

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

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

I have read and understand the above statement.

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

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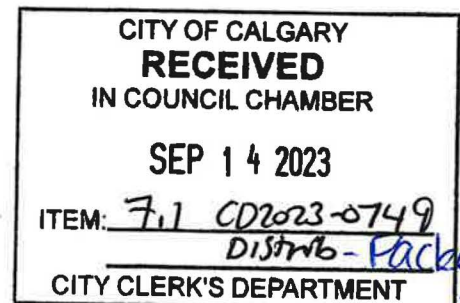
I have read and understand the above statement.

First name (required) Corinne

Last name (required) Gough

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

What is the group that you represent?



Package 5 of Public Submissions

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on 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 Housing Strategy concerning Rezoning of all R1 statuses and parking t

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

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

Taxpayers of the City of Calgary purchase their homes and essentially pay for everything in this city to run. We live in a city where it is impossible to work and do business or other necessities without transportation. This requires the vast majority to require parking. A homeowner is a taxpayer and thus has the right for parking. A homeowner also purchases their home in specific areas that meet their preferences. Some choose to live in the inner city and some choose the suburbs. They may choose not to live in high density areas or vice versa. They must have the peace of mind that their house value will not plummet when the lots next door put in multi residences when they may have carefully chosen a neighborhood conducive to young children and family but not a bunch of apartments. It is the norm for new communities to have a mixture, not an overage on one type or the other and this should remain the case. Currently we have very little available parking for even a visitor in many areas. Even to the degree of vandalism from others when someone else takes their street parking. If there is not the requirement of designated parking, this will be even worse. Also, people should not have to pay to park in a residential area that they live in or are visiting. They are already taxpayers, that is enough. The proposal of removing parking criteria and R1 designations is not what taxpayers want and this city is owned by taxpayers.

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I have read and understand the above statement.

First name (required)

Troy

Last name (required)

Buchanan

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

Yes

What is the group that you represent?

Permanent Modular Construction (PMC) Manufacturers

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 - City of Calgary Housing Strategies

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

In favour

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

We manufacture permanent modular construction (PMC) buildings for the Affordable, Student, Seniors, and Indigenous housing markets. We have successfully completed over 60 projects in the past 4 years to address the affordable housing crisis. We have created a specific design build process for the Vancouver Affordable Housing Agency (VAHA) that provided hundreds of homes from design concept to completion within 4 months. Whether for market, near market, affordable, social, senior or Indigenous housing solutions - we have solutions.

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I have read and understand the above statement.

First name (required) Robert

Last name (required) Betton

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

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Protect Single family tax payers from power hungry city officials

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)

Build with the existing zone bylaws laws etc

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



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On Sep 13, 2023, at 4:20 PM, City Clerk <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.

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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

This Message Is From an Untrusted Sender

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

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 Mardalooop. 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

<image002.png>

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I have read and understand the above statement.

First name (required) **Cassandra**

Last name (required) **Cummings**

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

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing Policy

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

In favour

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

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

I am in favour of the housing policy recommendations. We are urgently in need of affordable and diverse housing options in Calgary, and have an opportunity to be a leader. We are seeing all of the effects of a lack of housing options. There is an increase in those experiencing homelessness and studies show that housing first works.

Myself and my family are all experiencing the effects of increased housing costs. Whether increased rents by hundreds of dollars, little notice of sale by landlord, or finding it impossible to buy. Many people I know are being priced out of the neighbourhoods and city they love.

There are few diverse housing options for multigenerational families or aging in place. Laneway housing, secondary suites and mixed use should all be considered, while maintaining human scale neighbourhoods integrating character, historic buildings, and green spaces.

The city should consider looking at vacant lots in the downtown core for mixed opportunities. While they may be privately owned currently, there are under utilized and present opportunities

Please consider this opportunity to plan for the future

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I have read and understand the above statement.

