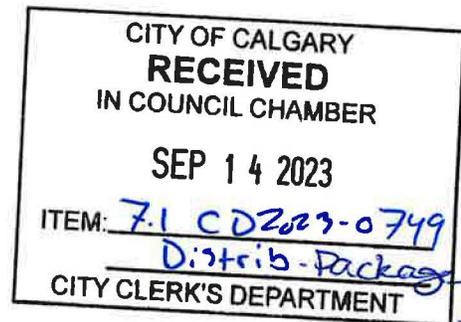
Hi

I would like to make a comment/recommendation to do with the current housing crisis. We own a property where we would like to build a new house. We would be interested in building a duplex on the property; it currently has a single house. However, when we approached the planning department we were informed that the lot is too small. It is a 37.5 x 120 ft lot. I believe that there are many lots this size in the city. If the rules could be relaxed to allow for duplexes on this size of lot, I believe it would be a small positive contribution to the housing crisis.

Thank you.

Linda Bolstad

Sent from [Mail](#) for Windows



4 of  
Public  
Submissions



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Colton

Last name (required) Holmes

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)



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I have read and understand the above statement.

First name (required) Clark

Last name (required) Terriff

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

What is the group that you represent?



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Council

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Sep 14, 2023

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(required - max 75 characters)

al;skdjfla

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

In opposition

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Please see attached our comments supporting our opposition to some of the Housing and Affordability Task Force recommendations

September 13, 2023

To whom it may concern,

We are residents of a community in Ward 8 and are writing to express our extreme concern, disappointment and complete objection to Recommendations 1 (d)(e) and (f) of the Housing Affordability Task Force. In particular, we believe the following recommendations are misguided, detrimental to the quality of life Calgarians have long enjoyed, and likely highly harmful to the value of homes currently located in communities currently designated R-C1:

- d. Prepare the necessary bylaws to immediately: I. 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. II. Enable secondary suites and backyard suites on one parcel of land.
- e. In the new Land Use Bylaw: I. Remove minimum parking requirements in all residential districts. II. Make dwelling units in all multi-residential land use districts Permitted Use to enable simplified approvals processes.
- f. Complete City-initiated land use redesignations by Q2 2024 to: I. Implement R-CG as the base residential district across Calgary. II. Implement Housing-Ground Oriented (H-GO) in residential areas within proximity to transit, main streets and other corridors.

While the other recommendations of the Task Force seem both achievable and capable of being executed without a material degradation of the quality of life of current Calgary home owners, Recommendations "d", "e" and "f" are fundamentally flawed and misguided.

**What about the interests of the current homeowners in R-C1 communities?:** The Task Force seems to have completely ignored what would seem to be the obvious concerns of current homeowners in exiting R-C1 neighborhoods - the prospect that the character of the neighborhood in which they bought would be turned upside down with the City's pursuit of densification, the merits of which are certainly in question (see below). Whether you are a homeowner in an inner city R-C1 community or any R-C1 community in any of the quadrants of the City, people made the decision to buy in their community based on, among other things, what the density of that community was, what the traffic in the community is like, and what that community offered in terms of class sizes in neighborhood schools and other local services. For the Task Force to simply discard this fact pattern and punish the homeowners in existing R-C1 neighborhoods by completely changing their quality of life and potential value of their homes is JUST PLAIN WRONG.

It's stunning to us Recommendations 1 "d", "e" and "f" ever became recommendations. How does the City propose compensating the thousands of homeowners in R-C1 communities for "flipping a switch" and changing their community for the worse?!?! That is meant as rhetorical, however invocation of Recommendations 1 "d", "e" and "f" may become a matter settled in the appropriate Courts – to protect the value of our largest investment and to preserve some of the qualities we enjoy about our community, we will have no choice but to join such a legal action.

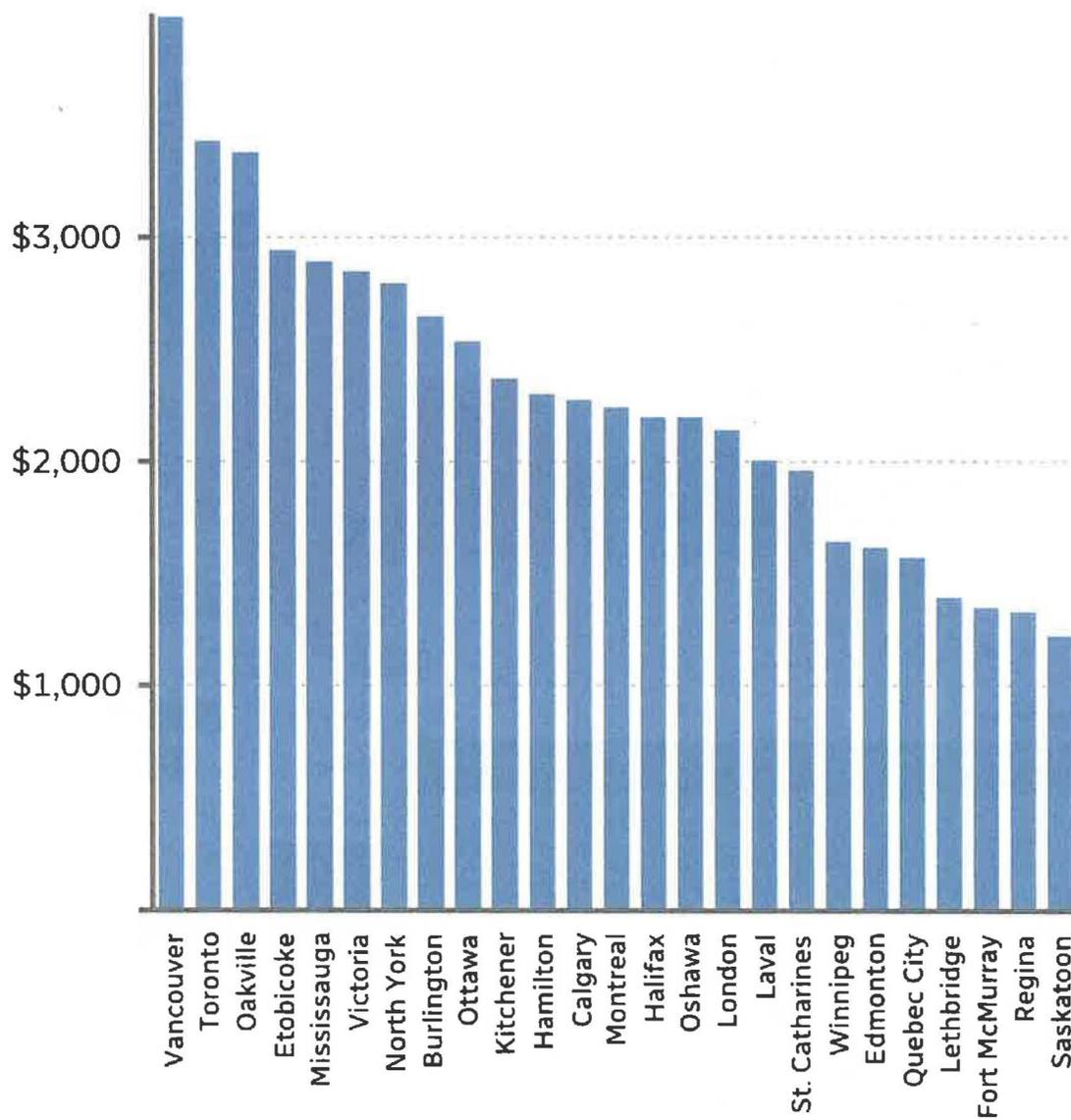
Recommendations 1 "d", "e" and "f" have caused us to observe the following:

- ***The current "housing crisis" isn't a crisis at all.*** It's incumbent on the voting public to call out an over-reaction which is what some of Housing Task Force's recommendations represent. The graph (rental rate of a 2-bedroom apartment), Rentfaster search (of course there are other search engines with more properties) and map at the end of this email are *prima facie* evidence of the over-reaction, particularly when you account for the fact that salaries and wages in Calgary are equal to, or higher than, more expensive cities in Canada

- ***What about focusing on the causes of increasing home prices and rental rates.*** Increases in rental rates and home prices (not to mention decreasing access to healthcare and schooling) across the country are, in part, due to the failure of the federal Government to adequately consult with the cities and provinces regarding the level of immigration to Canada from other countries. Why isn't one of the recommendations demanding involvement in Canada's level of immigration before degrading the R-C1 communities of Calgary

In the strongest possible terms, we are opposed to Recommendations "d", "e" and "f". Following what other cities in Canada or in other jurisdictions may have done to address rental and affordable home supply would be to ignore that (a) modest density is a quality of life matter for all Calgarians and (b) Calgary has an abundance of developable land within its current boundaries and beyond, not to mention additional empty office buildings downtown and in the Beltline that can be redeveloped.

Clark Terriff & Christine Hayne



Source: Rentals.ca (CBC)

# Canadian Housing Market Data for July 2023

● Interactive Map - Hover Over Province for Details



My Faves Saved Searches List a Property Log in

If you are seeking to provide temporary housing for individuals affected by wildfire, RentFaster is currently offering the opportunity to post such listings for free. For more information, please [click here](#).

Filter Results Filters Save Search X

**Type of Property**

<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Duplex	<input type="checkbox"/> Acreage
<input checked="" type="checkbox"/> Condo Unit	<input type="checkbox"/> Main Floor	<input type="checkbox"/> Office Space
<input checked="" type="checkbox"/> Loft	<input checked="" type="checkbox"/> Basement	<input type="checkbox"/> Parking Spot
<input type="checkbox"/> House	<input type="checkbox"/> Room For Rent	<input type="checkbox"/> Storage
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Mobile	<input type="checkbox"/> Vacation Home

**Monthly Rent Range**

\$ 600  \$ 1500

**Bedrooms**

Studio  1 Bed  1 + Den  2 Beds  2 + Den  
 3 Beds  3 + Den  4+

Clear Search

Internal



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I have read and understand the above statement.

First name (required) James

Last name (required) Steele

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

What is the group that you represent? University of Calgary Graduate Students' Association



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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

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

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

In favour

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

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



The Graduate Students' Association  
University of Calgary  
1030 ES, 844 Campus Place NW  
Calgary, Alberta T2N 1N4  
(403) 220-5997

## **Graduate Students' Association Submission**

The Graduate Students' Association of the University of Calgary supports the proposed housing strategy. The recommendations will create decent, affordable, and family-friendly housing for all Calgarians, and this comes at a pivotal time.

As is common knowledge, the city is currently suffering from a housing crisis. Graduate students are particularly hard-hit, owing in large part to the unique position in society that graduate students occupy. The average age of our membership is consistently over thirty, and this means that many of our members either already have started, or are beginning to start, a family. We have spouses and partners with jobs and career commitments, and we have dependents—such as children or elderly parents—who we take care of. Their needs must be taken into consideration when we make housing decisions. Our members, by virtue of being students, also have additional costs—tuition and mandatory non-instructional fees—that do not impact other Calgarians. Given that graduate student funding and the wages earned through academic employment have been stagnant for over a decade, these additional costs make graduate students vulnerable to being priced out of the market. Expanding the range of affordable housing options is thus imperative for ensuring graduate students are welcome in Calgary.

We appreciate the work that has gone into crafting these recommendations, and hope that the City continues to have conversations around affordable housing.

Sincerely,

James Steele, GSA President.



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I have read and understand the above statement.

First name (required)                      sean

Last name (required)                      kollee

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

What is the group that you represent?



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(required)

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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 Plan

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

In favour

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

Greetings Council, I am writing to express my support for increasing housing affordability and availability in Calgary. As a professional home builder with a significant sum of experience building in the inner city, townhomes, single homes and semi detached homes for sale and as purpose built rental, this is the direction that needs to be shown by the Council and Administration. The planning staff need to be enabled to make decisions that allow building to take place more quickly and with less permit risk, and the easiest way to do so is via more flexible built form, such as contained in the RCG zone. I urge Council to focus on generating supply as a means of controlling housing scarcity without involving public funds in building and eventually operating as a housing provider. The city is going to have great difficulty adding supply in a market where skilled labour is not always available, essentially competing with the home builders for the same pool of workers. I also urge the City to take a look at restrictive covenants on many areas where townhouse developments cannot take place, even if the zoning is changed. This strategy if adopted, is a significant move forward, after many years of tiny incremental steps, and very welcome.



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I have read and understand the above statement.

First name (required) Diana

Last name (required) Yoon

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

What is the group that you represent? Southern Alberta Co-operative Housing Association and Co-operative Housing Federation of Canada



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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

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

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

In favour

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

SACHA and CHF Canada are pleased to see recommendations pertaining to co-operative housing, as part of the Calgary Housing Strategy. Please see our written submission for more information.



Co-operative Housing  
Federation of Canada

September 14, 2023

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

Dear Mayor Gondek, Councillors, and members of the Community Development Committee,

On behalf of the Southern Alberta Co-operative Housing Association (SACHA) and the Co-operative Housing Federation of Canada (CHF Canada), we would like to express our support for **Item 7.1. – *Home is Here: The City of Calgary’s Housing Strategy 2024-2030***<sup>i</sup>.

The City of Calgary notes that over 84,600 households are unable to afford their housing. However, Calgary also only has 3.5% of non-market housing in the city, compared to the national average of 6 %<sup>ii</sup>. It is critical to address the lack of adequate and diverse housing supply – and we must grow the non-market housing availability by building more co-op and non-profit homes. CHF Canada and SACHA are well positioned to collaborate with the City to implement the Housing Strategy’s objectives and achieve the intended five outcomes. For over 50 years, the co-op housing sector has worked with all orders of government and communities across the country to build and maintain vibrant, affordable non-profit housing co-operatives.

For low- and moderate-income Calgarians most impacted by the housing crisis, housing co-ops are an important part of the solution. Co-ops offer an alternative to renting or buying for families, seniors, newcomers, students, young adults, people with disabilities, and others caught in our housing crisis. Co-op housing offers the security of ownership. The co-op model does not allow for an outside landlord who might sell, move in or has an incentive to renovict. That is why we are encouraged to see **Action 1.C.9: “Support co-op housing, co-housing and other alternative housing forms that create cooperative living options to be included in the City of Calgary’s existing programs to support non-market housing”** under *Outcome 1: Increase the supply of housing to meet demand and increase affordability*. With this action, we appreciate that co-ops would then be eligible for existing programs to support non-market housing and future actions under *Objective 1A: Make more City-owned*



Co-operative Housing  
Federation of Canada

*land available for affordable housing in all communities.* We look forward to working with the City to see what opportunities may be available for the development of non-market, co-op homes.

As existing housing providers, with some co-op members accessing subsidies, we appreciate Outcome 2's focus on supporting affordable housing providers. In addition, we are happy to echo our support for Outcomes 4 and 5 to ensure a diversity of housing options for Indigenous and equity-deserving populations.

There are currently 16 housing co-ops in the City of Calgary. SACHA has proudly served housing co-operatives in Calgary and Southern Alberta since 1985. The co-op housing sector is ready to be a partner to work with the City to implement this Housing Strategy and to add more affordable housing stock to Calgary. Thank you for including co-ops in the Calgary Housing Strategy and we look forward to future discussions.

Sincerely,

A handwritten signature in blue ink that reads "Brenda Davies".

Brenda Davies  
Executive Director,  
Southern Alberta Co-operative Housing  
Association (SACHA)

A handwritten signature in blue ink that reads "Maria Vaiaso".

Maria Vaiaso  
Regional Manager, Prairies  
Co-operative Housing Federation of  
Canada (CHF Canada)

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<sup>i</sup> [Home is Here: The City of Calgary's Housing Strategy 2024-2030](#)

<sup>ii</sup> Ibid.



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First name (required) Jen

Last name (required) Schier

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

What is the group that you represent?



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Housing strategy

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

Had to move out due to rent increasing several hundred dollars a month on lease renewal. Had to stay with a friend for a month and a half looking desperately for homes. I applied to nearly 50, and only heard back from five landlords. I'm a great tenant with a solid references and a good income. I was asked to pay two deposits just to apply for two different places. Forced to stay in less than ok rentals for \$1800-\$2000/month. Considering moving cities.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Kais

Last name (required) Barhoumi

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing

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

In favour

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

City need to force builder and developers to build affordable housing , a percentage of what ever they build need to be reasonably priced . Cap on rental , we need a guide fee for private rental property based on number of rooms and such. The price of rental in Calgary is mot expensive than other places overlooking the beach . This is insane . City needs to protect citizen not builder and developers and investors , residents are the one who will be here for lifetime.



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I have read and understand the above statement.

First name (required)	Andrew
Last name (required)	Lam
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Alberta Association of Immigrant Serving Agencies (AAISA)



## PUBLIC SUBMISSION FORM

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(required)

Submit a comment

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

City of Calgary's Housing Strategy - In favour of housing recommendations

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

In favour

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

The Alberta Association of Immigrant Serving Agencies (AAISA) is a non-profit umbrella organization representing agencies that provide resettlement, settlement, and integration services to newcomers in the province of Alberta. Since 1980, we have been working to build the sector's capacity to better serve newcomers by fostering collaboration, professionalization, and member-driven research and policy work.

We recognize the affordable housing needs within Calgary and are in full support of implementing the recommendations provided by the Affordable Housing Task force.



Alberta Association of Immigrant Serving Agencies (AAISA)

2023-09-13

Subject: Submission in Support of Affordable Housing

We are writing to express AAISA's support for the recommendations put forth by the Housing and Affordability Task Force. As Alberta's umbrella Immigration and Settlement agency dedicated to serving and representing around 56 newcomer serving agencies across the province, we recognize the significant impact that affordable housing policies have on newcomers and the broader population.

Affordable housing is the cornerstone for the successful integration of newcomers and equitable and inclusive communities. It is essential in facilitating stability for families and fostering the City of Calgary's economic, social and cultural growth. We urge you to review the following as you consider the implementation of this policy:

- 1. Calgary is a primary destination for many newcomers within all immigration streams:** Displaced Ukrainians predominantly choose Calgary as their preferred destination. As of August 19<sup>th</sup>, 2023, approximately 20,000 of 158,277 displaced Ukrainians have arrived in Alberta; 40% choose to resettle in Calgary and 30% in Edmonton. Similarly, 75% of 5,565 Afghanistan refugees are resettled in Calgary. Data collected by Statistics Canada tell us newcomers choose Calgary as their new home. For instance, Alberta has among the highest proportional nationally of newcomers in their overall population, with Calgary comprised of 30% newcomers, third behind Toronto and Vancouver.
- 2. The greatest economic burden for newcomers tends to be the lack of affordable housing:** Safe and affordable housing is necessary for newcomers to access support, find employment and attain education. Newcomers are not equipped to find safe and affordable housing in Canada's housing market, as newcomers initially earn less on average than the average Canadian and typically have larger and multigenerational households than the average Canadian.
- 3. Newcomers facing housing precarity face significant barriers to integration:** Newcomers pushed into low-income neighbourhoods or houselessness face multiple other barriers to integration, like food deserts, lack of appropriate transportation networks, indirect access to schools or healthcare, and poor mental health due to struggling to meet basic needs.
- 4. The acute need for affordable housing for vulnerable populations, like newcomers, grows:** As of August 2023, organizations and communities serving displaced Ukrainians affected by the war identify access to long-term housing as their most urgent need. The same is found for other newcomers, as landlords often prefer clients with stronger financial ability. Low vacancy rates and lack of affordable housing are particularly concerning for newcomers experiencing disability or mobility needs. Even with financial support or affordable housing programs provided by the Federal and Provincial governments, accessibility to affordable housing remains restricted due to protracted service waitlists, limited dispensed resources, high costs, and lack of intuitive rent control.
- 5. Affordable housing issues are a social burden to the overall community:** Many private citizens and grass-roots organizations donate resources to support housing newcomers to fill in the systemic gaps in affordable housing through activities like hosting displaced Ukrainians. This is an exemplary example of Calgary's community spirit; however, this is not a tenable solution and merely a stopgap for an issue that burdens public goodwill.



- 6. Newcomer settlement to Calgary will continue to rise:** In addition to overall trends in arrival to Alberta and Calgary, many newcomers from other cities are choosing to settle in Calgary. This trend is seen in every newcomer stream, like displaced Ukrainians, refugees and temporary foreign workers. These alarming trends will strain Calgary's housing infrastructure as Canada plans to admit 485,000 newcomers in 2024 and 500,000 newcomers in 2025.

We believe that by supporting the Housing and Affordable Task Force's recommendations, the City of Calgary can demonstrate a commitment to building a stronger, more inclusive, and economically prosperous community. We specifically support Recommendation 3 and Recommendation 4. As Indigenous people living in Calgary and Equity-Deserving populations, like newcomers, are over-represented in homelessness and housing subsidies, we support population-specific housing needs and reducing barriers. We also support greater collaboration between the housing sector and the newcomer sector to identify, address and develop clear priorities in challenging affordable housing issues experienced by Indigenous people living in Calgary and Equity-Deserving populations.

AAISA is eager to contribute to the success of the City of Calgary and to collaborate in supporting the implementation of affordable housing. We are fully dedicated to supporting our partners in the newcomer sector in Calgary to tackle this pressing issue. Furthermore, we are willing to leverage our resources as a provincial organization and a national stakeholder in support. Importantly, we are non-partisan in mandate and spirit and are keen to foster collaboration moving forward. Please get in touch with us if you require further information or wish to discuss our support in greater detail.

Thank you for considering our submission. We appreciate your ongoing dedication to improving the lives of all its residents, including newcomers who choose Calgary as their home.

Sincerely,

Roopali Saxena

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

Manager of Programs and Services

rsaxena@aaisa.ca

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

Laura Fryer

Manager of Engagement, Research and Policy

lfryer@aaisa.ca



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I have read and understand the above statement.

First name (required)	Alex
Last name (required)	Paler
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Calgary Housing Company



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

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

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

In favour

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



September 13, 2023

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

Attention: Community Development Committee

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

Dear Committee Members,

On behalf of Calgary Housing Company (CHC), we are writing to recognize the work of the Housing and Affordability Task Force and The City of Calgary as they present the *Home is Here* strategy to the Community Development Committee on September 14, 2023. We commend The City of Calgary for taking leadership during the affordable housing crisis we are experiencing. This is a bold long-term strategy that represents a good starting point to support affordable housing solutions for Calgarians, and we are hopeful that other levels of government can build on this work.

