

It's not just a plan to build more affordable housing. It's a plan to remold our communities and restrengthen our middle class in Calgary.

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

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In 2018, 81,240 households were identified to be in need of affordable housing in Calgary, and this number is expected to exceed 100,000 households by 2026.

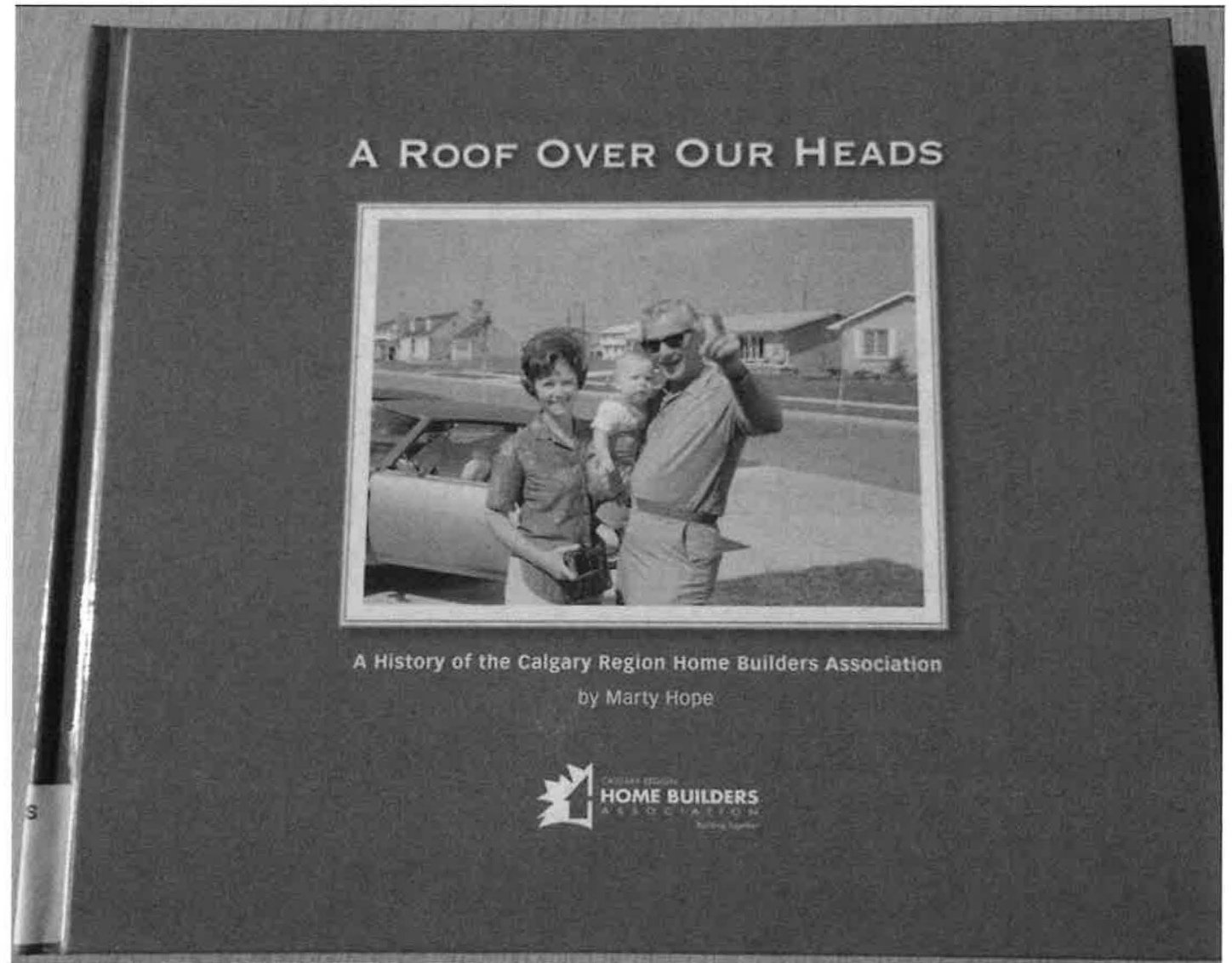
- City of Calgary, Housing Needs Assessment 2018

The details of the Housing & Affordability Task Force Recommendations and associated actions can be found here.*

The first three recommendations will help Calgary to increase and diversify the supply of housing. Boosting development by 1,000 more market homes beyond what is normally built in a year, and at least 3,000 non-market affordable homes a year.