First name (required) Brenda

Last name (required) Randall

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)

Housing crisis

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

In opposition

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I am against increasing the density in existing single family areas for new homes. The current infrastructure is designed for the existing population.
I am also against depreciating existing homes by flooding the market with more homes.
I am also against tax payer dollars going to support the influx of people from other areas.
Please prevent foreign ownership in the city of Calgary.

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I have read and understand the above statement.

First name (required) Douglas

Last name (required) Humphreys

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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Council

Date of meeting (required)

Sep 14, 2023

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(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)

Wednesday, September 13 2023
Dear Mayor Gondek and City Councillors,

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

Removing the right of citizens to engage in planning decisions that impact their homes and communities 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.

Blanket up-zoning 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,

Doug and Michelle Humphreys
1102 Lansdowne Ave SW
Calgary, AB. T2S 1A5

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I have read and understand the above statement.

First name (required) **Harinder**

Last name (required) **Hanjan**

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)

Zero parking stall requirement

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

In opposition

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I understand the need to increase density with in our lovely city. However, I have concerns with not providing any parking for new builds. Detached housing should continue to have 2 parking spaces, semi-detached at least 1, and condominium 1. The way the City has been developed, it requires having a vehicle. Transit is only good for getting to downtown.

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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)	Max
Last name (required)	Webber
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Urban Calgary Students' Association

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)

Item 7 - Recommendations for Affordable Housing

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

In favour

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

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

September 11th, 2023

The City of Calgary
800 Macleod Trail SE
Calgary, Alberta

Attention: The City of Calgary Council Members
Re: Housing and Affordability Task Force Recommendations

Urban Calgary Student Association, or UrbanCSA, is a student-led club through the University of Calgary. Our mission is to educate, inform, and involve students who are passionate about urban planning and urban design. We also work towards advocacy for important topics that involve Calgarians and the urban realm.

Housing affordability is a persistent issue that has worsened over time. Many young people believe they will never be able to afford a home as wages have stagnated while the cost of living, and the cost of housing, have increased exponentially. In order to own the average detached home in 2023, Calgarians must have an income of roughly \$156,000. The median home price is roughly 5 times the median household income. In order to afford an average rental individual must make up to \$84,000 in income. These numbers are startling when we consider Calgary's housing stock. According to Statistics Canada, 55% of Calgary's housing options are comprised of single-detached homes, while apartments make up 24% of stock. What has resulted is a city in which one in five residents are unable to afford their homes. A compounding factor is Calgary's housing market favouring owners over renters. This has resulted in a rental vacancy rate of 3% due to a low supply of rental properties which cannot keep up with demand.

As urban studies students we hope that The City re-considers their previous decision and embraces a policy of sustainable urban development involving the densification of inner city neighborhoods, diversification of Calgary's housing stock through the implementation of missing middle housing, increased construction of various types of affordable housing units, and implementing policies which facilitate the development of a renter friendly market.

UrbanCSA supports all 6 recommendations and 33 actionable items to support housing affordability within Calgary, and supports City Council voting yes to all Task Force recommendations on September 14th. We believe that these recommendations—if approved—will be a step in the right direction for sustainable urban development in Calgary. Voting in support of affordable housing will help alleviate some of the financial burden faced by hundreds of thousands of Calgarians who are experiencing the brunt of the housing crisis, as well as facilitate the re-housing of the 3,200 individuals experiencing homelessness in Calgary.

Housing is a fundamental human right, and should be treated as such. We hope that before voting, councillors consider what their decision says about 'who Calgary is for?'

Sincerely,

UrbanCSA

3811 11th Street SW
Calgary AB T2T 3M5

September 14th, 2023

Mayor Gondek and City Councillors (in particular our councillor Courtney Walcott),

We are residents of Ward 8 and are both life-long Calgarians. We have lived and worked in various communities, in all quadrants of the City. We have been active community volunteers our entire adult lives. Our 3 adult children have, in the last 3 years, returned to Calgary to work and pursue their careers. We offer the above simply as evidence of our backgrounds, our genuine interest in Calgary and our experiences over 60 years of watching the City grow and change. We also offer it as the backdrop to the current frustrations many Calgarians are feeling toward their elected representatives.