The role of affordable housing providers in Calgary is an essential component of any solution to Calgary’s housing crisis. CHC serves over 27,000 Calgarians through housing portfolios owned by the Government of Alberta, The City of Calgary, and CHC. CHC has a unique perspective into the affordable housing crisis since we serve such a large segment of the housing continuum – providing housing options that include social housing, rent subsidy programs and a range of affordable housing rental options. Over 50% of our residents are from equity deserving populations and approximately 7% of our residents are Indigenous.

We are seeing a growing number of applications for social housing and demand for all types of rental programs coupled with a housing and rental market that is tightening and becoming unsustainably expensive for the average Calgarian. The housing system in Calgary already has limited options for low- and moderate-income households, and private sector opportunities are becoming less attainable every day. The gap between our affordable rental programs and the closest private market housing has become so large that households cannot afford to move out to private options – essentially freezing our ability to tackle increasing demand. The needs of those living in and applying for the homes we manage, and affordable housing elsewhere in Calgary, are urgent.

It is vital that we continue working together with all housing partners in Calgary to find affordable housing solutions. As the largest operator of affordable housing in Calgary, we are interested in learning more about the strategy to better understand its goals and inform our role, as a wholly owned subsidiary of The City of Calgary, in its implementation. CHC is particularly interested in the strategy’s actions that relate to the following three key areas:

1. **Maintaining existing affordable housing** – Through Outcome 3 in *Home is Here*, direct support for asset management, maintenance, and renewal of City-owned and CHC-owned housing is an essential investment to retain existing homes and ensure they continue to serve Calgarians into the future.
2. **Addressing immediate needs** – The Housing Land Fund offers an opportunity to address affordable housing needs in the short-term. To maximize the impact of this effort, the land acquisition fund should be increased to \$100M and expanded to include acquisitions of existing rental properties to quickly preserve and/or expand affordable housing more rapidly than new development could achieve.



3. **Addressing long-term needs** – Efforts to increase Calgary’s affordable housing supply over future years will benefit from expanded support through capital grants, which can then be utilized to leverage other funding sources. This work will also benefit from streamlined processes and new supports which will see growth in affordable housing in the long-term.

We look forward to working with The City of Calgary to further explore opportunities to work as partners to meet the housing needs of Calgarians.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Bridge".

Will Bridge, Board Chair  
Calgary Housing Company

A handwritten signature in black ink, appearing to read "Bo Jiang".

Bo Jiang, Acting President  
Calgary Housing Company



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I have read and understand the above statement.

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I have read and understand the above statement.

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



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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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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)

Need morw low income housing

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

In favour

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

Calgary needs more housing for the people who are on disability or old age security. We cannot afford to live on our own. We shouldnt be forced to live with strangers just to make ends possibly meet. I also think landlorda of homes should be required to accept a tenants pet(s), as the shelters are overflowing and animals are dying.



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I have read and understand the above statement.

First name (required) Ian

Last name (required) Tweedie

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

What is the group that you represent?



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(required)

Submit a comment

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Council

Date of meeting (required)

Sep 14, 2022

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(required - max 75 characters)

Housing and Affordability Task Force recommendations

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

In opposition

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

**Brenda and Ian Tweedie**

3922 – 4<sup>th</sup> Street SW  
Calgary, Alberta T2S 1Y5

September 11, 2023

Dear Mayor Gondek and City Councillors,

Re: The Housing and Affordability Task Force report

We refer to the above and the letter of September 11, 2023 from the Elbow Park Residents Association addressed to you. We want to state that we strongly agree with, and fully endorse, the opinions as stated in that letter and wish to add the following:

1. We have lived in East Elbow Park for 47 years and as long-term residents we understand that changes are inevitable but consider the proposed changes too extreme. We do not support NIMBYism but we do advocate common sense.
2. Affordability and densification, we feel, can best be accomplished in locations close to transit corridors, shopping, and other amenities, rather than as a blanket proposal covering all established residential areas. A good example in our local area is the development in the traffic corridor of the Britannia area, Elbow Drive and Britannia Plaza, preserving the integrity of the nearby R-C1 neighbourhood.
3. We believe it is important to continue to respect the effect of taller buildings on residences in R-C1 neighbourhoods. Development in those neighbourhoods has been subject to restrictions for decades. Height changes should be gradual from main roads into the heart of those residential neighborhoods.
4. Based on the vast geography of the Province and the City, and the climate, it is impractical to think that the use of private transportation is going to decrease so parking must continue to be a consideration.
5. The recommendation in 1(d) is to change R-C1 neighbourhoods to include row house buildings, town houses, duplex dwellings and semi-detached dwellings, and "other forms". What are "other forms"? We believe residential areas such as Elbow Park could accommodate some of the forms noted above, with consultation, however there must be limitations on density and height.
6. RC-1 neighbourhoods, particularly in the inner city, have long borne a substantial property tax burden and deserve some respect and consultation in this proposed change. It is imperative that changes to the planning process achieve the goal of increasing housing supply, respecting the need for ongoing consultation. Changes should benefit the citizens, not the developers.

Yours very truly,

*"Brenda Tweedie"*

*"Ian Tweedie"*



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I have read and understand the above statement.

First name (required) Harpreet

Last name (required) Sandhu

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

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(required)

Submit a comment

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Home is Here Housing Strategy

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

In favour

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

Affordable utility rates are important for housing affordability. While a lot of attention has been focused on electrical utility rates, we have to also look at water utility rates that Council controls and ask why Calgary's water utility does not have a fulsome affordable water utility rate program. Why does a single family home pay the same monthly stormwater rate as Chinook Mall? Creating an equitable and affordable water utility rate structure should be included in Council's final motion in the Affordable Housing Structure.  
Thank you.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required)                      Amanda

Last name (required)                      McLean

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)

I wish to comment on Agenda item 7.1. Subsidized 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 Committee members,  
Firstly I would have preferred to speak at this meeting, however I was only informed Monday September 11 and didn't have enough time to prepare an intelligent presentation for you by September 14. I would have liked to speak to every single neighbour and advise you on their concerns.  
This year myself and my neighbours living in Calgary Housing have had our rent jump by a minimum of 200\$/mth, but our Disability pensions, AISH, and other supports that people need such as myself did not. I had a great career, paid my taxes, stimulated the economy, worked hard, owned homes...then I became disabled and couldn't pay my mortgage, utilities, condo fees, etc. My home went into foreclosure, it was all very devastating. Thank God for Calgary Housing I have had an affordable roof over my head for the last 12 years. But now???? I and my Calgary Housing neighbours are struggling to pay the bills. This year my CPP-D certainly didn't go up by 200\$, try \$25/mth, my enmax electric bill is now 3 times more expensive than it used to be, and its still just summer. Believe me its tough to survive, buy food, live with any dignity. Gross income per month between 1225\$ and \$1725 and my rent went from 345\$ to 542\$ with whatever changes were made to how our rent is calculated. The math simply doesn't work, and believe it or not! I make too much money to qualify for low income Blue Cross, so I pay \$500 a month in prescriptions. These are the struggles of low income individuals who aren't lazy, there are reasons we need subsidized homes and its a real need. Many immigrants to our country live around me, they thought they were coming here for a better life, but they don't always feel like its actually better. Its a sad state of affairs that every level of government needs to SEE, and make positive changes. You can't increase our rent so much, so quickly. Where will the money come



## PUBLIC SUBMISSION FORM

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from to pay that much. \$200 is a huge massive amount of money when you have nothing really. We need you help here, look at all of the homeless people, next year there will be exponentially more of us. Thank you for your consideration.



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I have read and understand the above statement.

First name (required)                      **Arsheel**

Last name (required)                      **Hirji**

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

What is the group that you represent?                      **METAFOR Architecture Inc.**



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

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

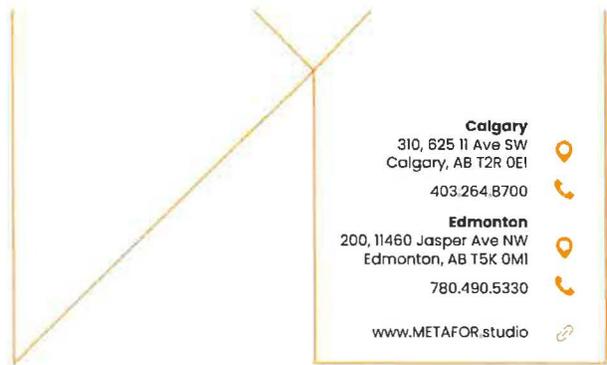
Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Attached is a letter of support of the recommendations outlined in the reports prepared by the Housing & Affordability Task Force and Administration



The City of Calgary  
Office of Partnerships  
PO Box 2100, STN M  
T2P 2M5

September 13, 2023

## Attention Members of Calgary City Council

**Re: Letter of Support for Calgary's New Housing Strategy and Recommendations for Consideration**

Esteemed Members of Council:

As trusted industry members actively participating in the Calgary housing market sector, it is our pleasure to provide a letter in support for the proposed new Housing Strategy for Calgary. It is our understanding that the Housing and Affordability Task Force and Administration were challenged to provide solutions that were both "bold" and "concrete" and we see both have been implemented in the Strategy whilst being sensitive to the realities of cost and our collective natural resistance to change.

We live and work in a great City. We are in a unique position within our country in that we are one of the most affordable urban centres, and yet we have one of the highest rates of housing insecurity. As stated in the recommendations provided by the Task Force, we are at the precipice for action towards the housing affordability crisis and we whole-heartedly agree that if we don't act now, "Calgary will no longer be the vibrant, affordable, and world class city that has it consistently ranked as one of the best places to live in the world" - pg.2.

We have all been aware of the case studies for why it is hard to build housing, especially affordable product. Without policy implemented that would allow for equitable distribution of non-market housing within all communities it will continue to get harder as our city grows, the general population will become more and more protective of their respective areas they reside, and "nimbyism" will continue to win. By recommending a 15% non-market housing share in each Local Area Plan it gives quantitative allowances. From what we have seen in latest Local Area Plans, there could be even more concrete recommendations geared towards a percentage requirement per development. Our recommendation is that this could be tied to financial or other incentives such as those outlined in Recommendations 1g and 5 of the [Housing and Affordability Task Force recommendations](#).

The City is growing and taking steps toward better transit networks, our reliance on single passenger vehicles will continue to shrink. Use of bicycle networks and Train/BRT routes is growing. However, the system needs to be able to feed itself. In his book, 'A country of Cities', Vishaan Chakrabarti discusses a "city" as a place that can provide significant ridership for rapid mass transit, "which typically requires a density range above 30 housing units per acre". We need to be able to grow our density to continue to support our transit infrastructures.

The need for parking will undoubtedly continue to change over time and continuing to build our infrastructure centred around parking as the number one driver in development limitation is both antiquated and a gross misalignment towards a sustainable future. As a sidebar, as a city we do not regulate quantity of vehicles per household so there is an inconsistency of regulation between populations of single-family homes and multi-family dwellings.

The Housing Strategy and Task Force Recommendations have a notable absence of actions to address energy poverty in addition to actions to encourage thoughtful consideration of the impacts of a changing climate (climate

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### Principals

CLAUDIA SCHAAF ARCHITECT, AAA, AIBC, SAA, OAA, MRAIC, LEED AP  
MICHAEL WOODLAND ARCHITECT, AAA, AIBC, MRAIC, LEED AP  
JEFF LYNNESS ARCHITECT, AAA, MRAIC

METAFOR ARCHITECTURE INC.

CHRIS L. SPARROW ARCHITECT, AAA, AIBC, MRAIC, LEED AP  
DAVID LEONARD P.LENG, ENGL, BEC xP, CxA+BE



resilience) on equity deserving populations. Calgary is known for significant seasonal variability in temperature while experiencing a changing climate. In November 2022, the Calgary Emergency Management Agency noted that Climate change is expected to increase in frequency, duration, and severity of many local hazards, noting that proactive measures taken to mitigate and reduce risks will be critically important to managing them into the future (November 3, 2022 Report to Emergency Management Committee of Council). Addressing the thermal comfort and safety of occupants is paramount while addressing operational and energy and carbon reductions. This is directly aligned with The C'ty's goals of supporting climate-resilient people, noted on Page 4 of the Council Approved Climate Implementation Plan.

We believe the actions that provide sweeping change will net the biggest impact. As leaders, as industry professionals, and as a city we need to lead and not simply be satisfied with reacting. We are standing at the forefront to be an example for positive change and the resulting outcomes. We are already behind – Cities such as Edmonton, Toronto and Victoria have already made sweeping changes such as removing zoning protecting single family housing typologies. Not only are we beyond an acceptable threshold for housing instability but we are facing a climate crisis which can no longer be solved by the individual. We need policies in place that will protect our futures and make an impact for the better in as many lives as possible.

We holistically support the Housing Strategy and would like to add our firm's name for consideration for future engagement with the Task Force and Council. We believe our team's experience in the local market as well as our stewardship of these ideals through our participation in the Better Housing Lab can bring a perspective that can buttress those already contained in the task force.

Please do reach out as we are willing and able to move this very important and foundational societal issue forward. We can no longer wait for someone else to find the answer, we all need to actively participate.

Regards,

---

Jeff Lyness,  
Principal, Architect AAA OAA MRAIC

---

Alison MacLachlan, AAA  
Design Lead, Associate, Architect AAA



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Samantha

Last name (required) Kassel

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

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

In opposition

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

I am a current resident of Elbow Park, and enjoy active participation in many aspects of this remarkable community. I am writing to you today to express my opposition to the following recommendations made in the Housing and Affordability Task Force Report: 1) the recommendation to eliminate public hearings; and 2) the recommendation to blanket up-zone the entire city using R-CG as the base land-use district, allowing as many as 8 housing units on a 50x120 ft lot.

When neighbourhoods are unique, it makes them special and full of character. To apply blanket up-zoning dismantles the very fabric of what makes neighbourhoods appealing across a variety of demographics. I understand that increasing density is an important tool in planning for new housing. I also understand that historic residential communities add value to a city and are important to protect. Blanket up-zoning in our neighbourhood will lead to increases in building height and lot coverage, decreases in front and side setbacks, a loss of trees and gardens, and a degradation of the neighbourhood's unique character. The very reason this neighbourhood is desirable, and which led almost every one of its residents to choose to live here, will be threatened.

Citizens should always have the right to engage in planning decisions that impact their homes and communities. I support the Notice of Motion that challenges the undemocratic recommendation to remove this right, and hope that ALL city councillors will recognize the importance of public input.



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I have read and understand the above statement.

First name (required) Cayley

Last name (required) Petsche

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 crisis

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.  
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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)

Full time public workers should be able to afford their rent or own fairly priced property. My peers are buying homes without having them inspected and are paying ridiculous prices for homes that have not been renovated or cared for and require costly fixing. I rent an apartment and fear every price hike as it impacts my ability to fill my car with gas or eat. It took me 6 years to secure work in the public sector, only to end up unable to afford housing. Why is my generation constantly footing the bill for the prior generations choices? Now with climate change we will be paying for city proofing against weather disaster. More homes need to be built in Calgary, and developers need to get creative about housing families rather than only developing 1 bedroom bachelor pads and single detached homes. I'd like to own property one day and the dream gets further and further every day. It's time for Calgary to create spaces for future families that are affordable.



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I have read and understand the above statement.

First name (required)                      Art

Last name (required)                      Matsui

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

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

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)

My name is Art Matsui and I am opposed to the blanket up zoning of Calgary to a base zoning of R-CG in order to supposedly increase 'Affordable Housing'.

First off, blanket 'up zoning' is lazy planning to address the 'Affordable Housing' issue and in fact will cause more issues than it addresses. The up zoning will automatically increase property values (bare land values) and take existing 'Affordable Housing' out of affordability. Also it will raise property taxes in the areas that are more desirable like the inner city, due to inequitable land value increases and drive fixed income seniors to the bedroom communities.

Second, the City's definition of 'Affordable Housing' is flawed. 'Affordable Housing' means 15% below market value, which does not mean affordable for everyone, especially in the Developed Areas. The City has offered 'up zoning' in return for 'Affordable Housing' for many years. In return for 10% 'Affordable Housing' a developer will get increased density. In a small 1C-20 unit building that means 1 or 2 units will be sold for 15% below market value. If the average price per unit is \$500,000 you could list 1 or 2 of the smallest 1-bedroom units for \$425,000 and fulfill the 'Affordable Housing' obligation. This does absolutely nothing for families looking for their first home. The most affordable source of starter homes is small fixer uppers in the inner Developed areas or small bungalows on the fringe of the Developing areas. Council's blanket up zoning plan will reduce that stock.

Councilors who vote for this blanket up zoning in order to address an 'Affordable Housing' issue, are betraying the trust of those of us, who have worked hard to become

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



## PUBLIC SUBMISSION FORM

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homeowners in Calgary, with a solution that will have little measurable benefit to the 'Affordable Housing' issue.

I am a senior and have lived in the Inner City Developed Area of Ramsay for 40 years and have served as the Development Chair for the Community Association.



PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

First name (required) Cambrian Heights Community Association

Last name (required) Board of Directors

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

What is the group that you represent? Cambrian Heights Community Association



PUBLIC SUBMISSION FORM

What do you wish to do? (required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

HAT Recommendation 1, Action items (d) and (h)

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

In opposition

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Mayor Gondek and City Councillors,

The Cambrian Heights Community Association (CHCA) board has examined the findings presented in the Housing and Affordability Task Force report. While we appreciate endeavors aimed at augmenting the availability of affordable housing, we vehemently oppose the proposition to forego public hearings and the proposal to universally elevate zoning standards employing R-CG as the foundational land-use district, thereby permitting up to eight (8) housing units on a 50x120 ft lot. The deprivation of citizens' entitlement to participate in decisions pertaining to the planning that directly impacts their residences and communities is untenable. We align ourselves with the Notice of Motion that contests this non-democratic suggestion and extend our commendation to the seven city councillors who discern the significance of public input.

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

It is widely concurred upon that Calgary is confronted with a pressing demand for affordable housing. However, the available evidence is insufficient to assert that blanket up-zoning will lead to an escalation in the availability of affordable housing. On the contrary, a substantial body of research associates blanket up-zoning with an inflation of housing prices. A focused approach, guaranteeing an immediate benefit to those in need of housing, is a more rational course of action than perturbing the entire city without assurances of success.

Blanket up-zoning constitutes a blunt instrument that would exert a notable adverse impact on our neighborhood. It could permit heightened building structures, lot occu-

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pancy, reduced front and side setbacks, and the potential loss of mature trees, privacy, and sunlight – the very attributes that draw many to our community.

To effectively counteract the scarcity of affordable housing, we ought to implement new housing where it is most urgently required in Calgary, rather than where it is most monetarily advantageous. We implore all city councillors to rebuff HAT Recommendation 1, Action items (d) and (h). The streamlining of administrative processes should not translate to the exclusion of citizens from the decision-making process.

Sincerely,

CHCA Board of Directors



## PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Sandra

Last name (required) McBean

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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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 Report Recommendation #1(d)**

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

**In opposition**

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

September 13, 2023

**To Whom It May Concern:**

I live in the community of Rideau Park (Rideau/Roxboro) and categorically oppose the Housing and Affordability Task Force Recommendation #1(d) to change the Land Use Bylaw to "up-zone" all of Calgary's R-C1 (single detached dwelling) neighbourhoods to become R-CG Residential - Grade Oriented Infill.

I believe that "one size does not fit all" and that all communities in Calgary are diverse and have their own unique and special characteristics. Rideau Park is one of those communities which has some very unique aspects. It is the only neighbourhood in Calgary that has a school built on an alleyway behind Rideau Road. Rideau Road is on the city wide bike path route and Rideau Road is a dead end street. There are only two roads that lead in and out of Rideau Park. These characteristics, while unique, add to the congestion and safety of our community. The above noted aspects create significant traffic issues that will be exasperated should anything but R-C1 housing be permitted. Traffic at the school drop off and pick up times is very heavy and the number of cars present a significant safety issue for pedestrians going to from the school and for the number of cyclists using Rideau Road. Traffic comes in and drops/picks up children then has to 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 at 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 congestion and mayhem thereby increasing 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. They drive into driveways then back into the street. This 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 everyday. 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. The City assesses these communities as one of the highest priced property taxed neighbourhoods in the city and I feel the proposed changes will **not** ensure more housing affordability . . . on the contrary it will increase affordability as the value of the properties are so high to begin with. I do not think Rideau Roxboro will allow its community to evolve solely at the whim of the developers and the speculative investors that ply their trade in neighbourhoods under transition. This proposed designation change will only increase density and pad the pockets of developers. It will also add more traffic and congestion adding to the safety risk of the community.

I 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. I have lived in Rideau Park for the past 30 years and know this is the type of community that has been sought after in the past and will be sought after again for generations to come. The up-zoning Recommendation #1(d) is fundamentally different. It represents a profound change to the core building stock to this City, underpinning neighbourhoods sought out by Calgarians for generations. It is a once-in-a-lifetime change that can not be undone once made. It instantly undermines the development expectations of the hundreds of thousands of families who've made investments in these neighbourhoods. Most distressing, it excludes the very citizens each Councillor here represents from fundamentally important conversations about the future growth of this City. It is exponentially more consequential than any other Recommendation in the Report, and the unintended consequences arising from this change could be substantial and irreversible.

This is a profound . . . Please consider carefully this critical decision.

Sandy McBean  
842 Rideau Road SW



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) celeste

Last name (required) flaskay

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing & Affordability Task Force Recommendations

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

In opposition

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

I am writing to express my strong opposition to the proposed changes set out by the Housing Affordability Task Force, particularly Recommendation 1 Items D, E, and F, which entail automatic upzoning, removal of on-site parking requirements, and the elimination of opportunities for Calgarians to engage in development approvals.

I believe that these recommendations, if implemented, could have significant negative impacts on our city, including increased parking congestion, environmental concerns, and the potential exacerbation of housing affordability issues. Moreover, the lack of community engagement and transparency in these proposed changes is deeply concerning.

I urge you to consider the broader implications of these recommendations and their potential consequences for our community. I believe that a more thorough and inclusive evaluation process is necessary to ensure responsible urban planning and development that aligns with the needs and preferences of Calgarians.

I kindly request that you vote against these proposed changes when the city council considers them on September 14th. It is vital that we prioritize the well-being and interests of our community in shaping the future of Calgary.