Source: The Housing and affordability Task Force
<https://engage.calgary.ca/HATaskForce>

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



Source: A Roof Over Our Heads
By Marty Hope
Calgary Region Home Builders Association

1946 -1949

Housing was in serious short supply in Calgary – Returning veterans found housing in Calgary in critically short supply. Through the war years, the number of approved building permits in Calgary had moved in a narrow range from 1,500 to 1,800 per year. By 1945, the number had soared to 2,400, thanks to the Veterans program and Victory House, a prefabricated home.

Source: A Roof Over Our Heads

By Marty Hope

Calgary Region Home Builders Association

1970 -1979

In the nine years since 1961, the city's population jumped to 385,000 from 250,000. Then, by the end of the 1970s, it jumped again to 600,000 – an almost 50 percent increase from 1971. In 1972, the housebuilders faced the issue of lack of serviced land and rising costs. To tackle the cases, the municipal authority co-operated with the house builders, simplified some procedures and provided more serviced land at lower prices.

Source: A Roof Over Our Heads

By Marty Hope

Calgary Region Home Builders Association

Q: What essential elements get them to tackle the issue in their time?

A: They are (1)RESPONSIBILITY, (2)MOTIVATION, and (3) absorbed to use the MODERN CONSTRUCTION TECHNOLOGY method.

Make it easier to build housing across the city

Recommendations and actions

Recommendation 1

Make it easier to build housing across the city

Recommendation 2

Make more land available to build more housing across the city

Recommendation 3

Ensure that the supply of affordable housing meets the needs of Indigenous people living in Calgary

Recommendation 4

Convene the housing sector to facilitate greater collaboration

Recommendation 5

Increase the investment to support housing providers

Recommendation 6

Ensure more individuals have a safe place to call home

Responsibility

Motivation

Suggestion 1: Employ Project Manager and Use RESPONSIBILITY ASSIGNMENT MATRIX

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

RESPONSIBILITY ASSIGNMENT MATRIX **without** Project Manager (For Example Only)

| | The Council of City of Calgary | | | | The Department of City is responsible for reviewing and granting approval for the permit for construction work. | | | | Contractors | | | | The involved residents and Public | | | |
|-------------------------|--------------------------------|---|---|---|---|---|---|---|-------------|---|---|---|-----------------------------------|--|---|---|
| Implement Roadmap | R | A | C | I | R | A | C | I | | | | | | | | I |
| Review submitted permit | | | C | I | R | A | C | I | | | | | | | | I |
| Start the project | R | A | C | I | R | A | C | I | R | A | | I | | | C | I |
| Monitor project | R | A | C | I | R | A | C | I | R | A | | I | | | | |
| Get updates | R | A | C | I | R | A | C | I | R | A | C | I | | | C | I |
| Give suggestions | R | A | C | I | R | A | C | I | R | A | C | I | | | C | I |

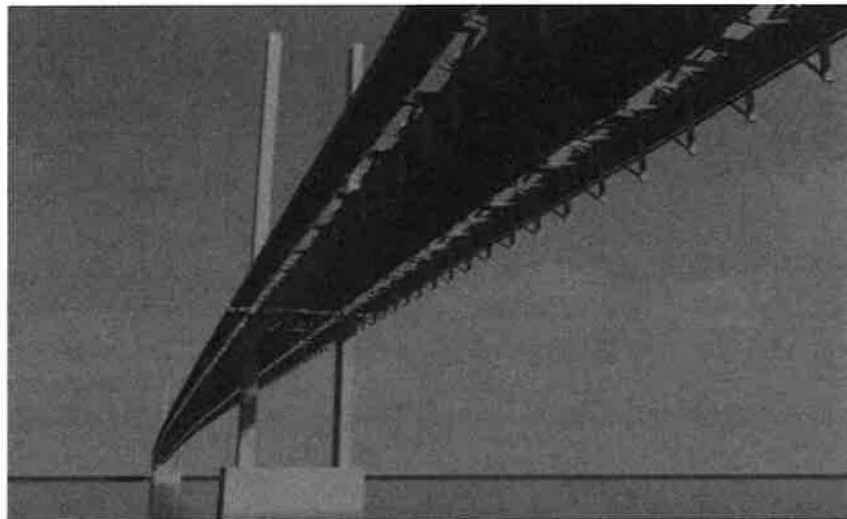
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|---|-----------------|
| R | =Responsibility |
| A | =Accountable |
| C | =Consulted |
| I | =Informed |