In the context of the City's current push to adopt the Housing and Affordability Task Force Recommendations (HATF), its insightful (if you are so inclined) to consider the words of Thomas Caldwell, a prominent Toronto businessman, employer, taxpayer, philanthropist and concerned citizen, as quoted in yesterday's Calgary Herald, in addressing Toronto's troubles and his civic leaders. At page NP4 of the Herald, he states "My job is to articulate the problem, get people thinking about it, and have people starting to discuss it and have our politicians realize that maybe, just maybe, they're going down the wrong road". He continues "I'm just saying, asking, almost pleading with city council to smarten up. Realize what your job is. Your job is to serve the citizen, not to impose your view of the world, which is not one that many of us share."

As to the Housing and Affordability Task Force Recommendations, we have read them thoroughly. We are opposed to any recommendation to 1. eliminate public hearings in the development approval process; 2. to blanket up-zone the entire city using R-CG as the base land-use district; 3. to dispose and reallocate city-owned lands such as park land, joint use and surplus school sites and develop these lands with R-CG developments; and 4. Remove minimum parking requirements in all residential districts.

Blanket up-zoning is, among other things, incongruous with the City's own initiative leading to "Great Communities" with Local Area Plans. The West Elbow Area plan is starting this year and we ask, why are we wasting city finances (our tax dollars), valuable employee resources and volunteer hours on a process that will become unnecessary with the passing of the HATF recommendations?

An attempt by civic leaders and bureaucrats to eliminate public hearings, where it directly affects peoples' property rights and ownership, is beyond the pale frankly. In our view, this is not a mandate any elected official was given and is unconscionable, even if they somehow feel they could fashion an argument that their actions are lawful.

We are supportive of the City's efforts to ensure the necessary supply of varying types of housing for all. It is fundamental to our city's health, growth, and well-being. But this process of presenting the HATF recommendations to the citizenry feels all too commonly frustrating and imposed. We know that the communities in our ward don't approve of these recommendations.

We also know councillors aren't listening to our concerns and won't respond to opposing viewpoints. This is not good government, and your actions in supporting the HATF recommendations will not be forgotten in the fall of 2025, when you seek re-election.

Sincerely

David Elder and Martina Walsh

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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) Marie

Last name (required) Cruttenden

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)

Increase the supply of housing to meet demand and increase affordability

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

In favour

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Dear Calgary City Council Members,

I am reaching out concerning the escalated housing affordability crisis in our city. A key bottleneck in alleviating this issue is the regulation mandating separate heat sources in basement suites, which imposes significant costs on homeowners without adding to the safety or functionality of these spaces. Addressing this could markedly enhance Calgary's housing situation, offering more legal housing options swiftly and at low cost to taxpayers.

The obligation for a secondary heat source in basement suites comes with an onerous minimum estimated expenditure of \$10,000 for homeowners to install a secondary furnace. Given the advancements in technology, like smart thermostats, tenants can easily control the central home furnace's heat output, removing the need for an additional, separate system. I propose the council reassess this regulation to foster inclusivity and affordability in Calgary's housing landscape.

To resolve this, I suggest two pathways:

1. Establish a subsidy grant covering the secondary heat source installation costs for homeowners creating legal basement suites, encouraging more legal, safe, and affordable housing additions to the market.
2. Amend the rule to permit the primary home furnace's use if the tenant can manage its heat output through a smart thermostat, facilitating easier, more economical legal basement suite constructions.

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

characters)

Implementing These changes will:

- Reduce rental costs by bringing more rental units online, and allow homeowners to offset their housing costs with a mortgage helper suite.
- Make creating legal basement suites more accessible, encouraging homeowners to offer more high-quality rental units.
- Help prospective tenants and bylaw officials identify unsafe suites more efficiently.
- Promote environmental well-being by encouraging energy-efficient single furnace systems, aligning with the City's environmental goals.
- Stimulate the local economy by driving homeowners to engage local contractors for necessary conversions.
- Foster a healthier community through affordable housing, reducing financial stress for renters and homeowners alike.