Thank you for your attention to this matter, and I appreciate your dedication to serving our city.



**PUBLIC SUBMISSION FORM**

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Sincerely,

Celeste Flaskay



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I have read and understand the above statement.

First name (required) **Matthew**

Last name (required) **Gibson**

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Calgary Housing Strategy

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

In favour

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

Suppose Calgary is to initiate a change to make all lots in the city RC-G, effectively increasing density throughout the city. In that case, there is an opportunity for the city to raise the bar on residential buildings and construction to ensure energy-efficient and sustainable homes are being built. We have already seen a climate emergency declared, and programs are available to homeowners for retrofits. Still, we need to make sure that buildings are built sustainably in the first place and not left to future homeowners to renovate or make changes.

One example is Bylaw 39P2018, which allows a retrofit of exterior insulation into the building setback, which would benefit new house construction equally. With multiple dwellings on one site, the chances of builders wanting to use square footage for insulation are unlikely. However, allowing this added insulation to project into the setback, as defined by this bylaw, would make this a realistic thing builders could implement.

I would ask the city to seriously consider the climate goals and implement guidelines for the development that will come from this.



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I have read and understand the above statement.

First name (required) **Kira**

Last name (required) **Walz**

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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

Affordable housing is a human right. We need rent control in this city. I love this city and all that it has to offer and I don't want it to turn inaccessible like Toronto or Vancouver. Wages aren't keeping up with the exorbitant rise in cost of housing. I dream of owning my own place and it just keeps seeming more and more impossible. People need access to affordable housing and the dignity and ability to contribute to society in meaningful ways that comes along with it. The average person is getting maxed out and we need people from all walks of life to be able to afford to live here and make Calgary the incredible place that it is. I want to be able to stay here and not face the desperation of not being able to afford to live in any notable city in this country. Please be proactive.



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I have read and understand the above statement.

First name (required) Elizabeth

Last name (required) Chuol

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

What is the group that you represent? Me



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

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

Council

Date of meeting (required)

Sep 27, 2023

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

(required - max 75 characters)

I have live in Calgary Housing for long times but they never do renewwer of

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

In favour

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

I have live in Calgary Housing company they had never pay attention to the condition of housing never been pain never been repair of do the needfull of the housing. Please i would like to do all the painting and changed the flooring of housing to be the office opinion



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I have read and understand the above statement.

First name (required) Tina

Last name (required) Chiu

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

**Submit a comment**

How do you wish to attend?

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

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

**Standing Policy Committee on Infrastructure and Planning**

Date of meeting (required)

**Sep 14, 2023**

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

(required - max 75 characters)

**Housing strategy**

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

**In favour**

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I have read and understand the above statement.

First name (required) **Barbara**

Last name (required) **Streibl**

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)

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)

Neither

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

**My presentation deals with housing options to be included in/added to the Housing Strategy of the City of Calgary. Thank you for considering my contribution.**

## Summary of My Efforts to Legalize a Basement Secondary Suite in Calgary in a House Built in 2002 – 2001 – 2023

2001 – House plans were drawn according to my floor plan of the main floor and window placement plan

- the location of the furnace was chosen by the builder to be in the middle of the basement (over my request to place it off to the side to allow for an unobstructed view of the space upon entrance – another builder has placed the utilities off to the side and had no problem with the furnace location not being in the centre of the basement)
- Roof lines were designed by the builder’s drafting staff – I requested attic trusses to make the house a one-and-a-half-story design – attic trusses cost \$4-5,000 at that time but the builder asked for \$20,000 to add the trusses – my husband felt that the cost was overpriced and refused to pay for them – this made it cheaper for the builder to blow in insulation rather than to have to insulate the roof which would have added more cost to the construction but certainly not \$15,000
- I also asked for in-floor heating both on the main floor and the basement in preparation for the basement to be rented (rather than the old technology from 1930’s called forced air heating which to this day spews dust all over the main floor, especially in the bedrooms and takes up 100 sq. feet of basement space) – my husband again declined due to the high-cost estimate from the builder

2002 – Our family moves into the completed house (main floor only – no finished basement) – March ’02

2002 – 2013 – Costs to finish the basement

○ A bedroom and 2 closets – 2002-2003	\$7,000	
○ Subfloor, floor insulation, wall insulation*, And gyprock	5,000	- In anticipation of Global warming, only the top 4’ of basement walls were insulated by the builder
○ A full bath – fixtures \$ 3,000 Installation \$10,000	13,000	
○ Outside stairs to the basement & door (estimate – do not have the actual invoice)	<u>10,000</u>	
	<u>\$35,000</u>	

2013-2023 – Costs to comply with the City of Calgary secondary suite requirements

(I researched, checked the radon level, and installed radon mitigation system - \$1,000 [**not required by city regulations**] – radon being more of a threat to house residents than fresh air provided by cross-ventilation as a result of good window placement design provided by me to the builder)

○ Separate heating system – in-floor	\$11,110	- installed 2019-2020
○ Air exchange system (estimate – Not yet installed – the main floor does not Have an air exchange system either	5,000	- my husband still thinking about the high cost when there is cross- ventilation from 5 big windows
○ Soundproofing (double-layer of gyprock with resilient channels – conforms to the standard – installed – new 2020 bldg code)	2,500	- my husband declined soundproofing specialist’s estimate of \$20,000
○ Permit Masters	2,640	- hired to guide us through the ‘simplified’ secondary suite process
○ Window fire shutter	5,470	- on a 6’x6’ main floor window
○ Indoor fire door	<u>1,800</u>	- between the rental suite and the rest of the basement used by us
Total cost of compliance	<u>\$28,520</u>	

When the cost of compliance is almost \$30,000, there are not going to be many homeowners eager to add a secondary suite to their home.

I also tried to see if a 400 sq. ft room could be added above the garage with its own access to create a secondary suite there. I got estimates of about \$10,000 for the drafting plans for this addition and a construction estimate of \$100,000 (that is the lowest estimate – some have been as high as \$200,000). That would be a cost incurred before I would even know if the addition would be approved for rental as a secondary suite. That would be more than three times the cost of making the basement (which is about 800 sq. ft) compliant with the City of Calgary regulations.

Had the builder been more progressive in 2001 in his views on house design and more amenable to customer service (the builder knew that the basement was going to be used as a rental retirement income for the wife – yet did not suggest the outside stairs and also made the attic space financially unattractive to my husband), this family would have rented the basement apartment at least for the last 15 years. That is one unit of rental accommodation lost to those who needed and still need a place to live. There is also the financial loss to our family – if the apartment was rented at a reasonable \$1,000/month for 15 years, that is a loss of \$180,000, an amount which could have been used to pay off the mortgage. Finally, the inability to rent the space as a legal secondary suite created conditions for financial abuse, resulting in chronic stress and negative health consequences.

The house (and the potential secondary suite) is close to a university and even closer to an LRT station, with easy access to downtown (before the LRT extension was built, there was a direct bus to downtown with a 15-minute public transportation office commute). Builders with no vision for the future or quality customer service or a speck of creativity combined with overregulation from the City of Calgary and homeowners unable to have their secondary suite approved before they spend a cent on the suite's plans lead to a housing crisis.

If people cannot find housing, they start living in parks, on the street, and under bridges. Without access to sanitation, they have to spoil, by necessity, the spaces usually reserved for daily commute or recreation. There goes sustainability, human dignity, and basic hygiene, leading to sickness and an unhealthy environment and creating a source of epidemics of cholera, tuberculosis, typhus, etc., previously seen in the last century in overcrowded and unsanitary cities.

There is a solution to the current housing crisis – there are many houses already built where a part of their living space could be converted into healthy and safe places to live - up-to-date electrical, fire, and egress standards and no radon or mold. Leave off fancy air exchange, soundproofing, and fire protection of windows when there are other points of safe egress available.

- Pre-approve secondary suites (several years ago there was a plan to pre-approve secondary suites in houses within walking distance of LRT stations on the premise that renters in those locations would be more likely to use public transit rather than a car) and their design before homeowners spend money and time going through the approval process.
- Encourage and educate homebuilding companies to consider potential secondary suites in their house designs so that no major changes are required should the homeowner decide later to rent the suite rather than use the space himself.
- Encourage builders and potential homeowners to consider one-and-a-half-story houses (with attic trusses and pre-planned stair access) rather than build bungalows with a gentle roof slope.

Using the approach of more legal secondary suites (basement and above garage bachelor pads) and other options such as boarding houses for students (if students lived in boarding houses close to schools rather than in apartments, there would be more apartments available for other renters), these alternatives would ease the housing crunch quickly and benefit all parties: homeowner, renter (students and workers), the City of Calgary, the building industry, and the community.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Mubashir

Last name (required) Athar

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 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)

Legal basement suite

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 would like to bring your attention to one of the most concerning issue which the residents of Calgary are facing today and that is Housing and Rental crisis. Not only the tenants are required to compromise living in unsafe and fire hazard illegal basement suites due to unavailability but they are also paying huge amounts for them. I know the city has introduced fee waiver to allow homeowners to legalize and register their secondary suites but I feel that the laws for homeowners with construction later than 2018 are subjected to an extra layer of obstacle which is the reason for still not going through the legalized option and that issue is the requirement of "Additional or Separate furnace or Heating Source" in the basement unit. I understand that it provides the tenant the flexibility to control the temperature however I feel if the building fulfills all the other safety regulation then the City should be flexible and waive this off specially for smaller units comprising of 650 sq ft or less (1 BR Basement suites) as it simply not make sense financially to go for all that extra work for a space where homeowner might not be able to get the Return of Investment at the time of selling property. Please allow the smaller basement suites build after 2018 to waive the requirement for secondary heating source similar to units prior to 2018. The rest of the safety regulations are all mandatory and totally makes sense including the fire rated door, sprinklers and hard wired smoke alarm



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I have read and understand the above statement.

First name (required) **Thomas & Holly**

Last name (required) **Newton**

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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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 Up-zoning of entire city to R-CG**

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

**Please read the attached letter from Thomas and Holly Newton**

Thomas & Holly Newton  
3807 10 Street SW,  
Calgary, Alberta

Dear Mayor Gondek and City of Calgary Councillors:

We are writing to express our concern regarding the proposed blanket up-zoning of the City to R-CG as contained in the Housing and Affordability Task Force report. WE STRONGLY OPPOSE THIS PROPOSAL. There are numerous reasons why, if this re-zoning is implemented, it will cause more problems at greater expense to the citizens of Calgary than it will solve. Problems include reduced quality of life for residents and overloading of existing infrastructure.

Uncontrolled densification of the city will NOT guarantee the housing types needed will be built where needed. Furthermore the basic infrastructure available to accommodate such uncontrolled densification will not be available and often can not be accommodated in existing neighbourhoods. Basic infrastructure includes water, sewer, transportation, fire, police and health as well as natural gas and electricity. The City has experience with densifying existing neighbourhoods and the ongoing issues of transportation and parking and resident safety and the on-going costs of implementing band-aid fixes to try to solve the problems which arise due to uncontrolled population increases.

Please vote against the proposals contained in the current report and take the time to plan a solution that will work to keep Calgary the fine city it currently is.

Regards, Thomas & Holly Newton



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

I have read and understand the above statement.

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

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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?



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's Housing Strategy and Housing 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)

Dear Council,

I am in support of the Task Forces' recommendations to improve affordability in The City of Calgary's Housing Strategy. I implore you to approve moving forward with all of the recommendations.

However, these recommendations rely too heavily on the few non-profit agencies who are able to deliver housing. There will not be enough non-profit groups to fulfill our housing needs unless we enable private development to assist with building affordable housing.

Additionally, blanket up-zoning to R-CG alone will not necessarily result in affordable units to be built. In conjunction with this up-zoning initiative you must further incentivize private developers.

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

I urge you to incentivize private developers to encourage affordable housing through:

1. Fast-tracking developments which have affordable housing components through Land-use and Development Permitting
2. Provide permitting fee reductions for affordable units
3. Provide levy reductions for affordable units
4. Provide municipal and federal tax incentives for affordable units
5. Allow for reduced prices on City owned parcels to developers who have affordable houses
6. Explore innovative City-owned land disposition with private developers includ-



## PUBLIC SUBMISSION FORM

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ing 99 year leases

Please consider involving private developers more holistically in your affordable housing recommendations.

Sincerely,  
Darren Polanski



September 13, 2023

**To: City of Calgary Council**

**Re: City of Calgary's Housing Strategy**

Dear Council,

I am in support of the Task Forces' recommendations to improve affordability in The City of Calgary's Housing Strategy. I implore you to approve moving forward with all of the recommendations.

However, these recommendations rely too heavily on the few non-profit agencies who are able to deliver housing. There will not be enough non-profit groups to fulfill our housing needs unless we enable private development to assist with building affordable housing.

Additionally, blanket up-zoning to R-CG alone will not necessarily result in affordable units to be built. In conjunction with this up-zoning initiative you must further incentivize private developers.

I urge you to incentivize private developers to encourage affordable housing through:

1. Fast-tracking developments which have affordable housing components through Land-use and Development Permitting
2. Provide permitting fee reductions for affordable units
3. Provide levy reductions for affordable units
4. Provide municipal and federal tax incentives for affordable units
5. Allow for reduced prices on City owned parcels to developers who have affordable houses
6. Explore innovative City-owned land disposition with private developers including 99 year leases

Please consider involving private developers more holistically in your affordable housing recommendations.

Sincerely,

A handwritten signature in black ink that reads "D Polanski".

---

Darren Polanski  
Architect AAA, LEED AP



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I have read and understand the above statement.

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

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I have read and understand the above statement.

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Sep 15, 2023

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

(required - max 75 characters)

housing crisis

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

Neither

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

Make life livable and affordable or lose me to a small town. I drive a school bus and rent a room in a basement for 650 a month. Bring back the tax breaks for affordable housing. Put public housing on some of those public golf courses that lose money from lack of customers. Rezone to all the city so we GROW UP in tall buildings not GROW OUT on more farm land. Put more small CT buses in residential areas so people do not need cars. Bike share depots like Car2go for a 15 minute neighborhood reality. End single family houses until the housing crisis is over. End the perception that alderpeople are in the pocket of developers.



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I have read and understand the above statement.

First name (required) Avery

Last name (required) Walker

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

14 sept. 23

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)

Neither

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

The attached picture has been taken in one of the elevators of the Royal Park Plaza, a Boardwalk residence in downtown Calgary. This, especially the day before the city council meeting regarding the housing crisis, is a slap in the face of all renters in Calgary, coming from one of the company that benefits the most of the situation and has no qualm increasing their rents by \$100, \$200 or more, for no other reason than that there is demand. This kind of behaviour needs to be addressed and the housing strategy must to include some tools to keep rent at a liveable level, for those who can't or don't want to buy a house. Because as this picture shows, it will not come from landlords.

 boardwalk

7:14 PM

Wednesday, September 13



**BUYS EVERYTHING  
SALE**



vertical

Current

Partly cloudy



20° Today

Partly cloudy



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I have read and understand the above statement.

First name (required) **Delanie**

Last name (required) **Green**

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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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 was a resident of a 1 bedroom unit in an apartment located in Bankview in the SW of Calgary. I had been there for 3.5 years. New building owners (Homecare Realty) took possession on July 1<sup>st</sup> and gave notice the same day for an October 1 rent increase of 65% from \$940 to \$1550 per month. This was illegal, as it was not 3 full tenancy months. They needed to give notice on or before June 30<sup>th</sup> for it to be valid. My rent had already been increased Nov 2022, but they didn't have a copy of my lease or rent increase. All tenants of the building got a similar rent increase. I spoke with the tenancy board about it to confirm my concerns about the lack of proper notice. I inquired with the new building owners and they never responded.

Additionally, my kitchen sink hot water tap was stuck on for almost 3 weeks before they sent someone to fix it. After multiple attempts to get a hold of someone, they sent someone who wasn't certified and all they did was move the broken tap to the cold water. My toilet flusher was broken, one of my outlets has fire damage and my bathroom sink wasn't draining, which I included in the email about it, but none of those things were fixed.

We also didn't have any form of garbage or recycling removal for nearly 3 weeks. When I finally got a hold of Emily (our "building manager"), she claimed that she didn't know. I tried to contact her about it during the first week of their possession of the building and she never responded. I was forced to file a 311 complaint. Garbage started piling up in the alley.

As soon as people started moving out they started construction at all hours of the day, namely evenings and weekends. It was extremely loud from my apartment. They have obviously uncertified contractors doing major construction in the building. They also had a child helping them, the child looked to be about 10 years old. The construction work they did, including adding walls, looks extremely shoddy. They allowed their workers to fill the garbage bin with construction materials, not leaving space for residential garbage and as a result have received multiple bylaw complaints for the amount of garbage in the alley.

They added a bed to the living rooms of the vacant units and advertised it on rentfaster as a bedroom, even though it did not have doors or privacy. They have essentially made the building into a lodging house.

Not knowing if I would have a home in the coming months and after putting up with non stop construction noise, I was forced to find somewhere else to live. When I found somewhere else to live I texted the building manager and she confirmed with me about my moving date. When the time came and I actually moved out she did not remember I was moving out and tried to charge me another month of rent. Thankfully I put a stop payment on my last 2 rental cheques. It has been over the 10 day limit to receive my damage deposit back and I still have not received it, so now I have to file a complaint with the RTDS, who are very hard to get a hold of these days. They have already started construction in my unit. I was also accused by the building manager of leaving a couch on the lawn of the property, even though multiple people were moving out on the same weekend as me. I did not leave any property there.

The residents who are still there are concerned about asbestos exposure as the people doing the construction do not use any PPE or seem to care about general safety, and the tap water in the building seems dirty.

I am only \$5000 above the cut off for low income housing, which already has a 2 year waiting list anyways.

I came very close to facing homelessness, as I cannot afford a 65% rent increase and as an employee of the City of Calgary, that is very upsetting to me.

The tenants of the building were all employed, hard working, professional individuals and we were essentially kicked out of our homes by a foreign corporation with no interest in community development.

There needs to be a rent control and rent cap. These greedy landlords need to be held accountable. Everyone is entitled to somewhere safe to live, not just the wealthy.

8:10

36%



rentfaster.ca/ab/calga



furnished room, walking  
distance to ctrain station, ×  
nearby SAIT, DOWNTOWN





**Homecare Realty Ltd.**  
**2312 5 Ave NW, Calgary, AB TN 0S9**  
[www.homecarerealty.com](http://www.homecarerealty.com)

**Date: July 1, 2023**

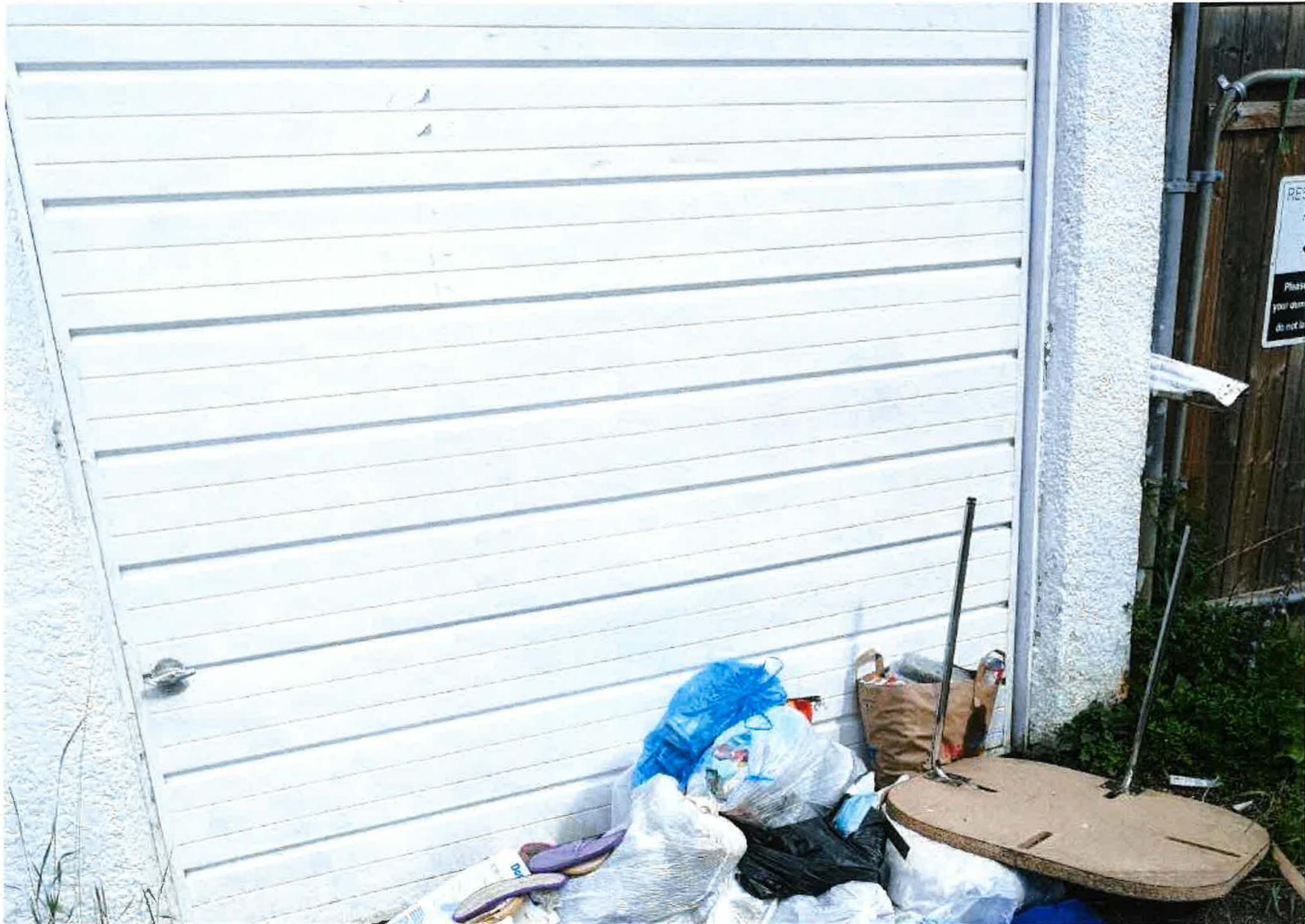
**Tenant's Name: Delanie Green**  
**Tenant's unit: 16**  
**Tenant's Phone: 403 816 9280**  
**Tenant's Email:**

**Dear Tenant:**

**As you may be aware of the change of ownership to the building Scarboro Mansion effective July 1, 2023, Homecare Realty is the new Professional Property Management Agency contracted by the owner LuxeAPT.**

**At the direction of the property owner, Homecare Realty Ltd. will be handling all aspects of the property including, but not limited to, the following such as RENT COLLECTION, REPAIRS & MAINTENANCE, ENFORCEMENT OF THE TERMS AND CONDITIONS OF THE LEASE, SECURITY DEPOSIT TRUST ACCOUNT, and all other details concerning the property and your tenancy.**

**Due to the increase of the ALL General Cost including housing and financial interests, the agency is required by the**





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I have read and understand the above statement.