RESPONSIBILITY ASSIGNMENT MATRIX **with** Project Manager (For Example Only)

| | The Council of City of Calgary | | | | The Department of City is responsible for reviewing and granting approval for the permit for construction work. | | | | The Project Manager is employed to represent the City of Calgary. | | | | Contractors | | | | The involved residents and Public | | | |
|-------------------------|--------------------------------|--|---|---|---|--|---|---|---|---|---|---|-------------|---|---|---|-----------------------------------|--|---|---|
| Implement Roadmap | R | | C | I | | | C | I | R | A | C | I | R | A | | | | | | |
| Review submitted permit | | | C | I | R | | C | I | R | A | C | I | | | | | | | | I |
| Start the project | R | | C | I | | | C | I | R | A | C | I | R | A | | I | | | C | I |
| Monitor the project | R | | C | I | | | C | I | R | A | C | I | R | A | | I | | | | |
| Get updates | R | | C | I | R | | C | I | R | A | C | I | R | A | C | I | | | C | I |
| Give suggestions | R | | C | I | R | | C | I | R | A | C | I | R | A | C | I | | | C | I |

Suggestion 2: Use modern construction technology (Building Information Modeling and Modular Construction) to speed up the building progress

Industrial strategy: government and industry in partnership



Building Information Modelling

Source: HM Government, the UK.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/34710/12-1327-building-information-modelling.pdf

1. COMMITMENT TO EXISTING WORK

A. What is Government and Industry doing already?

The initial estimated savings to UK construction and its clients is £2bn pa⁴ through the widespread adoption of BIM and is therefore a significant tool for Government to reach its target of 15-20% savings on the costs of capital projects by 2015. An Investor's Report describing the business benefits to the market is available at:
<http://bimtaskgroup.org/wpcontent/uploads/2012/InvestorsReport-BIM.pdf>

The Government/Industry BIM programme commenced in July 2011 and is focused on the adoption of BIM technology by both public and private sector organisations involved in the procurement and delivery of buildings and infrastructure. The drivers for the adoption of BIM have been set out in the BIS BIM Strategy and the Government Construction Strategy and in overview these are the requirement to:

- reduce our asset costs and achieve greater operational efficiency,
- facilitate greater efficiency and effectiveness of construction supply chains
- assist in the creation of a forward-thinking sector on which we can base our growth ambitions.

The Construction Industry Council (CIC) has been at the forefront of developing and leading this programme with Government. They have put in place a number of industry focused programmes to assist the supply chain to gear up to Government's mandate that public sector centrally procured construction projects will be delivered using BIM by 2016.

"BIM will integrate the construction process and, therefore, the construction industry. But it will also have many additional benefits for the nation. It will enable intelligent decisions about construction methodology, safer working arrangements, greater energy efficiency leading to carbon reductions and a critical focus on the whole life performance of facilities (or assets). Of even greater importance are the benefits for the economy that will accrue from better buildings and infrastructure delivered by the construction industry."

Graham Watts, OBE, Chief Executive Officer, Construction Industry Council

⁴ Study into the Business Case for Interoperable Building Information Modelling (BIM) - Jeffery Wix and Nicholas Nisbet (internal DTI report 2008)



SAVE



SHARE

Modular Construction Creates Affordable Community Housing

Modular construction gives rise to energy-efficient affordable housing in BC and Nunavut

This Demonstrations Initiative helps vulnerable populations, including those who are homeless and residents of Indigenous and northern communities.