I am hopeful that the council will act promptly to reevaluate this regulation, fostering a secure, regulated, and more inclusive housing environment in Calgary. This move presents a timely, no-cost solution, promising substantial relief for numerous families while ensuring regulated housing for basement suites.

Sincerely,
Marie Cruttenden

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I have read and understand the above statement.

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

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

Council

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

City of Calgary Housing Strategy

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

Neither

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

Dear Council Members,

I am a 25-year-old woman, born and raised in Calgary. I completed my undergraduate and graduate education outside of Calgary and have lived in several cities that had signs of growing housing unaffordability, namely Ottawa, Waterloo, and Victoria. When living in those cities, I was shocked at the price of rental units and the high cost of living. I knew that I would return to Calgary to be near my family, to enjoy proximity to the mountains, and to hopefully afford to one day buy a house. While my Ontarian graduate peers planned to perpetually rent, I joked that buying a house in Alberta is financially attainable because no one wants to live with our cold winters.

Since returning to Calgary in September of 2022, I have been astounded at the significant increases in rental and housing market prices. Searching for rentals in Calgary's current market reminds me of Ottawa and Waterloo, with low vacancy rates, competitive rental applications, and bloated rent prices.

After reviewing the City of Calgary's Housing Strategy, I have the following comments:

1 New housing should be built based on the principle of 'urban transformations', creating communities that are more dense, walkable, transit-accessible, and sustainable.

1.1 Public transit infrastructure should be concretely supported in the Strategy.

1.2 Environmental sustainability and resiliency should be concretely supported in the Strategy.

2 Address ways to support rental costs in the short-term and medium-term, as the promise of increased housing supply does not resolve current rental unaffordability.

3 Investigate "empty home tax" as an option in Calgary, mirroring the City of Vancouver's policy.

4 Allow only Canadians and Permanent Residents to buy property in Calgary.



-
- 5 Prioritize re-zoning of neighbourhoods, limiting zones for single-detached houses.
 - 6 Address Airbnb, VRBO, other short-term rental platforms in the Strategy.
 - 6.1 Ban the purchase of homes for the sole purpose of short-term rentals or increase taxes from short-term rental properties (divert tax revenue towards building new housing).
 7. Remove minimum parking requirements, mirroring the City of Edmonton's policy.
 8. Forecast estimated population increase and adjust increased housing supply accordingly.
 - 8.1 Include concrete figures of how many new housing solutions will be implemented, on what timeline, and what types of housing will be available (e.g., city-owned, co-operative, residential, etc.).

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I have read and understand the above statement.

First name (required) **Steve**

Last name (required) **Mackell**

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)

Rezoning communities

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

In opposition

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When purchasing my home in 1990, one of the deciding factors of where we purchased was the community and zoning. We paid a price based off the home, community and zoning. The city has to consider these factors before they arbitrarily change community zoning. There will be legal opposition to this change if the city proceeds.

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I have read and understand the above statement.

First name (required) Megan

Last name (required) Brayshaw

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)

7.1

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)

Dear Mayor Gondek and Council,

I write this letter with a heavy heart. My husband and I grew up in very humble beginnings in the peaceful countryside of rural Alberta. When we met, we decided to build a home and life together in Marda Loop. After living there for 10 years, it transitioned and densified into a community we didn't recognize as our own, as we valued different things while raising children. We desired a large yard and a quieter area, prompting us to invest in our forever home not too far away. This new location is still close to the inner city, our workplace, the river, and shopping. That place is the beautiful Elbow Park, where we have resided for five years. We fell in love with our community for its peace and quiet, larger lots, and the reminiscent feeling of our upbringing due to the abundance of trees. We invested our lives and finances into this community.

I have a few thoughts on the blanket upzoning concept. Our housing crisis is the result of significant net migration. However, affordable housing for many will fall into a lower-cost bracket, unlike what many of our inner city RC-1 communities have to offer due to the high land costs. Developers will come in and alter the look and feel of the larger lots, replacing them with luxury multifamily units. This does not address the housing crisis we are facing.