First name (required) Elyse

Last name (required) Bouvier

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 Infrastructure and Planning

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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

Hi, my name is Elyse Bouvier. I'm a renter who lives in Bridgeland and I am greatly concerned about the affordability of housing in Calgary. Over the last few years I have seen the cost of rentals in the city become untenable for so many people including many friends. One friend has had their rent increased over 50% while other friends, upon looking for rental options in the city, were told by a landlord to "fill in the blank" with a price because people had already bid higher than the original asking price. Calgary is my home, where I was raised and have lived for most of my life but I have experience with more expensive cities. I've lived in London, UK -- a notoriously expensive city for housing -- and Toronto. But what both these cities have that Calgary does not, is rent control (yes, I know this is a provincial issue) and diversity of housing — in style, size, and cost. There are low-income houses in the same neighbourhoods as million-dollar homes and middle-sized apartment buildings — a rather missing area in our city sadly — alongside row houses and single-family homes. Calgary may be an arguable young city but we have an opportunity to lead in housing strategy and create a future where everyone can afford to live here. Right now, as renters, we find ourselves in precarity. As I'm seeing people around me forced to pay higher and higher parts of their income to rent or housing, I have so much anxiety about what that means for my own situation. Let me be clear that it does not feel secure to be a renter in this city. There is a lack of options and the ones that we have are starting to feel out of reach. It may seem like it would be the time to buy a home but how can people save for the increase in the cost of house prices with the way rent prices have continued to climb? I love this city, I want to stay in this city. To do that, I really want to see a future in this city of security in housing and affordability for ALL Calgarians. There is so much more I could say but I hope, councillors, that you hear the people in this city telling you



## PUBLIC SUBMISSION FORM

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that we need action now. I urge you to pass the Housing Strategy as it is one big step our city can take to make it more accessible and equitable for all.



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I have read and understand the above statement.

First name (required) Lynn

Last name (required) Jobe

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

What is the group that you represent? Shawnee Evergreen Community Association



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

7.1 The City of Calgary's Housing Strategy

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

In opposition

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

Shawnee Evergreen Community Association opposes a blanket rezoning across Calgary. Build in the right way, in the right places. Preserve the current homeowners' right to comment on future developments.



September 13, 2023

Dear Mayor Gondek and Councillors,

On behalf of Shawnee Evergreen Community Association, I am writing today to express our concerns with one of the recommendations in the Calgary Housing Strategy.

Opening up rezoning for any neighbourhood, anywhere in the city is not a change that we support. Homeowners have a vested interest in how their neighbourhood evolves. A blanket rezoning takes away the homeowner's ability to have input into the proposed changes in their neighbourhood.

We do not support the Task Force's very first recommendation to give developers free reign to go into established R1 or R1/R2 neighbourhoods and build with no consideration to whether schools, public parks, roadways, or utilities can accommodate the extra demand.

We support a "build where it makes sense" policy. We support Transit Oriented Development

In the Community Development Meeting on September 14, we ask that you do not approve the city-wide zoning change and that you advocate for more sensible and respectful approaches to address the affordable housing issues that Calgary is facing today.

Kind Regards,

A handwritten signature in black ink, appearing to read "Lynn Jobe", is written over a light blue horizontal line.

Lynn Jobe

President  
Shawnee Evergreen Community Association

[President@yourSECA.ca](mailto:President@yourSECA.ca)

403-606-2406



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I have read and understand the above statement.

First name (required) **Meghan**

Last name (required) **Way**

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing Strategy/Task Force

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

In favour

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

I'm writing this letter this letter to add a voice to what the Housing & Affordability Task Force has laid out in their public release notice.

As a longterm residence of the city, who has grown up in the area since a child I've seen a once vibrant beautiful city go downhill and is no longer considered a great place to live, it has wasted away into despair & filth. The city is pushing people to leave to where they can afford to live, maybe it's for the better or causing others to fall into the increasing population of homeless & poverty within Calgary, which ends up costing more than if we focused on creating affordable housing options. It's a known fact housing is one step to helping people to feel safe, secure, and even recover from addictions, your brain is no longer in survival mode + plus it's cheaper than all the money it costs when they are in & out of different systems (ie Prison, health care, homeless centres).

There is a need for affordable housing & safe rentals for people to live in Calgary. There needs to be rent caps in place to prevent what is currently happening in the rental market of Calgary. We are in crisis when it comes to affordable housing, we need to focus on current residents of Calgary and not think about how can we welcome more people from Canada or other parts of the world when it's hard enough for native born Canadians/Calgarians are struggling to find housing options.

- As someone who has extreme mold allergies & has lived in rental units with black mold, which created health issues. People need a safe & healthy place free from mold, hazardous/cheaply fixed conditions, unsafe boarding housing conditions & have a way to safely report issues without feeling like we as tenants are to blame when we do report or fear losing our place with no where else to go. The above also applies for slum landlords, feeling unsafe or harmed by landlords or even other tenants in building or unsafe boarding housing situations.
- Tenants need more rights, support & protection from landlords or housing management company's & that includes affordable housing such as Calgary Housing (as laid out in Recommendation 6, pg. 12)
- There's a need for more supportive housing for people once they leave rehab/addiction centres, so that they don't fall back into old ways or back on the streets & a repeated cycle again.
- Support of tiny homes, backyard/laneway rental suites or Co-housing projects. And changes in city bylaw to support that. It was great to see the Veteran Tiny Home Village project in Forest Lawn being built. But it would be great to see more of those projects like the tiny home village for others including Indigenous people, people leaving unsafe or abusive situations, fixed income housing, people facing homelessness, AISH, etc.
- The city needs to be more supportive of working with existing housing co-ops that would like to add more affordable & accessible units to be developed within existing housing co-ops.
- There needs to be a realization that we need to stop expanding outwards when our infrastructure can't handle more suburbs on land that once was rural land. It doesn't help our issue with creating more affordable & accessible housing creates an increase in the price of utilities & taxes old communities have to then pay for these people in newer communities.
- Every new multi-housing rental building being proposed needs to include a certain

number of units below market rental price & accessible units in the build based on the number of total units before it can get approved by the city for being built.

- Low income or homeless people that also have pets, which are considered family also need accessible housing options & support that allows them to be able to keep their pets.

These are my main concerns & focuses.

Thank you for taking your time to read my letter.  
Sincerely,

Meghan Way  
Hillhurst/Sunnyside Resident



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I have read and understand the above statement.

First name (required) Jasmin

Last name (required) Dhaliwal

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

**Submit a comment**

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

**Standing Policy Committee on Community Development**

Date of meeting (required)

**Sep 14, 2023**

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

(required - max 75 characters)

**Housing strategy**

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

**In favour**

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Last name (required) Dhaliwal

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What is the group that you represent?



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First name (required)

Last name (required)

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

What is the group that you represent?



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(required)

**Submit a comment**

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Date of meeting (required)

**Sep 14, 2023**

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**Housing Strategy**

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

**In favour**

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First name (required) Deepkanwal

Last name (required) Dhaliwal

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What is the group that you represent?



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



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I have read and understand the above statement.

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First name (required)                      Onkar

Last name (required)                      Brar

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

**Submit a comment**

How do you wish to attend?

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

**Standing Policy Committee on Community Development**

Date of meeting (required)

**Sep 14, 2023**

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

(required - max 75 characters)

**Housing Strategy**

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

**In favour**

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First name (required)                      Ingrid

Last name (required)                      Smith

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

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Re: Recommendations of the Housing and Affordability Task Force.

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

Neither

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

I am hopeful that the city can save the little green space area beside 40 Ave and 32 Street N.W. So far it appears this area is not part of the proposed land change for more affordable housing. Regards.

Varsity Community Association  
4303 Varsity Drive N.W.  
Calgary, Alberta T3A 0Z7

September 5, 2023

Community Development Committee  
City of Calgary  
Calgary, Alberta

RE: Recommendations of the Housing and Affordability Task Force

Dear Mayor Gondek & Members of City Council,

Like most citizens of Calgary, we agree with the need for affordable housing and we commend the Task Force for their work in exploring this issue.

We note the Task Force states in its opening message that many recommendations will need thoughtful consideration and engagement with Calgarians and that all will have a significant impact for Calgary if they are implemented. Under Next Steps, the Task Force again refers to “public engagement requirements”. Unfortunately, very few Calgarians are currently aware of the recommendations and have not had an opportunity to contemplate or discuss them. We wholeheartedly agree with the need for public engagement due to the significant impact of these recommendations and trust that the City will embark on a robust and thorough engagement process regarding these recommendations prior to implementation.

***Recommendation 1 (b) Rescind the Single Detached Special Policy Area in the Guide to Local Planning, immediately.***

We do not support this recommendation as it has no relationship with affordable housing. Establishing Single Detached Policy Areas in Local Area Plans should have no impact on housing affordability. The Special Policy Area was passed by Council to address community concerns expressed at multiple public hearings. There are numerous situations where this policy would still be appropriate. A public hearing should be held on this proposed amendment if Council decides to proceed.

***Recommendation 1 (d) Prepare the necessary bylaws to immediately: 1. Make the base residential district R-CG with guidance for single, semi-detached, row and townhouses into a single land use district.***

We do not support this recommendation. Evidence that this policy will increase housing affordability has not been provided. Anecdotal evidence shows most infill developments are actually quite expensive. This is a radical change in planning policy that would likely not be supported by the majority of Calgarians. In addition to greater height, R-CG has 60% lot coverage as opposed to the 45% lot coverage for single family and semi-detached homes. The increased height and massing and significant reduction in the urban tree canopy on these lots can result in reduced quality of life and property values for neighbouring properties. Also, R-CG allows for eight households on one lot with reduced parking requirements which can create parking issues in the community (not to mention the storage required for 24 waste, recycling and compost bins). Since these significant differences between different types of housing can

have a negative impact on individual properties and communities it is essential that public hearings be maintained as part of the democratic process. It would be inappropriate for land uses with such different characteristics to be grouped together into a single land use district. Most people are not aware of this recommendation and extensive public engagement is warranted followed by a public hearing and perhaps even a plebiscite.

***Recommendation 1 (e) In the new Land Use Bylaw: I. Remove minimum parking requirements in all residential districts.***

We have serious concerns with this recommendation. We are not aware of any evidence that this will increase housing affordability even though it may slightly reduce building costs for developers. Inadequate parking can create severe quality of life issues in communities. Has any consideration been given to the long term implications of on-street vs on-site parking as we transition to electric vehicles that need charging overnight?

***Recommendation 1 (f) Complete City-initiated land use redesignations by Q2 2024 to: I. Implement R-CG as the base residential district across Calgary.***

See comments under 1(d).

***Recommendation 1 (f) II. Implement H-GO in residential areas within proximity to transit, main streets and other corridors.***

We support this recommendation on appropriate sites as determined on a case by case basis.

***Recommendation 1 (h) Advocate to the Government of Alberta for legislative change to the MGA 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 strongly oppose this recommendation. Public hearings and public engagement are cornerstones of the democratic process. The reduction in timelines would be minimal. Usually the collaboration between the city, developer, and communities is beneficial and results in a better project.

***Recommendation 5 (a) Advocate to: i. 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 have concerns that this recommendation could have a negative impact on new communities by reducing the amount of land that is available for schools, parks, and natural areas. The higher the density the more important our parks and open spaces become in order to properly serve the increased population. We would like more information on the possible impact this recommendation would have on new communities.

***Are we limiting ourselves by primarily focusing on R-CG?***

One general concern we have is that there seems to be a focus on R-CG zoning in preference to other medium and high density housing forms. Affordable housing comes in many built forms and some would argue that apartment buildings provide much more affordable housing than infill development. It would be short-sighted to only rely on R-CG development to solve the

affordable housing crisis. We have a number of large projects currently under construction including Northland Mall and Stadium Shopping Centre. There are numerous vacant sites that can accommodate large numbers of residential units such as the site of the former Midfield Mobile Home Park. Perhaps there should be an emphasis on tax incentives and reducing red tape for these sites in order to increase affordable housing. Speaking of Midfield, a very affordable form of housing is the mobile home. Has there been any consideration to encouraging this form of housing in appropriate locations? By favouring R-CG over other types of development are we unfairly subsidizing one type of developer over another? Blanket rezoning to R-CG is more of a planning policy to increase density in established areas as opposed to an effective policy to encourage affordable housing.

### ***The importance of preserving our green spaces***

Our parks, playgrounds, school grounds, playing fields, and other green spaces as well as the urban tree canopy are very important to the quality of life in Calgary. This becomes even more important as density and population increase. We encourage the preservation of all green spaces including ornamental parks in existing communities.

### ***Conclusion***

The community of Varsity is home to a diverse range of land uses and housing of all price points including attainable and affordable housing and subsidized seniors' housing. We support efforts to increase affordable housing in our community and across the City through sound planning policies and government tax incentives and financial support. A thorough examination of what will accomplish these goals best is warranted in consultation with the development industry, community groups, affordable housing providers, other levels of government, and most importantly the citizens of Calgary.

We look forward to greater public engagement on these recommendations prior to Council approval and implementation.

Yours truly,



Jo Anne Atkins  
Director of Civic Affairs  
Varsity Community Association



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)                      Thea

Last name (required)                      Smith

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

What is the group that you represent?



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(required)

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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 plan

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

In favour

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(required - max 75 characters)

The City of Calgary's Housing Strategy names specific actions we can take a

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

In favour

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

I am in support of enacting ALL 33 actions that to the City of Calgary's Housing Strategy names specific actions we can take as a city to address the housing crisis and remove barriers to housing affordability and economic prosperity.



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I have read and understand the above statement.

First name (required) Edmund

Last name (required) Burke

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

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Council

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

The City of Calgary's Housing Strategy

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

In favour

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

I wish to provide insight from the world of renting in Calgary.

I used to live in Banff and as we all know, that is the most difficult place to achieve a safe comfortable and affordable place to rent. My experience in Calgary the past 9 months has been worryingly similar.

The Alberta Living Wage Network identified the living wage in 2022 for Calgary at \$22.40 per hour. I am very lucky to earn 30\$/hour. I work hard for that rate and worked hard to get to that rate of pay. This what would appear like a comfortable wage is no longer sufficient to keep expenses paid and see any chance of saving for a future. Most mediocre basement one or two bed suites are charging between 1200 and 1600 before any utilities.

There is a severe need for greater abundance of entry level rentals. A large cohort of your people looking for housing aren't looking for a townhouse or duplex with a yard. Most of us would be more than happy in smaller units where safety and consideration is taken for local services and amenities. I'm all for densification if we can do it right. Affordable SAFE apartments and condos are the solution and would give the millennials and gen z folks actually some hope and belief in saving for a future. As right now, I cant afford to rent a small place alone at 32. In order to rent a place alone it would require forfeiting any luxuries such as a car or any trip out of town and no opportunity to save. Is that just? The rezoning of land to allow for small apartment buildings or multifamily homes is a great solution and the communities whom are settled in their one-off housing street must be willing to flex with the times if they want to see their children's generation thrive in any way at all. All generations and all income levels must consider the potential fallout of opposing rezoning and development to facilitate small apartment units emergence amongst the typical semi-detached street. It could prove a



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windfall of special kind in grandparents actually having grandchildren.



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I have read and understand the above statement.

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

What is the group that you represent?



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(required)

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

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

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

In opposition

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It is my understanding that this is an open meeting during which the Housing and Affordability Task Force Recommendations is presenting their conclusions. My comments refer to the items presented in that report.

## Addressing AFFORDABILITY of HOUSING and AVAILABILITY OF HOUSING

It is fully recognised that there is a rising crisis in housing availability in Calgary, both for purchase and rent. It is also readily acknowledged that the increase in pricing has resulted in part from an increase in demand and a shortage of supply. In addition to the supply and demand issue, in Calgary the price of building materials escalating, shortage of skilled workers to complete builds, and fluctuating interest rates on financing have all contributed to escalations in the pricing and affordability of real estate. Yet through all this, the prices of existing houses does continue to rise, and in some neighbourhoods houses sell within days of being listed, A complex problem.

It is noticeable that there are quite a few new subdivisions showing construction around the city. By the City's own reporting, the City of Calgary received 8,206 residential building permit applications in the first six months of 2023, as well as 1,686 non-residential building permit applications. These included 1,533 single construction, 309 multi-residential and 1,273 commercial/multi-family building permits. This is a reduction in the number of permit applications from the same period in 2022, but shows a realignment in the type of construction. Proposals to redesignate land did see an increase of 55 per cent over the same period last year, with 90 applications submitted.

Reading the task force recommendations, they did not contribute significantly to seeing a solution to the matter.

Introducing artificial means, such as re-zoning, to depress pricing will not overcome the supply versus demand nature of our free market society. Increasing supply is the governing parameter in this dilemma, and must be resolved for any meaningful solution.

The recommendation to "*1 b) Rescind the Single Detached Special Policy Area in the guide to Local Area Planning immediately*" is a particularly egregious concept. This recommendation was then followed by another to "*1 h) Advocate ... to allow affordable housing to be defined in a manner that exempts it from certain planning process requirements such as public hearings..*". This is all without considering the other requirements in R1 zoning such as setback, side yard, height limitations, power to the lot, and utilities.

It would not only destroy the very fabric of many neighbourhoods, it would not provide any short term relief for the housing issue. Making every lot in the city open to development of multi-family dwellings would increase the time needed to contribute to housing, as it would require additional time to tear down the existing building prior to beginning the new build. The community would further be negatively affected should items "*1 e l) Remove minimum parking requirements in all residential districts.*", and the reintroduction of *Permitted Parking* following the lengthy discussion council had earlier this year.

When considering the rental market, there are two concepts which would be worth exploring to provide some short term relief, namely:

- 1) Introducing by-laws to make short term rentals, such as AirBnB, less interesting to investors. Even if the short term rental market had 200 - 300 owners revert to long term renters it would be a start. See web site references below

<https://www.cbc.ca/news/canada/nova-scotia/halifax-proposed-short-term-rentals-regulations-airbnb-david-wachsmuth-mcgill-1.6686818>

<https://www.cbc.ca/news/canada/edmonton/canadians-are-being-crushed-by-a-housing-crisis-are-short-term-rentals-to-blame-1.6911344>

- 2) Adjusting the requirements for secondary suites. This has the added advantage that it would allow some first time home owners to more easily afford purchasing a new home due to the added revenue from the rental of part of their house. While this should be discussed within each community, it does have the potential to open up some rental facilities in a wide range of neighbourhoods throughout Calgary.

A very significant issue for our municipality to consider is that the proposed task force recommendations contain a substantial increase in spending with decreasing revenues for the city.

The vast majority of the recommendations demonstrate a need to increase spending. This is seen in measures which require additional staff with the accompanying inflation in the City payroll, and bloated bureaucracy, to direct subsidies, to the City providing land at reduced prices, or even free for "1 i) ..... *The City would provide City-owned land to the private sector and others to build affordable housing. Housing would be managed by qualified partners to operate and maintain for no less than 40 years*"

Other contentious and costly items are:

- i) Financial support for tenants to move into alternate accommodations while their rental units are being repaired from unsafe conditions
- ii) Invest seed funding in existing communities to support individuals unable to provide a required damage deposit (first and last month rent)
- iii) Provide seed funding for community programs designed to prevent renters from being evicted due to being arrears in rent.
- iv) Allocate \$100 million for land acquisition, and \$50 million for renovations in downtown area
- v) Create separate funding stream dedicated to organisations prioritising housing needs for specific populations

These municipal handouts would be accompanied by decreased revenues, as presented in the recommendations

- i) To Exempt properties held by non-profit organizations providing non-market housing from municipal property tax, and
- ii) Implement several references to increased government role in monitoring, mediating, overseeing, and inspecting will definitely increase City overheads

While it does go against the free market spirit of our City, it has been tried in other jurisdictions to use bylaws and taxation methods to discourage those who invest in real estate from using their economic power to drive up the pricing to maximise their investment. For example, it makes sense that a family has the right to own a home which they can afford to enjoy. This truly residential property clearly falls under the residential property tax category. But should an individual own multiple residences, should the locations other than their primary residences be considered as business assets, and therefore have property taxes evaluated as a business asset? Or if the landowner is actually not a resident of Calgary, should they pay a non-resident fee on purchasing a property?

Not really an approach in the spirit of Calgary, but these approaches have been used elsewhere.

Respectfully Yours,  
Bruce Underwood



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)	Ryan
Last name (required)	MacMullin
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)

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

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

I am in favour of the proposed blanket re-zoning to R-CG. I rent out a single-family home with a basement suite and I am very interested in rebuilding this property as a row house. The current zoning is R-C1 and after reaching out to several companies that specialize in re-zoning applications it became apparent that the re-zoning process; application fee, public consultation material, rendering etc., would cost me anywhere from \$20,000-40,000 and take 4-6 months with no guarantee of a successful zoning change. One company remarked that the amount of effort for R-CG applications in communities without row houses can be similar to a mid-rise apartment building. The rezoning is significant financial risk and removal of this barrier would bring more certainty to the development process and allow me to move with our project. I would also encourage the City to find a ways to accelerate the bylaw change and start accepting applications for development and building permits as soon as the council makes these changes. The development and building permit approval process takes 6-8 months and not implementing the changes until Q2 2024 will result in building approvals not being obtained until after the 2024 summer construction season.



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I have read and understand the above statement.

First name (required) Julie

Last name (required) McFadyen

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

What is the group that you represent?



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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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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)

Agenda item 7.1 strategy for housing

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

In opposition

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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 neighbourhoods. Democracy is founded on discourse and the opportunity to express opinions and have different opinions heard. You were all elected by the citizens of Calgary and have a responsibility to represent the constituents in your ridings, who all have unique needs, differing challenges, and some commonalities.