See why modular housing is an effective and innovative solution for vulnerable groups, including residents of Indigenous and northern communities and people experiencing homelessness.

Key Findings / Key Goals



Modular construction is an innovative solution to build energy-efficient, affordable housing quickly in rural and northern communities.



Modular construction is a **cost-effective way to provide affordable, transitional housing** to help lift people out of homelessness in urban areas.

Source: <https://www.cmhc-schl.gc.ca/nhs/nhs-project-profiles/2018-nhs-projects/modular-construction-creates-affordable-community-housing>

Modular housing gains traction as Canada's immigration numbers soar

HANNAH MACREADY

SPECIAL TO THE GLOBE AND MAIL

PUBLISHED JUNE 7, 2023

UPDATED JUNE 8, 2023



According to a 2023 Desjardins report, Canada needs to increase its housing starts by 50 per cent immediately to keep up with surging immigration levels.

NRB MODULAR SOLUTIONS/HANDOUT

At a glance, the benefits of modular housing appear plentiful. Timelines for the prefab construction can be up to 50 per cent faster than traditional builds, CMHC told The Globe and Mail by e-mail.

Source: Hannan Macready, The Globe and Mail
<https://www.theglobeandmail.com/business/article-modular-housing-gains-traction-as-canadas-immigration-numbers->

Suggestion 3: we promote having the Neighborhood Connector Policies and update the project title to “Remold our community, erect your own small business in your house” to the communities

How to ease the pressure from NIMBYism?

Have we figured out what is the rationale for resisting the change?

I have interviewed some Calgarians and asked for their comments on this topic. Most admitted we are facing the housing crisis in Calgary and are worried the problem will worsen. They understood that the locals don't like to increase the density of their communities as it may cause traffic jams, dilute the medical and education resources, less green areas, etc. They thought the change was almost providing nothing beneficial for them. So, I suggest we promote having the **Neighbourhood Connector and Local Policies** in the **Local Area Plan** and update the project title to "Remold our community, erect your own small business in your house" to the communities.

Because of most interviewers replied that they thought that policy is good and encouraged them to accept the change after they knew the details. As the policy encourages the locals to start their small businesses with their families, and it can be an asset for their families. The locals might change their attitude toward the new neighbours as they constantly bring in income for their family and share the beneficial coming from the change. Notably, it might attract seniors or parents to change their mindset and accept the change, not for themselves, but for their families.

Figure 8: Neighbourhood Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local