The city owns a substantial amount of land in Calgary where a more cost-effective approach could nurture the growth needed in our city. Why would we divide some of our most beloved inner city communities into smaller pieces to benefit developers, instead of preserving the communities with such rich history that played a pivotal role in this city's early 1900s development?

I understand the need for density; however, this approach seems short-sighted and will not solve our current or future housing crises. You speak of blanket upzoning as a means to allow first-time home renters and buyers to access all communities. I am well aware of the current rents and the selling prices of luxury townhouses in the Beltline communities, as I work with them almost every day. I also observe rental rates, and I can assert with confidence that this demographic will not be able to afford rentals or purchases in this community due to the high land costs and projected resale values, whether for townhouses or duplexes. How does this address our housing crisis?

Another disappointment of mine is the time, money, and community engagement invested in the guidebook. Mayor Gondek, you recently commented on a myth about the city council, stating, "The public has no opportunity to weigh in on changes to what gets built in their neighborhoods." You further stated, "In fact, there must be thorough

resident engagement and a public hearing process before any final decision to move forward with proposed changes on what is allowed to be built in communities across the city. In approving these recommendations, we would be directing city administration to begin that engagement process to find out if Calgarians would like greater housing choice in 'their' neighborhoods."

If you are truly engaging citizens, please ensure that you involve the citizens in the communities that will be directly affected by the change. Engaging citizens who value density in an already densified community and asking them to weigh in on changes in another community does not constitute genuine community engagement.

I am deeply involved in my community and my children's school in Elbow Park, where I am speaking to parents and homeowners. Not a single person supports the concept of any zoning change, especially blanket upzoning. To the citizens in this community, this proposal seems incomprehensible. If you genuinely seek public engagement in these RC-1 communities and wish to listen to the citizens living in these areas specifically, I am confident you will conclude that this is an unwelcome zoning change.

Sincerely, and with Great Concern,
Tanya Eklund

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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) **Imole**

Last name (required) **Lapite**

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

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

The City of Calgary's 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)

The continued building of housing is important but the question the City needs to ask itself is how Calgarians will afford or continue to afford the places they rent. Rent caps and rent control need to go hand in hand with the development of neighbourhoods. Housing most of the population can't afford is not serving anyone. It's important to look at the housing situation from all angles and building houses that landlords charge a kidney and a half for is counterproductive.

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

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

I have read and understand the above statement.

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

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

I have read and understand the above statement.

First name (required) **Bruce**

Last name (required) **Yagos**

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 shortage and cost

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

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

I feel couple things that might help is .first we need homes for the people here so when more people keep moving here looking for rental makes it Even harder.second don't think a home owner renting should be able to rent at ridiculous prices to profit one to two thousand in there pocket every month.and they always makeup so many excuses.and most of the suite's aren't registered with the city I pulled about fifty addresses less then year ago and were on city site.,and some not up to code.if more could buy instead of rent. Just most don't have down payment.but pay 1500.00 to 2200.00 for rent.

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

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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) Rachel

Last name (required) Veinotte

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 - 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)

It is so important to make more affordable housing available. The city council seems to be doing a good job of public engagement and research on the issue. I am strongly in favour of changing the zoning to reflect this need. The single family zoning is not sustainable. Watching all the new development being built further and further away costs the city so much in infrastructure. It just makes sense to densify the current neighborhoods to help with the growing population.

Wednesday, September 13, 2023

Dear Mayor Gondek and City Councillors,

My husband and I have lived in Elbow Park for 3 years now. We choose this neighborhood to raise our 2 children based on various factors. Out of all the factors, the main reason was the single-family home zoning.

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.

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 factors we chose to live in our community are under threat. This community is already surrounded by high density (more affordable) homes in Marda Loop, Mission and Altadore, to name a few. The entire feel of this neighborhood, its character, charm and history will be destroyed if this proposal is approved.

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.