We, as citizens of Calgary, 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 neighbourhoods currently zoned as RC-1, forever changing the character of the neighbourhood and potentially negatively impacting the current residents without any opportunity for them to influence the process. This is egregious and dismissive, in addition to lacking integrity. It is well known that the mayors main funding came from developers, as well as voting blocks and removal of opponents signs, and it would be in everyone's best interest to be as above board and representative of constituents input and concerns instead of brushing them aside and forcing a change that doesn't serve all Calgarians even slightly. Certainly there is a housing crisis, but the solution to this problem doesn't lie in, nor will be solved by a blanket zoning of all neighbourhoods. Consider the legacy you are leaving behind for all citizens of Calgary, and solve this issue with creative solutions that



## PUBLIC SUBMISSION FORM

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address the problems we are facing, instead of railroading your constituents and forcing a situation onto everyone that really paves the way for developers to take advantage and thwarts the rights and desires of the many different neighborhoods in our city.

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.

Julie McFadyen



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I have read and understand the above statement.

First name (required) Heather

Last name (required) Young

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing and affordability task force

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

In opposition

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



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I have read and understand the above statement.

First name (required) Nancy

Last name (required) Truong

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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

I live in Ward 8 and have been in this area for the past 4 years. Within those 4 years the pricing and availability of the housing situation has drastically changed. What's to happen if there is no update/improvements to our current system within the next 5 years? Because it is not just one area but the whole city (and province). It'll be unlive-able and it is terrifying.



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I have read and understand the above statement.

First name (required) **Marissa**

Last name (required) **Hare**

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 16, 2023

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

(required - max 75 characters)

Calgary's Housing Strategy

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

In favour

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

I ask that our city councillors now having had additional time to review the information from the affordability task force due what is needed to allow more units of housing to be built as quickly as possible. I've lived in Bankview and Killarney for the past 20 years both as a renter for the first 4 and then in three different homes (townhome, original bungalow and infill). The mix of housing in my community is part of what makes it amazing. We have an elderly couple in the 70s fourplex behind us who are original owners, a young couple in the small infill across the street and a patch work of low apartments and condos up and down our street. We have students renting in those apartments who offer music lessons and math tutoring to kids in the neighbourhood. There is a seniors complex and a women's transitional housing complex.

There's a continual action as old homes are torn down and new units are built. The neighbourhood is alive with people coming to and from work, taking advantage of the parks and walking pets. For those who don't live in neighbourhoods that see this type of development it is easy to fear the unknown but let me tell you that each new project has brought more energy to our community.

We need council to take bold action to ensure that More units of housing can be built in more areas across the city, ensuring that more affordable housing is built, that transitional housing is built (I would much prefer a transitional housing project built next to me than folks sleeping in my alley).

Please don't let the fears of those who haven't lived and experienced what a neighbourhood can be with different types of housing prevent you from doing what's needed



## PUBLIC SUBMISSION FORM

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to ensure that more folks don't lose their ability to have or keep a home.

Sincerely

Marissa Hare



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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?



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(required)

Submit a comment

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

home is here

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

In favour

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

## Housing crisis some thoughts from a low-income Calgarian

One of the biggest issues about this housing crisis is that it is so much more than that, it is a survival crisis, a class crisis and injustice and a human rights ordeal. I find it beyond depressing that one of the top priorities for Calgary's council is to build more to increase housing supply when there is an undeniable, large amount of buildings especially in the downtown area that are vacant, boarded up and rotting.

Beyond supporting affordable housing providers, where there are existing systemic issues of bureaucracy and barriers to many people who qualify, we need a solution that goes beyond this.

How much on average does a landlord of a house, apartment building, or condo make? How much does upkeep (bare minimum) eat into said income? Why are landlords even a priority at all when it comes to this situation, the government should be buying up this property therefore funding the landlords exit from the business and turning a majority or percentage of already existing spaces into affordable housing.

If a rent cap is an issue then the government needs to provide social insurance against rent increases, giving out a subsidy instead of putting a rent cap on houses may be less distortionary for housing prices. But at bare minimum in the interim there should be a rent cap/freeze in place, in fact there should be regulations implemented around specific limits of how much can be charged per square foot of space and quality of space, and if that decreases the newly raised rent of many places, that would be of most renter's interest.

Why isn't there a rent cap plan? Why isn't there a rent freeze in plan? Why does our government think that basic human rights should be a luxury?

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

In response to the above: In what way? What land? Land that is indigenous land? Land that is green spaces? How much of it? Or are we talking re-use of land that already has a building on it?

Don't we deserve/need an immediate impact solution for right now?

I personally have never made more than \$30,000 in a year as a single person, I've been working since I was 14 years old. I have a Bachelors degree and have just moved back home at 27 after leaving at 17. In the ten years I've spent renting my rent has never been below \$500 in shared accommodations, which would be 6000/year, usually my rent fell between \$600-\$750, let's keep in mind this doesn't include utilities etc  $700 \times 12 = 8400$ , let's say on average I've made

22000/year, 30% of 22000 is 6600, so I've almost never had my rent be 30% of my income, let alone less than. When I lived on my own my rent fell between 900-1000 (which is impossible to find now) 12000, this is more than 50% of a 22000 income, and closer to 50% than 30 of a 30000 income. I have yet to even successfully apply for low income housing due to difficulties completing the forms online.



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I have read and understand the above statement.

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



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing

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

In favour

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

I have been on the waiting list for affordable housing for 2 1/2 years and counting! Being a single individual with no kids there is even less affordable housing availability. This is the 2nd time in 2 years where I've almost been homelessness. With my illness it is vital to attain affordable housing that's safe, commuter friendly, creates a sense of community. However, I might be faced to move to a community that is a reminder of childhood trauma and triggers and further away from my natural supports which is vital with my treatment.

I would recommend high density apartments, especially newer apartments, have a requirement to house a number of affordable housing units & if they go over quote, a tax receipt given .



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) **Melanie**

Last name (required) **Bond**

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)

City of Calgary Housing Strategy - Blanket zoning recommendation in HATF

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

Blanket zoning to up-zone areas and reduce red tape for developers proposing new multi-unit housing, does not take into account the contextual nature of existing communities. It does not allow for neighbour consultation in terms of shadowing, privacy, safety due to increased traffic, or causing congestion and limited access to existing amenities and social services. I am not against densification, I believe the process should be streamlined, so that development can be cost effective, but public consultation if needed, and thoughtful urban planning that addresses the nature of the existing community and its needs is very important. Addressing a 'crisis' in affordable housing with blanket zoning, is a knee jerk response that will result in poorly designed communities. The University district, or other communities designed from scratch on brown city land are well thought out and people who move there know what they are getting. Blanket zoning in existing communities would produce inconsistencies in neighbourhoods that are not produce issues with neighbours, safety, traffic, access to amenities and service issues and upset in communities. Improve the city, create housing and densification but do not respond to a crisis with crisis planning that will irrevocably damage existing communities. Livability and desirability of neighbourhoods will be forever changed. Developers producing massively dense housing structures in areas that are almost entirely single family bungalows under new HGO rezoning, is a short term solution to a housing crisis that does not allow for improved financial stability of the middle/lower class. By providing more opportunities for relaxation for basement and backyard suites, access to supports from the city for permitting etc. some densification can be supported that is in keeping with the neighbourhood and supports greater financial stability of lower/middle class homeowners. Blanket zoning will lead to even more 'sale evictions' of current rental properties. Ultimately densification must

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include consideration to the contextual nature of the community and its inhabitants. And blanket zoning just doesn't make sense. Reduce red tape, stream line, but do so thoughtfully and with community input.



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I have read and understand the above statement.

First name (required)                      Daria

Last name (required)                      Crisan

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

What is the group that you represent?

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Community Development

Date of meeting (required)

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)

In opposition

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

I am writing to oppose the blanket RC-G re-zoning currently on the Development Committee agenda.

I live in a community that has been disproportionately affected by RC-2 to RC-G rezoning (Windsor Park). We have five such developments already built or pending on a single street (6 St SW), and more of them built or pending throughout the core of the community. Two such re-zoning proposals have generated a heated discussion in a Council public hearing on July 25th. Over 30 residents have submitted more than 150 pages of comments to oppose RC-2 to RC\_G rezoning on two lots along 6 ST. The reason - this is too much density, happening too fast, in a small community that is already three times as dense as the city average.

The likely result of a blanket RC-G rezoning is that developers will continue to disproportionately target communities like Windsor Park, where precedents already exist. They are not likely to risk their projects in affluent communities like Britannia, Mount Royal or Elbow Park, because those communities have influence and resources to fight density that we don't. A blanket RC-G rezoning will only increase inequity in density across the city.

We've seen from past RC-G developments that they create huge parking, infrastructure and traffic/safety issues that the City typically neglects. A blanket RC-G rezoning makes it likely that every older bungalow on a corner lot in Windsor Park will be torn down and replaced by 4-6 row houses, plus 4-6 basement suits, exacerbating these issues. And while the quality of life of existing residents will be severely affected, it will do almost nothing to address affordability.

We have seen already that these RC-G developments are not affordable - they were selling for around \$650,000 last year, more than the average detached house in Cal-

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gary. They are too small to attract families, they have too many stairs to attract the elderly looking to downsize.

To make the matter worse, these new units actually displace existing affordable housing. Older rental bungalows currently housing two families (main level and basement) will disappear to be replaced with new, unaffordable, non-family oriented, housing.

Meanwhile, there are still large areas of undeveloped/under-developed land in inner city, particularly withing walking distance to C-train stations (see Manchester) where thousands of housing units could be built if the City showed the right leadership.

Please don't destroy existing communities by approving the



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I have read and understand the above statement.

First name (required) Pierre

Last name (required) Giroux

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 crisis

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

Hi , my name is Pierre and I have glioblastoma grade 4 brain cancer and I worked construction in this city for over 40 years , and I have a few things I'd like to say about the current housing crisis and how I'd like to pitch my 2 cents worth, so if I may, We need to build, and we need to build, now. I worked here during the 80' and 90's construction boom, I know it can be done, and the people will come build, because we all need jobs. How do you think most of these skyscrapers were built back then? Seriously, it was on the job training that built most of it. Guys and gals all came to build here, from all over Canada and abroad, we were making a difference and it showed through our shining skyline, a birth of sorts was taking place, I look at the city of Calgary skyline and I remember building most of it. I'll miss it dearly, so I'm asking council to build, and build now.  
We need rent subsidies for low income households to be approved, now.  
Try a sweat equity program to lower costs of building and buying.  
We are depending on your swift and decisive action, now.  
In the movie the field of dreams, you know that saying, if you build it, they will come? Well people will build too if given a chance to learn, create more construction skills ,government funded, help them achieve and they too can begin to believe again. You must build, and you must build now.  
Don't forget about Joey homeless on the corner either, he might be strug out on crack but the kid is just 18, and winters coming, it gets mighty cold here, don't let it freeze your heart too.  
Remember you were voted into council because we wanted you to be the difference. Raise the bar and be better ,.now. You must build and you must build now.



**PUBLIC SUBMISSION FORM**

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I'll be watching the skyline,  
Thank-you.



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I have read and understand the above statement.

First name (required) Kathleen

Last name (required) Brayford

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing

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

In opposition

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

I am writing today as a means to voice my concerns for the upcoming affordability task force decisions. I agree with many of the proposals and commend the administration for looking this problem dead on.

I am also writing with concerns as to the blanket zoning proposed. Living in a heritage neighbourhood, I appreciate the rich history that lives on with our houses. We live in an original 1912 four square home. With blanket zoning, we fear these types of homes could be lost forever and the neighbourhood would be forever changed and history forever lost.

I am hoping council can recognize that every neighbourhood is not the same and that blanket zoning the entire city would give developers the opportunity to wreck heritage neighborhoods and charge large amounts of money, doing little to address the affordability aspect all while taking away the voice and spirits of so many neighborhoods. It allows developers to be predatory and takes away the democratic nature of neighbourhood input on development.

Thank you for the consideration going forward.



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I have read and understand the above statement.

First name (required) Brian

Last name (required) Shier

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Sep 16, 2023

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

(required - max 75 characters)

special meeting of council - City of Calgary 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)  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Too many older homes (and other properties) are sitting vacant for years while owners wait for the right market to redevelop. I see this all the time in my neighbourhood of Parkdale. They should be rented out, it should be financially prohibitive to let these properties sit vacant.  
Thanks



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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?

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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

This comment is in favour of the adoption of the recommendations of the housing task force. As a physician I am well aware of the impact of homelessness both on mental and physical health. I have seen the stress of many of my patients, especially young single parents and new immigrants on the risk of impending homelessness when they are unable to find housing.  
As the Associate Dean of Indigenous, Local and Global Health, Cumming School of Medicine, U of Calgary I want to applaud the many non for profits working in this area for their great work and advocacy for the adoption of the task force recommendations. Recommendation #3 is critical as our Indigenous population has the worst health outcomes in Alberta and homelessness greatly contributes to this. Another group not yet recognized is post high school students.  
Thank you



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I have read and understand the above statement.

First name (required) Timothy

Last name (required) Larkin

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Re: Housing and Affordability Task force recommendation - No!

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

In opposition

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

Re: Housing and Affordability Task force recommendation - No! Totakly opposed.

# ELBOW PARK RESIDENTS ASSOCIATION

Monday, September 11, 2023

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 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,  
EPRA Board

Joanne Aime, Don Ballance, Magda Dizep, Marija Foster, Sarah Geddes, Hails Kirker, Elrose Klause, David Newby, Lisa Poole, Martina Walsh

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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required)                      Abena

Last name (required)                      Boadi

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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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)

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)

Where are they planning to add homes specifically and resources to help?

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)

If they are planning to add homes in the far NE what is/are the plan(s) for resources such as an actual grocery store, transit and congestion around adding extra homes. You cant just stuff homes in one area and not provide avenues for people to function and live properly



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I have read and understand the above statement.

First name (required)                      Byron

Last name (required)                      Miller

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

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)

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 favour

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

I would like to speak to the committee but it is possible that I will not be available. I hope my letter (attached) can be distributed to Council in any case.

2114 2<sup>nd</sup> Avenue NW

Calgary, AB T2N 0G7

September 13, 2023

Re: City Housing Strategy

Dear Mayor Gondek and members of City Council,

I am writing in support of the recommendations of the Housing and Affordability Task Force (HATF). The City of Calgary faces a severe housing crisis that calls for action substantially beyond business-as-usual approaches. That said, in my estimation the HATF recommendations do not go far enough, so I advocate an HATF-Plus strategy.

I will be succinct and limit my comments to five points:

- 1) Densification is one part of an effective strategy to produce more and greater variety of housing in an efficient manner. The City already has a broad framework to do this that has been widely reviewed and strongly endorsed by citizens and Council alike: the MDP. The MDP calls for 50% of all growth (since 2009) to occur in established areas by 2069. This is a modest target that would achieve densities in the ballpark of Los Angeles. The problem is the City has not identified a mechanism to make this happen. Such a mechanism does exist, however: the Local Area Planning process. The problem is there is no linkage between the targets of the MDP and the LAP process. This actually came up in the Riley Communities LAP process (I'm a member of the working group) when one of the participants (a fairly conservative former planner) asked the City's planners to "tell us how many dwelling units you need, and we'll help you figure out where to put them." This is exactly the approach that is needed: aligned with the statutory requirements with the MDP, guided by citizen collaboration and knowledge, achieving the densification and increased housing variety that is needed. We need to link the Local Area Planning process to the targets of the MDP so we can actually achieve the densification targets laid out in the MDP. To date, in the absence of linkage, we have fallen far short.
- 2) Achieving the non-market housing targets laid out in the HATF recommendations will require substantial funding. To this end, the adoption of Land Value Capture mechanisms, such as density bonusing, are absolutely critical. Through densification and

infrastructure investment the City will substantially increase land values, quite possibly resulting in tens of billions of dollars of increased land value city-wide. This increased land value should be captured to benefit the public, not private land speculators. Land Value Capture mechanisms can be a very substantial source of funding for non-market affordable housing and for related purposes such as land acquisition for affordable housing.

- 3) Reducing parking requirements (parking is a significant component of housing costs that has nothing to do with housing *per se*) is another important measure that will improve housing affordability. To make this work, however, we must provide more robust public transit and active transit systems, which requires coordinated land use and mobility planning (a core underlying principal of the MDP/CTP). If we are to move away from automobile dependence we have to do a much better job of providing desirable alternatives.
- 4) The City needs to monitor and regulate short-term rentals. Secondary suites were supposed to be a source of affordable housing, but there is a great deal of anecdotal evidence that many secondary suites, as well as townhouses and condos, are being diverted toward short-term rental and away from the provision of long-term affordable housing. We are the wild wild west on this issue. We need to do much better.
- 5) The need for rent control. This is a virtually taboo topic in Calgary, but it shouldn't be. The discussion to date on this issue has been mostly unnuanced and misleading, suggesting that all rent control policies apply to new rental construction, thereby disincentivizing the construction of new rental housing. But such arguments actually refer to old forms of rent control that have largely been replaced by "second generation" policies that exempt new-build rental housing. *If we are serious about helping people who are struggling right now*, as opposed to measures that will help several years down the line, we have to have a serious, factually grounded, discussion of contemporary rent control models.

I am very glad that Council is soliciting public input and discussing actions that will help address our growing housing crisis. I encourage you to be bold.

Sincerely,

Dr. Byron Miller  
Professor of Geography  
University of Calgary



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I have read and understand the above statement.

First name (required) Sarah

Last name (required) Ritchie

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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

My housing has gone from 1400 to 2100 in two years. This city is becoming more and more unaffordable and there is little that can be done to protect myself against unregulated rent increases. Something has to be done for it to remain an appealing city to live in



[terra-legal.com](http://terra-legal.com)

Robert Homersham, Lawyer  
T 403.475.0246  
C 403.830.5037  
[rhomersham@terra-legal.com](mailto:rhomersham@terra-legal.com)  
[robert.homersham@homersham.com](mailto:robert.homersham@homersham.com)

September 13, 2023

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

**Attention:** Members of Council

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

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Dear Mayor and Councillors,

The increasing lack of affordability of housing in Calgary is nearing a critical level and requires bold actions. I say "actions" because the problem is complex, it affects the entire housing continuum from shelter to market housing, and it cannot be addressed by singular solutions, notwithstanding that the recommendations in the Housing Strategy all pertain to increasing supply. I offer the following two potential actions for your consideration: one for non-market housing; the other for market housing.

**1. Non-Market Housing**

Our society needs to accept, if it hasn't already, that the need for social housing will always be there. Not all of our citizens, at any given time, are able to access market housing (rental or ownership). It is a truism, but worth repeating in this context, that the success of a society is measured by how it treats its most vulnerable. As a society we need to house our most vulnerable.

There are no viable market solutions to non-market housing. Our governments - federal, provincial, and municipal – the redistributors of societal wealth through taxation, are best positioned to finance and own social housing. All levels of government hold surplus lands, some of which should be made available for the development of non-market housing. Municipalities are the regulators of land development and building and can waive development and permitting charges for new non-market housing. Municipalities, with some legislative cooperation from the Province, could designate surplus municipal and school reserves in established communities, and a portion of the 10% reserve dedication in new communities, for non-market housing.

The City of Calgary has the capability to be the owner, developer, and manager of non-market housing – it already does so through Real Estate & Development Services, Attainable Homes Calgary, and Calgary Housing Company. It can seek competitive bids from the City’s building industry for the construction of non-market housing in its various forms. And The City has recently acquired the capability to issue municipal bonds. So, in addition to pursuing grant funding from other levels of government, The City should consider issuing bonds to finance social housing. The revenues from this new stock of non-market housing might not cover the payments to bondholders, but the gap shouldn’t be much if any, provided that The City leverages public lands, reduced or waived development and permitting charges, and government grants. And if there is a gap, city taxpayers should be willing to cover that.

## **2. Market Housing**

My recommendation for increasing the supply of market housing pertains to greenfield development. Increasing the supply of market housing will reduce the cost of new homes and allow more buyers to enter this market or move up within it. This should have the effect of reducing demand for market rental housing, which should reduce rental rates, which should allow more renters to move into market rental housing from non-market rentals.

The supply of serviced lots in new communities is constrained to a significant degree by The City’s Growth Strategy, in particular growth management overlays (“GMOs”). GMOs serve as a gate to prevent greenfield development from proceeding until funding and financing is committed for servicing the new community. Recently, developers have had to also satisfy the gatekeepers that The City’s short-term operational shortfall in a new community (ie, police, fire, sanitation, street cleaning, transit) is also covered by the developer. “Short-term” because until a new community is sufficiently populated by home-owning taxpayers, there is a deficit of property tax and utility service charge revenues to cover The City’s operational costs. However, a completed community will supply the property tax and service charge revenues to The City in perpetuity, so any deficits during the community’s build-out will be made up.

Although developers pay through off-site levies for most if not all of the infrastructure costs to service a new community, The City installs the services before all the off-site levies are paid, so finances at least some of the costs before it is repaid from the off-site levy funds it manages. This, however, is just the first step in a series of inefficiencies with how municipal infrastructure is paid for. The City’s finance charges are included in the calculation of off-site levies. Developers finance some or all of their off-site levy payments. The levy payments plus the interest thereon are included in the cost of a serviced lot sold to a builder. The builder finances the purchase of the lot and includes the cost of the serviced lot plus the builder’s finance costs in the price of the new home it sells to the end user. The homebuyer finances the purchase of the home, the price of which includes financing charges all along this chain.

This inefficient and expensive layering of financing charges for off-site servicing costs, which account for 15 – 25% of the price of a new home, could be significantly reduced if The City were to finance the entire cost of municipal infrastructure required to service a new subdivision and be repaid through an additional property tax on the benefiting serviced lots. That is, The City could issue long-term bonds to finance off-site municipal infrastructure and charge the serviced lots with an additional property tax to cover payments to the bondholders. This mechanism wouldn’t let the developer off the hook, although under the current method, the homebuyer effectively repays every upstream party – builder, developer, City. Rather, under a bond financing method, the developer would presumably be paying this property tax on unsold lots.

The benefit of financing municipal infrastructure by this method is that it will appreciably reduce financing costs. But more significantly, it should allow The City to dispense with the GMO regime and, with that, the substantial and costly delays in bringing on serviced residential lots. If a developer is ready to commence development on a new residential community, and the community meets The City's policies and plans for such, the cost to bring services to that community should not be an impediment. The City would have in place a system whereby it goes to the municipal bond markets when it has aggregated a sufficient threshold of servicing requirements for approved subdivisions. Residential greenfield developers would be much more able to respond to market demand for new homes.