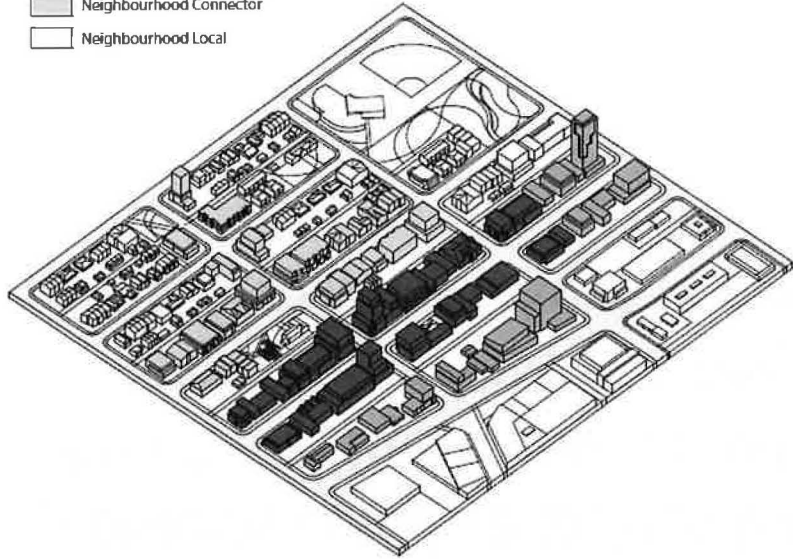
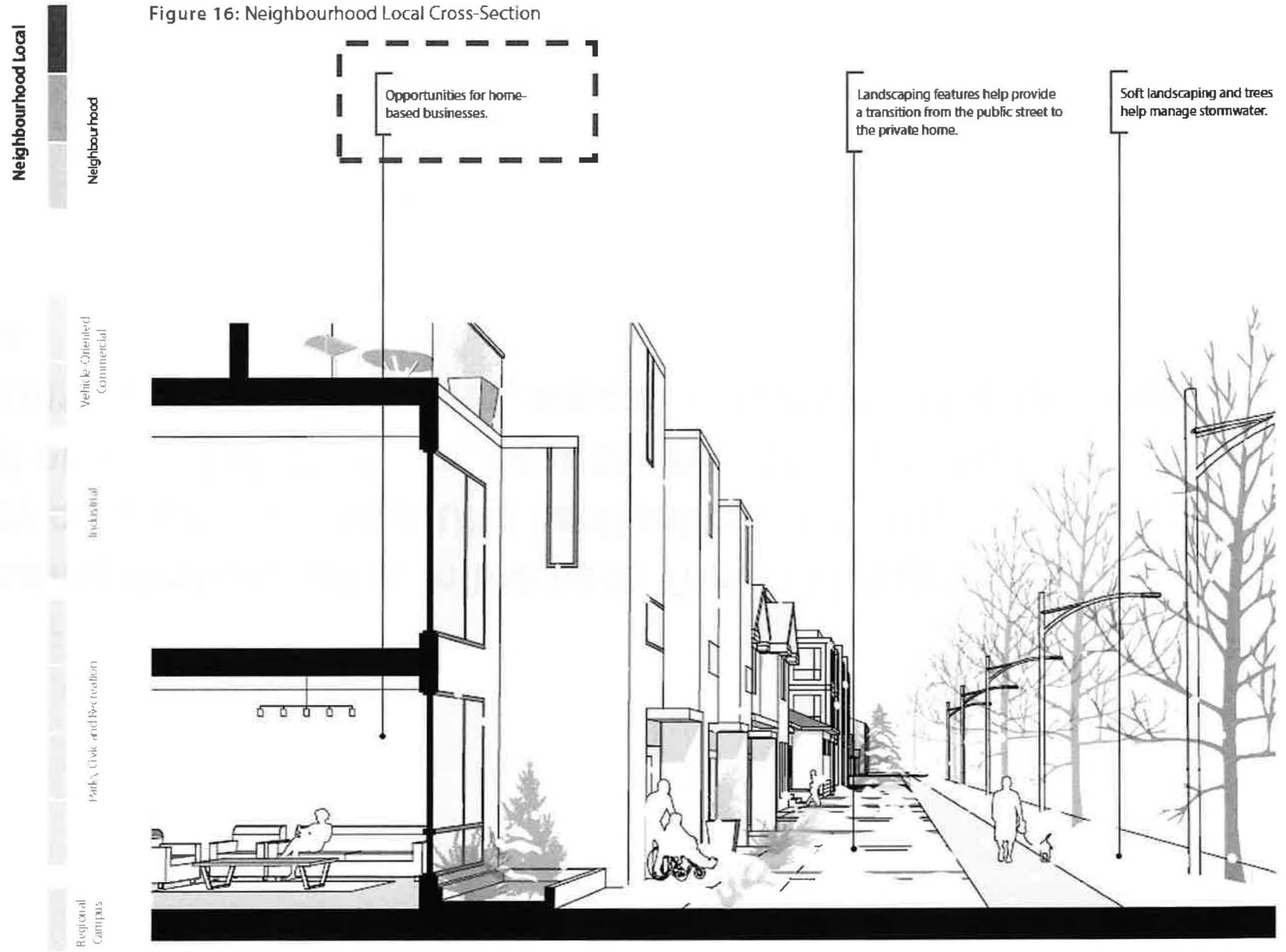


Figure 16: Neighbourhood Local Cross-Section



Conclusion

Calgarians had faced a similar housing shortage issue in the past. They had proof that the problems could be tackled by they created many beautiful habitant communities, and many of us live in these houses today. If only we imitate them, bear our responsibility and motivation and absorb modern construction technologies, we can assume to build fast more and solve similar issues in our era.

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