Thank you,

Chad & Corinne Johnson

Ronald P. Mathison
Suite 4900, Eighth Avenue Place
525 - 8th Avenue S.W.
Calgary, Alberta T2P 1G1
403-294-0101

September 13, 2023

To: Madam Mayor Gondek: themayor@calgary.ca
Councillor Sharp, Ward 1: sonva.sharp@calgary.ca
Councillor Wyness, Ward 2: jennifer.wyness@calgary.ca
Councillor Mian, Ward 3: jasmine.mian@calgary.ca
Councillor Chu, Ward 4: sean.chu@calgary.ca
Councillor Dhaliwal, Ward 5: raj.dhaliwal@calgary.ca
Councillor Pootmans, Ward 6: richard.pootmans@calgary.ca
Councillor Wong, Ward 7: terry.wong@calgary.ca
Councillor Walcott, Ward 8: courtney.walcott@calgary.ca
Councillor Carra, Ward 9: gian-carlo.carra@calgary.ca
Councillor Chabot, Ward 10: andre.chabot@calgary.ca
Councillor Penner, Ward 11: kourtnev.penner@calgary.ca
Councillor Spencer, Ward 12: evan.spencer@calgary.ca
Councillor McLean, Ward 13: dan.mclean@calgary.ca
Councillor Demong, Ward 14: peter.demong@calgaary.ca

Dear Madam Mayor, Councillors for Wards 1-14,

Re: New zoning proposal for the City of Calgary

I am writing today to express my opinion that the new zoning proposal which would eliminate the R1 and R2 single-family zoning designations in favour of RCG zoning (the “blanket up-zone”) throughout the City of Calgary, as well as the removal of minimum parking requirements for multifamily properties is, in my judgment, a terrible idea which would undermine the very nature of many communities throughout Calgary.

Please vote against this proposal and particularly 1(d) of the Land Use Bylaw.

Respectfully,

“*Ronald P. Mathison*”

Ronald P. Mathison

cc. City Clerk, cityclerk@calgary.ca

From: [Ida Heron](#)
To: [City Clerk](#)
Cc: [ProgramsOOTC](#)
Subject: Re: [External] Oppose proposed up-zoning
Date: Wednesday, September 13, 2023 10:29:48 PM

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I have read and agree with the FOIP statement highlighted below.

I. Heron

Sent from my iPad

On Sep 13, 2023, at 11:59 PM, City Clerk <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.

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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

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<image001.png>

ISC: Protected

From: Ida Heron [REDACTED]

Sent: Wednesday, September 13, 2023 1:31 PM

To: City Clerk <CityClerk@calgary.ca>
Cc: Councillor Web <CouncillorWeb@calgary.ca>
Subject: [External] Oppose proposed up-zoning

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September 13, 2023

I am concerned by the City of Calgary's Housing and Affordability Task Force's Report (HATFR) 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 am unable to attend the September 14 City Council meeting on this HATFR issue, so I am voicing my objection by this email.

Firstly, while I support reduced bureaucracy and approval processes, it is inappropriate to unilaterally treat all neighbourhoods in the same way with this blanket "up-zone" land use bylaw without considering a community's heritage features and its unique social appeal. Heritage neighbourhoods will be diminished by broadening the permitting to up-zone for Rowhouse Buildings, Townhouses, Duplex Dwellings, Semi-detached Dwellings and other forms.

Instead my unique heritage neighbourhood needs protections from developer-driven housing that will impact the evolution and appeal of its heritage future. My community thrives on its existing individual family dwellings on single lots with yards and gardens. There is pride of ownership of individual homes, resulting in stability and social cohesion. As a result, my neighbourhood is characterized by many long term home owners, including through several generations. I don't think this will be the case for the up-zone dwelling forms. I fear developers will target single family dwellings and replace them with the higher density forms of buildings. Existing social cohesion will be eroded.

My neighbourhood has a positive reputation and appeal for its history, heritage homes, and the green space provided by single family dwellings with yards and gardens, which are enjoyed by many people, both within and outside of my neighbourhood, in Calgary. An infusion of higher density dwelling forms will reduce the amount of green space and gardens. And these proposed dwelling forms will negatively fill unobstructed air and land space. People interact more when they have a social investment such as pride in the upkeep of their homes and gardens.