Thank you for your consideration.

Regards,

*R Homersham*

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Robert Homersham



# PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Jerilyn

Last name (required) Wright

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)

Lifting the Re-Zoning By-Laws under the Housing Strategy 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)

Dear City Council,

I am writing to officially register my concerns regarding the blanket removal of the development permit process within the City of Calgary.

There is a reason the process was implement originally.

We have all been required to appease/obtain approval from people impacted in the neighborhood by a development. While this process can be arduous its result is that all parties must agree on what is developed adjacently.

I designed and built my residence 23 years ago and went through this process. Was I happy at the time? No, however, I understood the significance and importance of compliance with the City and neighborhood restrictions. I can't imagine more of a horror than waking up to 8 units on a tiny lot with no parking for anyone next to my house.

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

Not all neighborhoods were set up to accommodate high density buildings. I don't understand why we can't accommodate these short term needs on a temporary basis on a piece of City of Calgary land with temporary solutions until more long-term solutions are executed.

Property taxes are assessed each year and have continually increased based on the land value. The increased taxes have been paid year after year on the expectation that the neighborhood will maintain a certain level of density, quality and safety. Ad-

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hoc decisions, like the one to remove the need for development permits, will result in a decline in value for the current owners and likely increase crime.

It is distressing to think that that communities have no input as to what can clearly affect their lives and standard of living.

Kindly vote against changing the By-Law to lift the existing permitting laws.

Yours truly,

Jerilyn Wright



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I have read and understand the above statement.

First name (required)                      Hillary

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)

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)

In opposition

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

Please see attached letter and summary below:

I have recently reviewed the Housing and Affordability Task Force Recommendations PowerPoint Presentation document. While I appreciate the work being done to address affordable housing and look outside the box for solutions that will work for our City, I am deeply concerned with the consideration for blanket zoning the entire city and eliminating public hearings. I am writing to express my strong opposition to, specifically, Recommendation 1 d) Up-Zoning Calgary Communities to R-CG, and 1 h) eliminating public hearings.

I am not opposed to development and there is no argument that we are in urgent need for affordable housing. There is just not enough evidence to support that blanket zoning will increase affordable housing and may in fact be doing the opposite. When you look at new communities, there is thoughtful consideration to where different types of housing or building uses are located and how this impacts the flow of a community. Blanket zoning will restrict the thought and consideration that goes into the planning of our communities.

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

Removing our right as citizens to engage in public hearings is absolutely unacceptable. For many of us, our homes are our biggest investment and our communities and houses have been carefully selected based on the existing fabric of the community and how it has been shaped over the decades. I consider myself extremely fortunate to be able to move back into the community I grew up in. I know this community. To eliminate our voice in the development process is not only unacceptable but a true disser-

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vice to this world-class city. I believe that Calgary can continue to grow and evolve while still retaining the qualities that make it a special place to live.

I respectfully request that you and the City Council reject the proposed R-CG blanket zoning and elimination of public hearing as outlined in recommendations 1 d) and h).

Thank you for your consideration.

Hillary Davidson  
607 38th Ave SW  
Calgary, AB, T2S 0W2  
hkernahan@shaw.ca  
(403)813-9944

September 12, 2023

Dear Mayor Gondek and Members of the City Council,

I have recently reviewed the Housing and Affordability Task Force Recommendations PowerPoint Presentation document. While I appreciate the work being done to address affordable housing and look outside the box for solutions that will work for our City, I am deeply concerned with the consideration for blanket zoning the entire city and eliminating public hearings. I am writing to express my strong opposition to, specifically, Recommendation 1 d) Up-Zoning Calgary Communities to R-CG, and 1 h) eliminating public hearings.

I am not opposed to development and there is no argument that we are in urgent need for affordable housing. There is just not enough evidence to support that blanket zoning will increase affordable housing and may in fact be doing the opposite. When you look at new communities, there is thoughtful consideration to where different types of housing or building uses are located and how this impacts the flow of a community. Blanket zoning will restrict the thought and consideration that goes into the planning of our communities.

Removing our right as citizens to engage in public hearings is absolutely unacceptable. For many of us, our homes are our biggest investment and our communities and houses have been carefully selected based on the existing fabric of the community and how it has been shaped over the decades. I consider myself extremely fortunate to be able to move back into the community I grew up in. I know this community. To eliminate our voice in the development process is not only unacceptable but a true disservice to this world-class city. I believe that Calgary can continue to grow and evolve while still retaining the qualities that make it a special place to live.

I respectfully request that you and the City Council reject the proposed R-CG blanket zoning and elimination of public hearing as outlined in recommendations 1 d) and h).

Sincerely,

A handwritten signature in black ink that reads "Davidson". The signature is written in a cursive, flowing style.

Hillary Davidson



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Hamza

Last name (required) Khan

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 committee and general state of our society

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

Neither

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

You have failed me. The you encompasses you, the provincial government, the federal government and the people in charge of my future.  
I have a wife and 3 young kids and to support them I had three jobs at one point just to cover rent and basic expenses. Two in the morning and one in the evening from 10 PM to 3 AM  
I now can't even do that because of the severe damage (and pain) to my kidneys after drinking hundreds of energy drinks.  
But my family is happy and will be taken care of no matter what because they always come first.  
Even though my rent jumped almost 100% compared to just a few months ago, it has now become an "under-market" rate in the span of just 2 months! I have a feeling that my landlord, even though they are nice and friendly, are just beating themselves over how they can kick us out and get someone else in for more money.

I've been here 20 years and have nothing to show for it. When I make a plan to save up for a mortgage deposit, you pull it away from me every year.  
When I try to live my life as frugal as possible or to improve my future in any way, you make it tougher for me through bearucratic red tape and broad sweeping punishing regulations. By the way, why should I care for the environment when the people selling me this stuff do 7000% more damage to it than me?  
When I try to raise a family to keep up the replacement rate, you reward me with threats of homelessness and poverty wages. And yet you're still not satisfied with my misery so you bring even more people into this city/province/country to compete with me for the same jobs and homes.

The careless rich, the indifferent businessmen and the well established aristocracy do not care for the common folk. They have bought you all and filled our governments with their point of view. They don't even care to at least limit their greed or do the bare minimum to keep society running.

You will do the bare minimum required by your jobs because "that's what you're paid to do". You will create committees, hearings, meetings, task forces, emergency response teams, and all the other bullshit just to hope the issue goes away on its own after some time. You all will continue to not care or create bandage solutions until the entirety of your younger generations are wiped out.  
Who then will be the future of the human race?



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I have read and understand the above statement.

First name (required) Dianne

Last name (required) Ferguson

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing task force recommendations

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

In opposition

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

I am unable to attach to this report but will send to city clerk immediately following . I did send it last night but this request is my response that I approve the reading of my comments. I am a senior and my computer skills are lacking.



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I have read and understand the above statement.

First name (required)                      Coleson

Last name (required)                      Proudfoot

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

7.1

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

In favour

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Hello,

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

As a young person who was born and raised in Calgary, I have seen a lot of the people who grew up here decide to leave because Calgary is not seen as an exciting or forward-thinking kind of city. While I know that it is, things like a lack of walkability, public transportation options and density in most neighborhoods is contributing to that perception. Today we can do something for that last point, which is why I am in favour of the housing strategy and any measures that can increase our housing stock. If we want to keep our young people here we need to provide them with diverse housing options and ones that they can actually afford.

My parents moved here with the same idea as many other families: that Calgary is a safe bet city with a good future ahead of itself. This is the dream we promised people, but it doesn't feel like that exists anymore. Young people don't have a lot of reasons to feel optimistic for the future, so if you want to give them some hope I urge you to allow voices to be heard and to support meaningful action on housing.

I still feel excited about Calgary in the next few years but only if we see strong leadership and two-way dialogue, which I believe we can achieve. Thank you.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Dani

Last name (required) Flowerday

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Recommendation to change land use bylaw to up zone single family R-C1

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

In opposition

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As a lifetime resident of Calgary I am strongly opposed to the recent recommendation to blanket up-zone the entire city using R-CG as the base land use district, allowing as many as 8 housing units on a 50x120 ft lot.

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

I support the notice of motion that challenges this undemocratic recommendation and applaud the seven city coustillors who recognize the importance of public input.

Citizens need to have the right to oppose planning decisions that impact their homes and communities. Blanket up zoning in my community of Elbow Park would result in increased traffic and reduced parking. It would also result in the loss of mature trees, green space, privacy and sunlight. These characteristics are the reasons my husband and I were attracted to this area 30 years ago and it saddens me to think that they are being threatened.



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I have read and understand the above statement.

First name (required) Angus

Last name (required) Ho

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do? (required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

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

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

Neither

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

I disagree with recommendation 6 A and C. I think tenants need to know their rights but if they keep causing trouble with their rights, it's just going to increase rents. Rather they should educate tenants to be better tenants. This will incentivize landlords that they don't need to increase rents to account for risk (this is how loans work as well)

With rent control, this will just cause more landlords to leave, drive supply down and rents up. The government needs to add more competition. Rents are going up in proportion with mortgage payment increases. I would rather see the public works budget (or any other budget) go more towards rent subsidies or to recommendation 1G(i)

I also agree with recommendation 1D and 1E and even extend that the inspectors have the mind set that the priority is to allow more legalized secondary suites.



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I have read and understand the above statement.

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Sep 12, 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 favour

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

I support the 6 recommendations put forward by the Housing Committee



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I have read and understand the above statement.

First name (required) **Nancy**

Last name (required) **Foesier**

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do? (required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing strategy

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

In favour

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Not knowing where you will sleep is traumatic and people deserve to have accessible, long term housing. We cannot pretend to care about mental health while only having unpredictable housing options.

We live in a city when people are traumatized because having money is not enough of a privilege to make them feel safe anymore.

I have this privilege right now. I live in a 2 bedroom apartment in ward 7, in 2021 rent was \$1050. But my apartment was sold last week, to an unknown \*new owner\*. All of the information I have is that "Amhurst property management still be in charge until Sept 8 date and the new owners have a different plan for management." The new owners have still not contacted me, I do not even know who I can pay rent to next month. I have a lease that goes until June 2024, but will that matter?

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

Will they decide to tear down my old 1951 apartment building? Will my rent be increased, can I pay it? Will I have to move? This is the first place I have been able to live at for 2 years without having to move cities a since I was 12 years old, I am now 27. I have been in Alberta my whole life and I have lived at more than 20 different addresses, and the current situation in Calgary are devastating and making new families homeless every, single, day. Having to constantly be on the move and looking for a place to sleep, is exhausting. I still have CPTSD symptoms I am unpacking from my childhood living situations and every moment I feel that my current home situation is threatened, I spiral.

---

What about someone who does not have the same financial privilege as me? What about people who have systemically been oppressed for their entire life? What about people with disabilities? What about wheelchair users? What about the elderly who can no longer work? What are their options?

People don't feel safe. Our bodies deserve to have homes. We deserve access stable, affordable and accessible housing.



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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?

What do you wish to do?  
(required)

Submit a comment

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

Housing strategy

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

In favour

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Not knowing where you will sleep is traumatic and people deserve to have accessible, long term housing. We cannot pretend to care about mental health while only having unpredictable housing options.

We live in a city when people are traumatized because having money is not enough of a privilege to make them feel safe anymore.

I have this privilege right now. I live in a 2 bedroom apartment in ward 7, in 2021 rent was \$1050. But my apartment was sold last week, to an unknown \*new owner\*. All of the information I have is that "Amhurst property management still be in charge until Sept 8 date and the new owners have a different plan for management." The new owners have still not contacted me, I do not even know who I can pay rent to next month. I have a lease that goes until June 2024, but will that matter?

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

Will they decide to tear down my old 1951 apartment building? Will my rent be increased, can I pay it? Will I have to move? This is the first place I have been able to live at for 2 years without having to move cities a since I was 12 years old, I am now 27. I have been in Alberta my whole life and I have lived at more than 20 different addresses, and the current situation in Calgary are devastating and making new families homeless every, single, day. Having to constantly be on the move and looking for a place to sleep, is exhausting. I still have CPTSD symptoms I am unpacking from my childhood living situations and every moment I feel that my current home situation is threatened, I spiral.

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What about someone who does not have the same financial privilege as me? What about people who have systemically been oppressed for their entire life? What about people with disabilities? What about wheelchair users? What about the elderly who can no longer work? What are their options?

People don't feel safe. Our bodies deserve to have homes. We deserve access stable, affordable and accessible housing.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required)	Autumn
Last name (required)	Malsbury-Boag
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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

**Please find my comments opposing in the attached letter and attached sources to support data.**

I have read through many of the comments sent in for this hearing and am in agreement with many that are opposed. The blanket rezoning of neighborhoods is a knee jerk virtue signalling reaction to a problem that has been building for some time. It is not acceptable to rezone existing neighbourhoods after the fact without consent of those residents who never foresaw a zoning change away from R-1 residential when purchasing the biggest investment of their lives. Having a large up to 8 multi unit or even 2 storey carriage house go up in the neighboring property impacts home value, sunlight and privacy. We bought in our 1970s neighborhood with an old house, 8 foot ceilings, asbestos, aluminum wiring many expenses to renovate where we could have spent the same for a larger brand new house in a new community. This tradeoff was to have some personal space and privacy. I don't like the speed and relative secrecy of these zoning changes, it's not acceptable to residents and undermines the democratic process and places distrust from residents to city council members.

Parking will become a huge issue. There are not safe and efficient transit options for most neighborhoods in this community and we are a very cold weather climate. Cars are essential. Many of these neighborhoods were built back when families typically only had one vehicle per home and parking is already a challenge. Transit has become so unsafe I don't let my teens use it anymore.

Infrastructure has not been built to accommodate more than the current residents and is aging. We regularly have power transformers blow out in our neighborhood as happened last night. We have low water pressure, water main breaks, internet issues as more people work from home and the capacity is already exceeded.

Tearing down old perfectly good homes dumping them into the landfill to build multi unit new builds and greatly increasing lot coverage reducing the tree canopy is not "climate emergency" friendly.

I'm horrified to read that greenspaces and parks are designated R1-C and are not designated as protected park space. As density increases and people have less space to themselves we need more public green space not less. Please provide permanent zoning protection for these spaces.

What hasn't been mentioned yet is this housing crisis has been created by poor government policy. Most notable the federal government's greatly increased immigration targets of 500,000 per year for permanent immigrants and that does not include greatly increased numbers of temporary foreign workers or student visas. Wherever people come from they need a place to live. Students on visa are competing for the same accommodations as Calgary resident students. We have at least 2 hotels full of asylum seekers in Calgary alone completely funded by taxpayers, they will need permanent accommodation at some point as well as all the other immigrants coming here. The same numbers every year. We have had great increases in migration from Ontario and BC in search of lower cost housing and our provincial government promoting the "Alberta Advantage". I've attached a couple images showing the Q1 net migration numbers compared to the prior year for Alberta. The numbers are staggering

increases and no amount of private development from reduced zoning is going to resolve this at the rate of people coming in. Alberta has roughly 1/3 the population of Ontario yet has received nearly half as many net migrants in Q1, 111.18k to Ontario, and 51.72K to Alberta. We have less than ½ of Quebec's population yet have received more migrants to date this year and Quebec is allowed to cap their immigration and have limited it to 50,000 per year so they were already near their limit in Q1 45.65K and Alberta will have more than 4 times this amount by year end if the trend continues.

This is ridiculous government ideological policy with no strategies to support either current residents or those coming in seeking a better life here, it is unfair to all of us. Why is the city not pushing back to the federal government first to drastically slow this rate that is completely unsustainable and will collapse our housing, health care, social programs and education systems already under great strain. Second why is there not an outcry for massive funding to build affordable high density housing in new areas where the infrastructure and rapid accessible transit can be built properly to accommodate at the same time?

Finally, I'm concerned about the conflict of interest with so many on the Development Committee having direct ties to the private development industry. While I hope there is not intent to influence this in favour of developers it sure seems to be what has happened in the past and what will continue to do so. Why are developers not required to contribute to upgrading infrastructure in existing communities or funding increased transit needs when adding to these communities? Why is there no financial contribution for expanding services to these new subdivisions, roads to connect them, transit, greenspace and park development? Why is there no requirement to designate a certain portion of all new subdivisions to low cost high density housing? They receive all the profits yet the current taxpayer funds everything else.

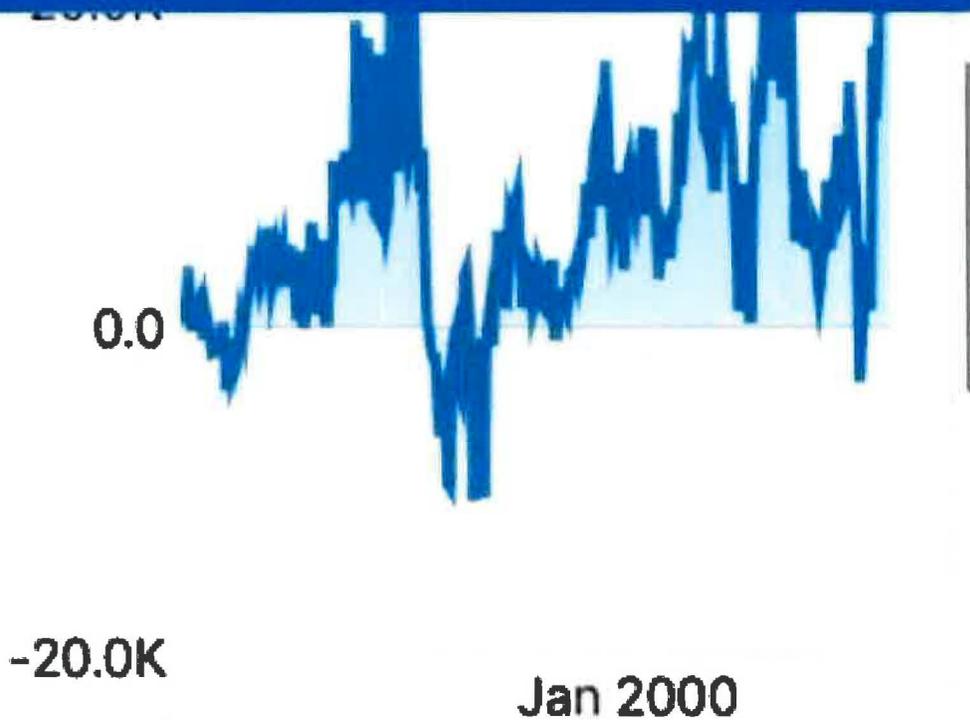
Nobody wants to see people unhoused in our city and everyone agrees there is a crisis but blanket rezoning with no process to review and appeal will reduce not create more affordable housing and only private developers will benefit from this at the expense of homeowners in existing neighborhoods and those needing affordable housing. This plan has many flaws that need to be reassessed.

Thank you for your time.

Sincerely,

Autumn Malsbury-Boag

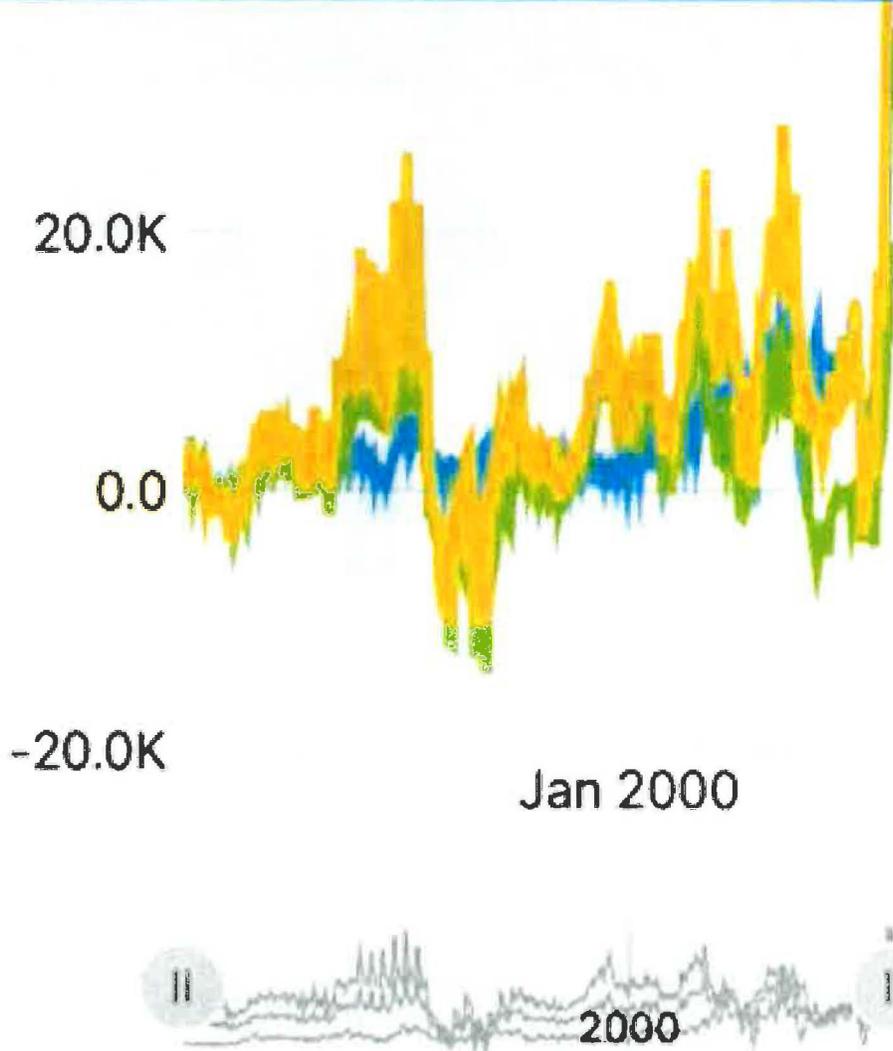
Filter Data



Analysis

In Q1 2023, net migration into Alberta was 51,718 compared to 16,821 in Q1 2022, an increase of 207.5%.

Filter Data



Analysis

In Q1 2023, there were 35,932 net migrants to Alberta from international origins, 200.2% increased from Q1 2022, while in the same period 15,786 net migrants came from other Canadian provinces, 225.5% up from the year before.