Secondly, the idea to bypass engagement of the community's residents in this proposed up-zoning bylaw is wrong. I want my community to have input for guidelines and standards that are supportive of the characteristics and evolution of my neighbourhood.

Lastly, we were recently canvased by the City to seek ideas on how to preserve heritage bungalows and the associated pastoral image of our community. This new proposed up-zoning land-use bylaw would act contrary to this previous initiative.

I urge the City of Calgary Council to reconsider this proposed “up-zoning” land use bylaw as it pertains to historical neighbourhoods.

Sincerely,
I. Heron

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From: [Scott Rusty Miller](#)
To: [City Clerk](#)
Subject: Re: [External] Opposed to recommendation 1(d)(i) of the Housing and Affordability Task Force Report (TF Report)
Date: Thursday, September 14, 2023 1:27:05 AM
Attachments: [image001.png](#)
[image001.png](#)

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Dear City Clerk, in response to your request I confirm that I read and agree with the FOIP statements contained in your email of September 13, 2023. Thank you.

Scott Rusty Miller

Phone: 
mobile

On Wed, Sep 13, 2023 at 5:27 PM City Clerk <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.

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Thank you,

The City Clerk's Office

City Clerk's Office

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

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From: Scott Rusty Miller [REDACTED]
Sent: Wednesday, September 13, 2023 5:02 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>; President - Mount Royal Community Association <president@mrca.ca>
Subject: [External] Opposed to recommendation 1(d)(i) of the Housing and Affordability Task Force Report (TF Report)

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I am opposed to the proposed changes to the land-use bylaw contained in recommendation 1(d)(i) of the Housing and Affordability Task Force Report (TF Report), which would “make the base residential district R-CG with guidance for single, semi-detached, row and townhouses into a single land-use district.”

I was born in Calgary and I am a long term citizen and I have a deep appreciation for the consistent land zoning approach across its diverse communities, including reasonable controls for development which has been successfully maintained through the use of zoning to encourage

common community characteristics for building forms. The proposal to allow blanket use of R-CG will disrupt the existing cohesive nature of existing neighborhoods, eliminate the sole opportunity for community and individual input on land-use decisions that will have a direct impact on existing homes by permitting fundamental and potentially disruptive changes without regard to the contextual nature of the community. The proposed change will profoundly and adversely affect the character and livability of our communities for generations. Impacts include destruction of urban canopy, green space, privacy, sunlight, traffic, and lack of parking.

The City says that it "...recognizes public input as an essential aspect to the approval process of development and land-use applications" but this proposal will eliminate the principal forum for communities and affected neighbours to raise concerns and seek appropriate accommodations. The current development review process is the only effective forum available to communities and citizens seeking to contest inappropriate and non-contextual development.

The proposal is undemocratic and contrary to the City's stated position to encourage public input. It will remove one of the last remaining checks in the system and make it easier for developers to eliminate the only real public opportunity to weigh conflicting interests. It will unilaterally impose development on communities without reasonable and appropriate regard to the legitimate concerns or interests of existing residents.

No evidence has been provided by the proponents to demonstrate that this change will benefit anyone other than developers who will no longer have to reasonably address the concerns of the individuals who will be directly affected. There is no evidence that this proposal will increase the number of affordable housing units. Anecdotal evidence shows that new housing developments in R-1 areas results in equally expensive but denser development which adversely impacts the existing infrastructure and reduces quality of life elements such as the urban canopy.

The proposal is detrimental to a fair process that is required to balance the interests of all parties and will only result in benefit to developers. Please use your vote to support a democratic process and preserve a needed check in the development review process.

Thank you,

Scott Rusty Miller

Phone: 
mobile 

From: [Patricia McCunn-Miller](#)
To: [City Clerk](#)
Subject: Re: [External] City Council Meeting September 14th to Consider Recommendations by Task force on Housing and Affordability
Date: Thursday, September 14, 2023 1:34:55 AM
Attachments: [image001.png](#)

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Dear City Clerk

I am responding to your email and hereby confirm that I have read and agree with the FOIP statement that you highlighted below. Please ensure that my comment letter in opposition to the proposed blanket up zoning of residential to RCG is counted for purposes of the September 14 City Council meeting.