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I have read and understand the above statement.

First name (required)	Ariel
Last name (required)	Hennig Wood
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?



## PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

7

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

Neither

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

As someone who went to college here, built my career here, married an immigrant here, and has two kids in the school system here, I am surprised and saddened by the current state our city is in, when it comes to housing need. Here my experience with housing in Calgary:

In 2008, as a young married professional with a household income of less than 100K I purchased my first home in calgary . My father in law co-signed for us, and provided us with a down payment, which we then paid back ( with no interest) over the years. It was a 1000 sq ft bungalow and we paid \$428K, but it had a rentable basement suite, which helped subsidize our mortgage payments for the next ten years. We sold that house for \$510K in Dec 2022.

Today, as a mid-30's professional, in spite of the fact that my household income has more than doubled, I am a renter by choice. I cannot bring myself to purchase a home here today, with the interest rates the way they are, the housing prices the way they are. And while I am not qualified as being in need of affordable housing by the city's definition, I am compassionate to those that are. And in my job as a career coach who works with the unemployed, I see that challenge come up frequently.

By the city's definition, 1 in 5 families , which calculates as 84000 families, are in need of affordable housing in 2023 in calgary. However I believe this definition is lacking - it identifies the need for affordable housing only for families who make 65% or less than the median household income and spend over 30% of their income on housing. But the current median income in calgary, of 98000 is already 50,000 less than the annual household income that would be required to purchase a home of median price in Calgary, costing 495,000. For those looking to rent, still an annual income of \$84,000 is

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needed to adequately afford average market rent in 2023- an increase from \$67,000 in 2022.

According to an article by CBC news, ratehub had calculated in march of this year, that Calgarians would need to make an additional 18000 dollars annually, in order to afford the same house that they didnt buy last year. And while wages have gone up in the last year overall, they are not increasing at a rate that matches inflation or the increased cost of housing. It's worth noting also that Calgary's average house prices were the only ones that increased year over year as of march, when compared with other major cities in canada. Vancouver housing prices dropped by 119K, w



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I have read and understand the above statement.

First name (required) Jessica

Last name (required) Stollbert

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. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

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

In favour

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RE: Standing Policy Committee on Community Development

Mayor Gondek and Members of City Council,

I'm writing this letter in support of The City of Calgary's Housing Strategy and the Affordable Housing Task Force Recommendations.

Our city, along with many others, is in a housing crisis. There are many issues that have compounded over the years leading to this crisis, and it will only continue to worsen if we don't take significant action now. City Council needs to set aside their concerns about upsetting those who don't understand or care about the issues so many Calgarians face. Task force recommendations 1.b., 1.c, and 1.f. in particular are contentious among residents in certain neighborhoods, but the concerns they state are exceptionally overblown and uninformed. Rather than caving to these worries, please do the right thing and vote yes to the recommendations. We're already on our way to becoming the next Vancouver or Toronto in regards to affordability; preventing this from happening is much more important than placating residents who don't want a laneway house on their street.

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

Educating the general population on what these policy changes would entail, and their intended outcomes, is key to a successful implementation. Portland recently removed single-family zoning and their education-based approach was critical (see article here: <https://reasonstobecheerful.world/portland-housing-density-residential-infill-project/>).



## PUBLIC SUBMISSION FORM

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This crisis is so urgent that we need to do everything we can immediately. If these recommendations get voted down it will only put us further behind and make solving the issue less and less likely.

Thank you for your time,

Jessica Stollbert

*RE: Standing Policy Committee on Community Development*

Mayor Gondek and Members of City Council,

I'm writing this letter in support of The City of Calgary's Housing Strategy and the Affordable Housing Task Force Recommendations.

Our city, along with many others, is in a housing crisis. There are many issues that have compounded over the years leading to this crisis, and it will only continue to worsen if we don't take significant action now. City Council needs to set aside their concerns about upsetting those who don't understand or care about the issues so many Calgarians face. Task force recommendations 1.b., 1.c, and 1.f. in particular are contentious among residents in certain neighborhoods, but the concerns they state are exceptionally overblown and uninformed. Rather than caving to these worries, please do the right thing and vote yes to the recommendations. We're already on our way to becoming the next Vancouver or Toronto in regards to affordability; preventing this from happening is much more important than placating residents who don't want a laneway house on their street.

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This crisis is so urgent that we need to do everything we can immediately. If these recommendations get voted down it will only put us further behind and make solving the issue less and less likely.

Thank you for your time,

A handwritten signature in black ink, appearing to read 'Jessica Stollbert', written in a cursive style.

Jessica Stollbert



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I have read and understand the above statement.

First name (required) **Maylene**

Last name (required) **Murillo**

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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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)

Neither

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

Lauri Brunner  
Calgary NW, Alberta

September 7, 2023

Calgary City Council  
c/o Councillor S. Sharp's Office  
**THE CITY OF CALGARY**

Dear Members of Council:

Re: Housing Strategy – September 16<sup>th</sup> Council Meeting

As a former member and chair of the City's **Advisory Committee on Accessibility (ACA)**, I reviewed, with excitement, the Housing and Affordability Task Force Recommendations from May 4, 2023. While I was pleased to see the subpoint 4(b) *"Incentivize the creation or modification of housing to meet the needs of equity-deserving populations."*, I wonder if that is specific enough to cover the needs of people with disabilities? Those persons, who use mobility devices, may require a somewhat larger footprint in their housing. A wheelchair accessible footprint is not much more costly to provide. The City has accessibility guidelines in the form of Access Design Standards; however, these are only for City of Calgary owned and operated facilities.

From past experience as a foster parent, my former foster children with mobility disorders have had significant challenges finding and securing appropriate housing. Remember, a disabled person's needs are uniquely different from what the City may call "equity deserving populations". I think words like "Barrier-Free Design" might be more useful in describing the nature of the housing required. Especially for builders and developers, which would be more familiar with "barrier-free" verbiage.

I really like the recommendations which reduce red tape and streamline the process of securing building permits for builders, developers and agencies providing affordable AND accessible housing. Might it be possible to abbreviate the very lengthy public hearing process, where accessible housing is a priority? Other incentives (incentives like the one approved by Council in the Wheelchair Accessible Taxi Strategy) could lead the nation in recognizing that accessible and affordable housing is for the public good.

I sincerely endorse the recommendations which lead to building more accessible housing near public transit lines. Many, if not most, citizens with disabilities would not have a car or driver's license; and therefore, these types of housing projects are necessary and enriching for persons with disabilities.

Finally, those recommendations which suggest funding from the City's Reserve Fund to increase Calgary's housing, are very prudent. From my 10 years serving as a city volunteer, I know the Reserve Fund is only to be used in rare/rainy day situations. As the first 2 paragraphs of the Executive Summary point out, *"Calgary is in a housing crisis"*; and, *"There isn't enough housing in Calgary today..."*, I believe today is that rainy day. Affordable and Accessible Housing is, indeed, a worthy expenditure for our City.

Thank you for the opportunity to comment.

Warmly,



Lauri Brunner, Former Chair  
Advisory Committee on Accessibility  
**THE CITY OF CALGARY**

AND

Board Director  
**MARCH OF DIMES CANADA**



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I have read and understand the above statement.

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



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

**Submit a comment**

How do you wish to attend?

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

**Council**

Date of meeting (required)

**Sep 14, 2023**

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

(required - max 75 characters)

**Writing to affirm support of the Housing and Affordability task force**

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

**In favour**

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



1043-19th Avenue S.E., Calgary, AB, T2G 1M1  
T: 403-984-4050  
F: 403-984-4060  
invest@UrbanStarCapital.com  
www.UrbanStarCapital.com

September 14, 2023

The City of Calgary  
Office of the Councilors  
(8001) PO Box 2100, Station M  
Calgary, AB T2P 2M5

Dear Mayor and Council:

**RE: Housing Strategy, September 14 Public Hearing**

On behalf of QuantumPlace Developments, I am writing to affirm our support of the City of Calgary's Housing and Affordability Task Force recommendations as initially published on May 4, 2023.

Calgary's competitive advantage as a city is in the wellbeing it offers its residents - in economic opportunities as well as housing affordability. Currently, Calgary is experiencing a housing crisis, with its competitive position as a livable and affordable city at serious risk. With over 84,600 households struggling to afford their housing and another 110,000 residents expected in Calgary over the next five years, a timely solution is required. Failing to respond to this housing issue will result in negative economic and social impacts for the City. If Calgary does not offer an adequate supply of affordable housing, it will lose its advantage of attracting residents and businesses – while also increasing the risks of poverty, homelessness, and reliance on emergency services. Failing to respond to this issue could jeopardize Calgary's reputation as an affordable and inclusive city.

The proposed housing strategy represents an opportunity to increase the supply of market and non-market housing and enhance the diversity of housing options in Calgary's communities – so all Calgarians can find a home that accommodates their needs. By approving and funding the recommendations in the City of Calgary's Housing Strategy, Council can keep Calgary a place where newcomers and current residents alike can have their housing needs met and ultimately be able to thrive.

QuantumPlace Developments wants to emphasize the significance of making the base residential district Rowhouse-Ground Oriented (R-CG) in Calgary. This district would guide single, semi-detached, row and townhouse development from a single land-use district - assuring a comprehensive land use approach that enhances the variety of homes that can be built in Calgary. Families will have choice in terms of housing and will have the opportunity to live in homes that suit their financial situation and lifestyle.

Abundant housing in a variety of locations and communities is essential to providing adequate housing affordability – meaning this initiative is critical to Calgary maintaining its advantage as an equitable City to live in. Furthermore, making R-CG the base residential district would alleviate the strain on administrative resources that the continual inflow of land use redesignation applications already

experiences. The City of Calgary already receives over 50 applications every year for redesignation to R-CG. Allaying the extensive resource requirements involved with reviewing these applications means such resources could be more effectively allocated elsewhere – thus benefiting City Administration.

As a private business, this recommendation affects QuantumPlace Developments. Affordability does not just affect the clients we serve – it affects our employees. Calgary cannot have a thriving business sector if workers and young professionals have nowhere to live. This Housing Strategy's initiative represents a major stride toward ensuring Calgary is an affordable place to live for decades to come – to protect our local economy and support retention of our workforce.

We recognize the significance of providing affordable housing throughout the city and we encourage the use of bold initiatives to meet both the needs of today, and future residents to assure Calgary grows in a sustainable way. On September 14, 2023, the Community Development Committee will consider the recommendations from the Housing and Affordability Task Force. QuantumPlace Developments is encouraging your support in moving these recommendations forward for further discussion.

Kind Regards,



*Dean F Gorenc*

Dean F Gorenc CEO  
and President  
UrbanStar Group of Companies  
1043-19th Ave SE Calgary, AB T2G 1M1  
W [www.urbanstargroup.ca](http://www.urbanstargroup.ca)



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

I have read and understand the above statement.

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

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

I have read and understand the above statement.

First name (required) Ekaterina

Last name (required) Tsatsko

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 Property Management Companies who are abusive to owners/tenants

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 Honourable Members,

I thank you for all that you do for our city, for your time and insight into what can better the lives of many.

With the expansion of affordable housing, and important topic that comes to mind, through my own recent experience in the past 2 years, is the lack of accountability of property management companies who are abusive to their owners/tenants. Once these housing developments come into the market to service the most vulnerable in our communities, I think it is important to set up another system of check and balances (other than RECA which often times does not investigate allegations of misconduct properly, leaving many citizens having to deal on their own with an abusive property management, fraud, extortion, break and entries and the like - without reprimand). I kindly ask that the city considers not forming any contracts with monopolies in the management company business that have a track record for the above. RECA also needs to be dismantled and a new fresh board needs to be elected so that this regulating body is free of conflicts of interest with these monopoly companies and so it may actually serve the citizens that so much need the support. A good example Alberta can follow is the set up in Ontario, where it is much simpler to address issues of non-compliance of bad actors in property management companies and where they are more likely to be held accountable. The minister of service will be wise to begin an investigation into RECA and the conflict of interests it has with monopoly Property management companies in the city. I thank you for your time and consideration, I won't be naming the property management company I have had issues with or recent years and so

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



## PUBLIC SUBMISSION FORM

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have many others, but if you would like to know more - please contact me by email and I will gladly share my story.



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I have read and understand the above statement.

First name (required) Alan and Star

Last name (required) Love

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing

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

In favour

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

My husband and I feel that affordable decent housing is a right for all residents, not a privilege. We also are against urban sprawl and don't want housing decisions to be made on the basis of filling the pockets of developers.



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I have read and understand the above statement.

First name (required) **Satnam**

Last name (required) **Khamba**

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)

Zero parking stall requirement

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)

Developers must provide car parking with new development. At least two parking stalls should be provided for each unit built.



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

I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Amritpal

Last name (required) Gill

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Community development

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

In opposition

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

I strongly oppose this motion for 0 parking. We are already lacking parking and densified the communities. Please stop 0 parking motion as it's not in the favour of people as 0 Lot is already impacting huge time including parking issues there as well.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Barbara

Last name (required) Jenkins

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Current Council on Housing

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

Neither

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

**There is no way that developers should be left to build what and where they want to. Someone needs to oversee and direct them. They will build what is best for them, that being what will make them the most money.**

**From:** [Megan Hindmarch](#)  
**To:** [City Clerk](#)  
**Subject:** [External] Re: Opposition to blanket up-zone  
**Date:** Wednesday, September 13, 2023 5:00:07 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[logo-185\\_c1ae7baf-6997-4571-8003-0c1a500c5d84.png](#)

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Hello,

I have read and agree to the statement below

**Megan Hindmarch, CIM** | Investment Counsellor

t: (587) 393-6999 | m: (403) 471-3023

Suite 3420, 400 Third

400 - 3rd Avenue SW | Calgary, AB | T2P 4H2

[www.richmondequity.com](http://www.richmondequity.com)



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On Sep 13, 2023, at 4:20 PM, City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)> wrote:

Hello,

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 that you have read and agree with the FOIP statement highlighted below.

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information, and comments will be made publicly available** as part of the Agenda/Minutes and be published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

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**Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.**

Thank you,

The City Clerk's Office

City Clerk's Office

Law, Legislative Services & Security | The City of Calgary | Mail Code: #8007

PO Box 2100, Stn M, Calgary, AB T2P 2M5

*One City, One Voice*

<image001.png>

ISC: Protected

**From:** Megan Hindmarch [REDACTED]

**Sent:** Wednesday, September 13, 2023 3:57 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] Opposition to blanket up-zone

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Hello,

I am emailing to express my concern with the suggested change to the land use by law to blanket 'up-zone' all of Calgary's R-C1 neighborhoods to become R-CG.

I am 33 years old with two young children. I was living in Altadore but after 4 years of living in a fourplex we made the decision to move to elbow park and purchase a single family home. The reason for the move was the congestion and POOR city planning in Altadore and Mardaloo. We were fed up with no parking outside of our home, horrible traffic in our residential neighborhood, and constant construction. We paid a premium to own a single family house in Elbow park to avoid the issues we had in Altadore. I am absolutely devastated to hear about City council's suggestion of a blanket up-zoning to allow developers to easily build multi family homes in historic neighborhoods.

Please reconsider this decision and please think about the people and communities you are impacting if you make this decision.

**Megan Hindmarch, CIM** | Investment Counsellor

t: (587) 393-6999 | m: (403) 471-3023

Suite 3420, 400 Third

400 - 3rd Avenue SW | Calgary, AB | T2P 4H2

[www.richmondequity.com](http://www.richmondequity.com)

<image002.png>

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Ryan

Last name (required) Ancelin

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)

Refreshed Housing Strategy - H&A Task Force Recommendations

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

Neither

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

The Housing and Affordability Task Force emphasizes recommendations that are almost exclusively geared toward the lowest income earners, even the working homeless. The recommendations proposed overwhelmingly focus on revising regulatory requirements and allocating land and funds to subsidize non-market new homes, to help low income earners. This is positive; however, the strategy remains silent on the huge cohort of low to middle class families and individuals that are struggling to afford housing. The recommendations suggest virtually no actions to address the deep structural issues associated with the City of Calgary's Land Use Bylaw and the other associated bylaws, guidelines and levies that affect the approval and construction of homes. The process to acquire residential development permits and building permits is needlessly bureaucratic and expensive. This is a tangible barrier to affordable new home construction.

The vast majority of people struggling with housing affordability will not qualify for non-market housing because they are part of the cohort of low to middle income families and individuals that earn just enough to get by. They are not considered "vulnerable" or "low income", but they are struggling. This includes the young people, newcomers and diverse workers who do the work and provide the many services essential to the people of Calgary.

The Task Force's recommendations fail to address the needs of this majority cohort. The City is already unaffordable for these people and because this strategy focuses primarily on a small subset of low income earners, the strategy misses the "big domino" that is our current and future working low to middle class income earners. As it stands these people face a future with no realistic chance of home ownership and housing costs that will negatively impact their ability to meet other life needs, save

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enough for old age or help drive cultural and economic activity.  
In summary, while recommendations in this strategy will help the absolute lowest income earners, there are virtually no recommendations/actions that will help the majority of people who are struggling. These peoples are the low to middle class, the people that make the City vibrant, and the people that perform the work and services essential to the City.



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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name (required) Gurinder

Last name (required) Khamba

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)

Zero Parking Requirement

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)

New developments must provide parking on site or underground. Street parking or permitted street or paid permitted street parking should NOT be an option. Depending on dwelling size, unit size, a minimum of 1 to 2 parking stalls should be a minimum development requirement. Saddle Ridge NE is seeing a lot of densification and this is causing infrastructure (streets, public transportation, schools, parks and amenities) stress. This is not sustainable and sensible development.



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I have read and understand the above statement.

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

What is the group that you represent?

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required --max 75 characters)

Make more land available to build more housing across the city

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

Neither

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

I would like to express my thoughts and concerns regarding the proposed rezoning initiatives that may potentially affect our city's green cover. While I understand the need for urban development and the creation of more homes to accommodate our growing population, I believe it is essential to strike a balance between development and preserving our natural environment.

One of the critical aspects we must consider is the impact of rezoning on our city's wildlife and the ecosystems they rely on. Our green spaces not only provide a habitat for various species but also contribute to the overall health and biodiversity of our region. Any reduction in green cover can disrupt these delicate ecosystems, leading to the displacement of wildlife and potential long-term ecological consequences.

Instead of reducing the green cover in existing communities, I would like to propose an alternative approach. We can explore the creation of new communities that incorporate sustainable urban planning principles, ensuring that we can accommodate our city's growth without compromising our green spaces. By doing so, we can minimize the impact on our existing natural areas and wildlife habitats.

Furthermore, I believe it is crucial to establish a clear policy that mandates the retention of a minimum percentage (existing at the least) of green cover within existing communities. This policy would serve as a safeguard to protect our green spaces, ensuring that they continue to provide ecological benefits and a higher quality of life for our residents.



## PUBLIC SUBMISSION FORM

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In conclusion, while urban development is necessary, we must prioritize the preservation of our city's green cover and the wildlife that depends on it. By creating new communities that incorporate green design principles and enforcing a policy to retain green cover in existing areas, we can strike a balance between growth and environmental conservation.

I appreciate your consideration



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I have read and understand the above statement.

First name (required) **Callie**

Last name (required) **Clark**

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

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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(required - max 75 characters)

7.1 Housing Strategy

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

In favour

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RE: Housing taskforce recommendations for Community Development special meeting, Community Comment

2023 09 14

To Whom It May Concern:

Calgary has a housing crisis. The problem is not unique to our city, or even country. But in a resource-rich province like ours, it is shameful that so many of us in the city suffer. To go without stable housing is suffering. It is wrong.

Council, it is critical that you make and implement plans for more housing. Please pass all of the housing taskforce recommendations.

More and more families have been sleeping in gas station parking lots for years now. There is nowhere to move if your rent goes up. Emergency shelters for unhoused families are usually full. You have to call back every day.

Moving so much and the sheer uncertainty caused by the housing shortage is just adding to the challenges that families and children in particular have to overcome as we are all 'starting over' after the early years of COVID-19.

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

My head spins thinking about the realities of any given day for the average Calgarian right now. Please open the doors now. Bring in stability for your most vulnerable. They are suffering and it is shameful that it has taken this long (and a close call at exploring the housing recommendations at all) for housing to be at the forefront of policy discussions at all levels.

I ask you some heavy questions:

When you have to choose between rent and food, what do you tell your kids?

Imagine you are evicted because you lost your PhD. You now have no income, because of the simultaneous COVID-19 school closures and the dropping of disability services. So you seek out a cheaper home. But after every viewing, the landlords say "no" and move on to the next person in line. There are 25 more potential tenants lined up with good credit and much higher incomes. Where do you go? How do you stay hopeful? Thoughts of leisure and recreation have become laughable.

The lack of affordable housing affects us all.

"Even if you spend very little time worrying about how you will pay your rent or mortgage, housing affordability is still an issue that affects you because it affects the overall well-being and economic stability of the community." - Teresa Goldstein and Mia Kambeitz, members of the Housing Affordability Task Force

As Teresa Goldstein and Mia Kambeitz also note: "Providing safe and adequate housing for anyone who needs it must be top of mind for all of us. Housing is a human right everyone deserves - making it

RE: Housing taskforce recommendations for Community Development special meeting, Community Comment

2023 09 14

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As Teresa Goldstein and Mia Kambeitz also note: "Providing safe and adequate housing for anyone who needs it must be top of mind for all of us. Housing is a human right everyone deserves - making it easier to provide more housing choice, including deeply subsidized and transitional housing that incorporates wrap-around social supports, is the first step toward addressing much of the social disorder occurring throughout our city."

This is an emergency. Without stable, safe, and affordable housing, a person cannot focus on higher aims. There is no 'future' on the days you are trying to feed and house your family. I am tired of living in survival mode, and no one else should have to either.

Evidence shows that access to stable, affordable housing in communities of opportunity has broad, positive impacts (National Low Income Housing Coalition, 2023). Let that sink in.

Help your most vulnerable - they are easy to find with some legwork. They will show signs of what is worsening their quality of life. They are on the Calgary Housing waitlist, they are the patient that keeps asking their doctor for more food resources. They are the moms who did not call the social worker back, because they are too tired or scared.

Reach out to the people you were elected to serve. And build a social infrastructure that supports us while we wait for housing (I have lots of ideas).

Give us all a sense of community and connection even during times of waiting for a home.

You have the opportunity to create and build something really special.

Please do not squander these days. The best part is that, in times like these, you have the potential to build something life changing that can help people gain momentum.

Celebrate the work that lies ahead. It is complex and it requires a new way of thinking about this problem. But I still believe you are up to the challenge. Let's start now. It is your moral imperative to make sure every Calgarian has a home, and what you are being called to do.

Sincerely,  
Callie Clark, MSc, former PhDe



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I have read and understand the above statement.

First name (required) Ellen

Last name (required) Bowen

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Item 7.1

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

In favour

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

I am for finding new ways of being able to get people housing in Calgary. But how do we know that new developments like backyard suits are going to be used for long term rental housing? Is that a stipulation for expedited approval of such projects? How do we know that these won't be used for short term rentals like VRBO? Furthermore, why does the city not limit the amount of short term rentals that a person can have? Let's say, to where people can only have a VRBO that is a part of their primary residence? Would that not increase the availability of long term rental properties immediately for Calgarians? I do think the idea of backyard suites is great. But I don't think it is going to move fast enough for the housing crisis we face now.



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I have read and understand the above statement.

First name (required) Breanne

Last name (required) Larsen

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

1E In the new Land Use Bylaw: Remove minimum parking requirements

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

In opposition

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

Does this mean that a 12 storey apartment/condo building can be built with no underground parking or designated parking lot? In a city that relies heavily on vehicles for transportation everyone has a vehicle- even those who are in need of low-income housing.



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I have read and understand the above statement.

First name (required)                      Reed

Last name (required)                      White

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

What is the group that you represent?

What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

the city's plan to rezone the entire city as per HATF

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

In opposition

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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

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



## PUBLIC SUBMISSION FORM

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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,

Reed White



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I have read and understand the above statement.

First name (required) Sonja

Last name (required) Beierle

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

What is the group that you represent?



## PUBLIC SUBMISSION FORM

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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)

**I am Oakridge Resident, Rio Can Develop. Must lower Bldgs & gi**

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 Oakridge Res. Rio Can must lower Bldgs & listen to Comm. Concerns.**

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] Comments on Housing Affordability TF Recommendations  
**Date:** Wednesday, September 13, 2023 8:48:52 AM

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**From:** Steve Kelly [REDACTED]  
**Sent:** Wednesday, September 13, 2023 1:59 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>; president@mrca.ca; [REDACTED]  
**Subject:** [External] Comments on Housing Affordability TF Recommendations

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We write as 32-year residents of Calgary, to comment on proposed changes to the land-use bylaw per the Housing Affordability Task Force report. In particular, we have concerns about Recommendation 1(d)(i), which would “make the base residential district R-CG with guidance for single, semi-detached, row and townhouses into a single land-use district.”

In our opinion, this proposed change would profoundly and unpredictably affect the character and liveability of our communities for generations.

Having written submissions on numerous individual land use applications that directly affect us, we now find it imperative to express our concern about the broader application of an undemocratic policy change that would institutionalize ill-founded and largely unnecessary measures across much of the city. For this reason alone, current residential district definitions in the land use bylaw (and associated review procedures) should remain in place.

There might be reason for optimism about future development policies, were it not for the abysmal track record of the present council and administration. Your reliance on fictitious narratives and prescriptive solutions for more affordable housing (especially in established inner city neighborhoods) is galling. Why continue perpetuating the fallacy that developers (given their cozy relationships with individual councillors and city administration) have genuine interest in providing more affordable units? Or that vaguely defined initiatives to create new classes of housing stock are supported by anything remotely akin to science?

Please stop treating taxpayers with contempt, and do the right thing: turn down these policy proposals.

Thank you,  
Steven and Deborah Kelly

Upper Mount Royal community, Ward 8  
1417 Joliet Avenue SW  
Calgary, Alberta  
T2T 1S4

Sent from my iPhone

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] Housing and Affordability Task Force Report Recommendation 1 Action Items (d) and (h)  
**Date:** Tuesday, September 12, 2023 12:35:31 PM

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**From:** rgachow@shaw.ca [REDACTED]  
**Sent:** Tuesday, September 12, 2023 11:37 AM  
**To:** Mayor <TheMayor@calgary.ca>; sonya.sharpe@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 Recommendation 1 Action Items (d) and (h)

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While efforts to increase affordable housing in the City of Calgary are commendable, the efforts need to be implemented in the continuing context of community engagement and hearings for public input. Further, while rezoning parcels of R-C1 zoned lands to R-CG may be sensible for some housing developments, particularly if inclusive of community input, whereas in other cases, if there has been limited inclusiveness of community input and there is widespread and organized community opposition to re-zoning and a housing development, it is not sensible or acceptable. The Task Force Report recommendation for blanket up-zoning inherently removes the need for re-zoning and hence community engagement on a housing development, which eliminates the opportunity for community-informed determination of sensibility and acceptability of a housing development.

I have never communicated a concern to a City of Calgary Mayor and Council however the subject recommendations have such wide spread potential negative civic impact that I feel a duty to communicate that I am strongly opposed to the recommendations of the Housing and Affordability Task Force report to eliminate public hearings and to blanket up-zone the entire city using R-CG as the base land-use district, allowing as many as eight (8) housing unit on a 50x120 ft. lot.

Geoff Chow

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#); [Councillor Web](#)  
**Subject:** FW: [External] Proposed Blanket City Wide Zoning  
**Date:** Wednesday, September 13, 2023 8:43:55 AM

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**From:** Trish [REDACTED]  
**Sent:** Tuesday, September 12, 2023 7:09 PM  
**To:** City Clerk <CityClerk@calgary.ca>; Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>  
**Subject:** [External] Proposed Blanket City Wide Zoning

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Dear Madam Mayor and Fellow Councillors,

We are writing to you to express our disgust regarding your socialistic intent to change the Land Use Bylaw.

Calgarians elected you in good faith to represent them. Once elected we were dismayed to have you revert to socialist agendas not represented in your platforms. Turning Calgary into a city of row housing with no parking accommodations is the most alarming to date and the first step towards slumification. Making it worse is the lack of communication with the public.

We would like to see what research and statistics made you arrive at your current proposal. We understand this approach has been a dismal failure in other places. How will densification solve the housing shortage problem? How will it affect affordability? How will it impact seniors who can't do stairs and need cars to get to medical appointments? How will it affect young mothers with small children? Will it increase or decrease our already inadequate tree canopy?

We personally have experienced the ridiculous red tape and permit delays your bureaucrats foist on even small building projects. Streamlining your permit system and cutting costs for builders would be an effective way to speed up the building process. Lower building costs would result in more affordable purchase prices.

We strongly urge you to behave honorably and to reconsider Sonya Sharpe's recommendations.

Yours truly,

Patricia and Joe Levesque  
3210 3 Street SW

Sent from [Mail](#) for Windows

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] Proposed changes for Development Bylaws in Elbow Park  
**Date:** Wednesday, September 13, 2023 8:43:19 AM

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**From:** Fiona Mackintosh [REDACTED]  
**Sent:** Wednesday, September 13, 2023 8:05 AM  
**To:** Demong, Peter <Peter.Demong@calgary.ca>  
**Cc:** City Clerk <CityClerk@calgary.ca>  
**Subject:** [External] Proposed changes for Development Bylaws in Elbow Park

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Dear Sir:

Please consider carefully the proposed bylaw change regarding development in Elbow Park.

More housing does not equal affordable housing; which is at the root of Calgary's housing crisis.

Are developers required to provide a percentage of new builds at lower costs? Are there any rent controls? How many of these new builds will be subsidized permanently?

Respectfully,

Fiona Mackintosh

Sent from my iPhone

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [External] The Proposed "Housing and Affordability Task Force Report" ... Observations and Concerns  
**Date:** Tuesday, September 12, 2023 8:22:21 AM

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**From:** Hector McFadyen [REDACTED]  
**Sent:** Monday, September 11, 2023 10:10 PM  
**To:** Mayor <TheMayor@calgary.ca>  
**Cc:** Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; 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] The Proposed "Housing and Affordability Task Force Report" ... Observations and Concerns

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Council Members ...

Housing and affordability is market driven not government / bureaucracy mandated ... basic economics are the foundation and reflect individual preferences and desires. Low income housing is a special situation with unique considerations that should be considered separately and not part of this discussion.

Although many revisionists may have forgotten, the 2008 financial crisis was driven in large part by Government trying to manage the housing issue.

Our communities are of the people and for the people that reside in them. They are the ones who have shaped them historically and who should continue to shape them. The proposed Housing and Affordability Report being advanced by the City's bureaucracy is misplaced in terms of its concept and execution, in particular as it relates to 1(d).

I STRONGLY OPPOSE the recommendations to change the Land Use Bylaw to blanket "up-zone" all of the City's R-C1 (Single Detached Dwelling) neighbourhoods to R-CG which would allow row houses, townhouses, duplexes, semi-detached as well as other undetermined building forms at the

bureaucracy's discretion .... as the proposal recommends the removal of the Public Hearing process and community input to any such proposals. Both considerations are totally UNACCEPTABLE. What is wrong with letting the community / residents having input on a single project basis as at present to what they want as opposed to being told what they will have? After all, it is their place of residence.

Additionally, I strongly believe that City Council needs to be party to development decisions and cannot leave such matters exclusively with the bureaucracy ... you represent the citizens and are accountable to us while at times, the bureaucracy seems to have their own agenda and does not heed the interests or views of the community involved, no matter how strongly expressed. You are the citizens last line of defense and set the vibe for what Calgary is!

Thank you for your consideration,  
Hector McFadyen  
3411 8A ST SW

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#); [Councillor Web](#)  
**Subject:** FW: Housing and Affordability Task Force Recommendations - No to the elimination of R-C1 zoning!!  
**Date:** Wednesday, September 13, 2023 8:46:01 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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**From:** Terriff, Clark [REDACTED]  
**Sent:** Tuesday, September 12, 2023 8:22 PM  
**To:** Mayor <TheMayor@calgary.ca>; Walcott, Courtney <Courtney.Walcott@calgary.ca>  
**Cc:** City Clerk <CityClerk@calgary.ca>; [REDACTED]  
**Subject:** [External] Housing and Affordability Task Force Recommendations - No to the elimination of R-C1 zoning!!

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To whom it may concern,

We are residents of a community in Ward 8 and are writing to express our extreme concern, disappointment and complete objection to Recommendations 1 (d)(e) and (f) of the Housing Affordability Task Force. In particular, we believe the following recommendations are misguided, detrimental to the quality of life Calgarians have long enjoyed, and likely highly harmful to the value of homes currently located in communities currently designated R-C1:

- d. Prepare the necessary bylaws to immediately: I. 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. II. Enable secondary suites and backyard suites on one parcel of land.
- e. In the new Land Use Bylaw: I. Remove minimum parking requirements in all residential districts. II. Make dwelling units in all multi-residential land use districts Permitted Use to enable simplified approvals processes.
- f. Complete City-initiated land use redesignations by Q2 2024 to: I. Implement R-CG as the base residential district across Calgary. II. Implement Housing-Ground Oriented (H-GO) in residential areas within proximity to transit, main streets and other corridors.

While the other recommendations of the Task Force seem both achievable and capable of being executed without a material degradation of the quality of life of current Calgary home owners, Recommendations "d", "e" and "f" are fundamentally flawed and misguided.

**What about the interests of the current homeowners in R-C1 communities?:** The Task Force seems to have completely ignored what would seem to be the obvious concerns of current homeowners in exiting R-C1 neighborhoods - the prospect that the character of the neighborhood in which they bought would be turned upside down with the City's pursuit of densification, the merits of which are certainly in question (see below). Whether you are a homeowner in an inner city R-C1 community or any R-C1 community in any of the quadrants of the City, people made the decision to buy in their community based on, among other things, what the density of that community was, what the traffic in the community is like, and what that community offered in terms of class sizes in neighborhood schools and other local services. For the Task Force to simply discard this fact pattern and punish the homeowners in existing R-C1 neighborhoods by completely changing their quality of life and potential value of their homes is JUST PLAIN WRONG.

It's stunning to us Recommendations 1 "d", "e" and "f" ever became recommendations. How does the City propose compensating the thousands of homeowners in R-C1 communities for "flipping a switch" and changing their community for the worse?!?! That is meant as rhetorical, however invocation of Recommendations 1 "d", "e" and "f"

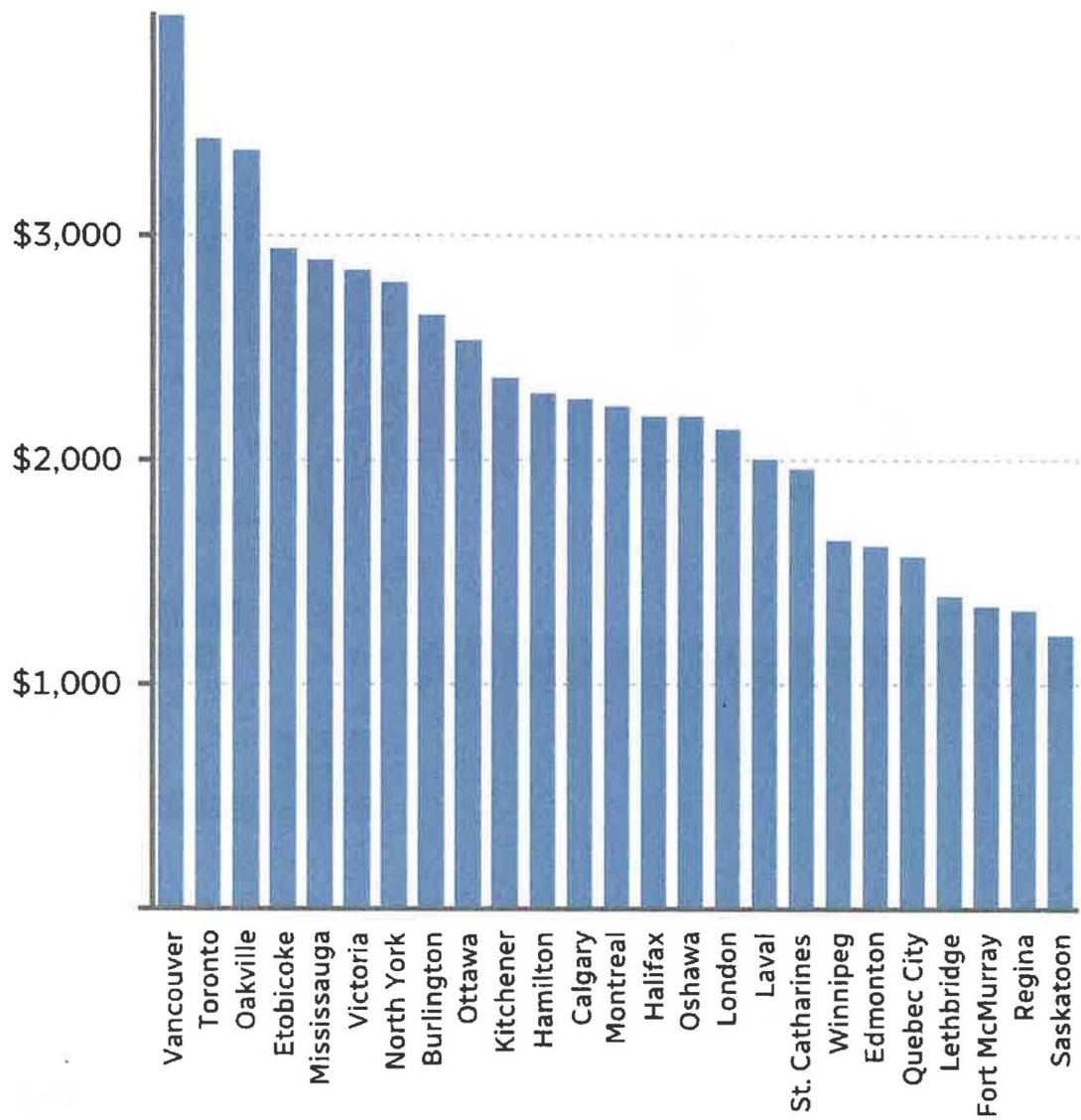
may become a matter settled in the appropriate Courts – to protect the value of our largest investment and to preserve some of the qualities we enjoy about our community, we will have no choice but to join such a legal action.

Recommendations 1 "d", "e" and "f" have caused us to observe the following:

- **The current "housing crisis" isn't a crisis at all.** It's incumbent on the voting public to call out an over-reaction which is what some of Housing Task Force's recommendations represent. The graph (rental rate of a 2-bedroom apartment), Rentfaster search (of course there are other search engines with more properties) and map at the end of this email are *prima facie* evidence of the over-reaction, particularly when you account for the fact that salaries and wages in Calgary are equal to, or higher than, more expensive cities in Canada
- **What about focusing on the causes of increasing home prices and rental rates.** Increases in rental rates and home prices (not to mention decreasing access to healthcare and schooling) across the country are, in part, due to the failure of the federal Government to adequately consult with the cities and provinces regarding the level of immigration to Canada from other countries. Why isn't one of the recommendations demanding involvement in Canada's level of immigration before degrading the R-C1 communities of Calgary

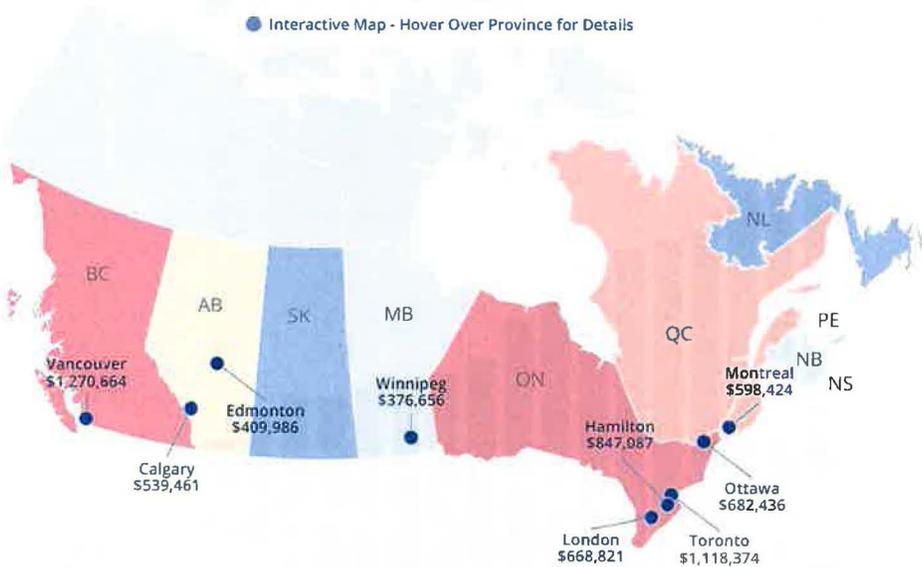
In the strongest possible terms, we are opposed to Recommendations "d", "e" and "f". Following what other cities in Canada or in other jurisdictions may have done to address rental and affordable home supply would be to ignore that (a) modest density is a quality of life matter for all Calgarians and (b) Calgary has an abundance of developable land within its current boundaries and beyond, not to mention additional empty office buildings downtown and in the Beltline that can be redeveloped.

Clark Terriff & Christine Hayne



Source: Rentals.ca (CBC)

# Canadian Housing Market Data for July 2023



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**Type of Property**

<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Duplex	<input type="checkbox"/> Acreage
<input checked="" type="checkbox"/> Condo Unit	<input type="checkbox"/> Main Floor	<input type="checkbox"/> Office Space
<input checked="" type="checkbox"/> Loft	<input checked="" type="checkbox"/> Basement	<input type="checkbox"/> Parking Space
<input type="checkbox"/> House	<input type="checkbox"/> Book-For-View	<input type="checkbox"/> Storage
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Mobile	<input type="checkbox"/> Vacation Home

**Monthly Rent Range**

\$ 600  \$ 1500

**Bedrooms**

Studio  
  1 Bed  
  1 + Den  
  2 Beds  
  2 + Den  
 3 Beds  
  3 + Den  
  4+

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Internal

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: Protecting communities; Green Line  
**Date:** Tuesday, September 12, 2023 12:40:07 PM

---

**From:** James Cole [REDACTED]  
**Sent:** Tuesday, September 12, 2023 12:33 PM  
**To:** Mayor <TheMayor@calgary.ca>; Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; Mian, Jasmine <Jasmine.Mian@calgary.ca>; Chu, Sean <Sean.Chu@calgary.ca>; Dhaliwal, Raj <Raj.Dhaliwal@calgary.ca>; Pootmans, Richard <Richard.Pootmans@calgary.ca>; Wong, Terry K. <Terry.Wong@calgary.ca>; Walcott, Courtney <Courtney.Walcott@calgary.ca>; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; Chabot, Andre <Andre.Chabot@calgary.ca>; Penner, Kourtney <Kourtney.Penner@calgary.ca>; Spencer, Evan P. <Evan.Spencer@calgary.ca>; McLean, Dan <Dan.McLean@calgary.ca>; Demong, Peter <Peter.Demong@calgary.ca>  
**Cc:** City Clerk <CityClerk@calgary.ca>  
**Subject:** [External] Protecting communities; Green Line

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Hello,

I'm sending this email to all of Calgary City Council.

I understand that this Thursday, September 14, Council will consider the report of its "Housing and Affordability Task Force". I urge you to reject recommendation 1 (d). It calls for changing the zoning in all of Calgary's communities to permit semi-detached, row and townhouses, as well as secondary suites and backyard suites, in all communities in Calgary. I further understand that developers could then proceed to build such structures without limitation or consultation with neighbouring residents. Such a blanket zoning change would be substantial and irrevocably damage communities throughout Calgary.

If Council is genuinely concerned about ensuring that residents of Calgary may live here affordably and sustainably, what Council should do without further delay is to cancel the Green Line project. Just as the wise and experienced business people who have communicated to Council on this issue have said, the Green Line project is certain to go many billions of dollars over budget, there are enormous risks entailed with tunneling under our downtown core, and the project is not justified given adverse changes to transit ridership as a result of the surge in working from home since the COVID-19 pandemic. As well, ridership is being adversely affected by justified concerns about customer safety. Instead of the Green Line, Council should move forward with Bus Rapid Transit

options that are much more affordable and greatly lower risk.

Sincerely,

James Cole  
307 38 Ave. SW  
Calgary, AB T2S 0V7