Patricia McCunn-Miller

On Thu, Sep 14, 2023 at 12:25 AM City Clerk <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.

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Thank you,

The City Clerk's Office

City Clerk's Office

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

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From: Patricia McCunn-Miller [REDACTED]
Sent: Wednesday, September 13, 2023 4:57 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>; mrca president <president@mrca.ca>
Cc: City Clerk <CityClerk@calgary.ca>
Subject: [External] City Council Meeting September 14th to Consider Recommendations by Task force on Housing and Affordability

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I am opposed to the proposed changes to the land-use bylaw contained in recommendation 1(d)(i) of the Housing and Affordability Task Force Report (TF Report), which would “make the base residential district R-CG with guidance for single, semi-detached, row and townhouses into a single land-use district.”

I am a long term citizen of Calgary and I have a deep appreciation for the consistent land zoning approach across its diverse communities, including reasonable controls for development which has been successfully maintained through the use of zoning to encourage common community characteristics for building forms. The proposal to allow blanket use of R-

CG will disrupt the existing cohesive nature of existing neighborhoods, eliminate the sole opportunity for community and individual input on land-use decisions that will have a direct impact on existing homes by permitting fundamental and potentially disruptive changes without regard to the contextual nature of the community. The proposed change will profoundly and adversely affect the character and livability of our communities for generations. Impacts include destruction of urban canopy, green space, privacy, sunlight, traffic, and lack of parking.

The City says that it "...recognizes public input as an essential aspect to the approval process of development and land-use applications" but this proposal will eliminate the principal forum for communities and affected neighbours to raise concerns and seek appropriate accommodations. The current development review process is the only effective forum available to communities and citizens seeking to contest inappropriate and non-contextual development.

The proposal is undemocratic and contrary to the City's stated position to encourage public input. It will remove one of the last remaining checks in the system and make it easier for developers to eliminate the only real public opportunity to weigh conflicting interests. It will unilaterally impose development on communities without reasonable and appropriate regard to the legitimate concerns or interests of existing residents.

No evidence has been provided by the proponents to demonstrate that this change will benefit anyone other than developers who will no longer have to reasonably address the concerns of the individuals who will be directly affected. There is no evidence that this proposal will increase the number of affordable housing units. Anecdotal evidence shows that new housing developments in R-1 areas results in equally expensive but denser development which adversely impacts the existing infrastructure and reduces quality of life elements such as the urban canopy.

The proposal is detrimental to a fair process that is required to balance the interests of all parties and will only result in benefit to developers. Please use your vote to support a democratic process and preserve a needed check in the development review process.

Thank you,

Patricia McCunn-Miller

Email: [REDACTED]

From: [George Zajiczek](#)
To: [City Clerk](#)
Subject: Re: [External] Housing and Affordability Task Force Report
Date: Thursday, September 14, 2023 7:29:05 AM
Attachments: [image001.png](#)
[image001.png](#)

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We have read and agree with the FOIP statement.

On Thu, Sep 14, 2023 at 7:13 AM City Clerk <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.

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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

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From: George Zajiczek [REDACTED]
Sent: Wednesday, September 13, 2023 8:53 PM
To: Mayor <TheMayor@calgary.ca>; sean.chu@calgaru.ca; Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; Mian, Jasmine <Jasmine.Mian@calgary.ca>; Chabot, Andre <Andre.Chabot@calgary.ca>; Dhaliwal, Raj <Raj.Dhaliwal@calgary.ca>; Pootmans, Richard <Richard.Pootmans@calgary.ca>; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; Penner, Kourtney <Kourtney.Penner@calgary.ca>; Walcott, Courtney <Courtney.Walcott@calgary.ca>; McLean, Dan <Dan.McLean@calgary.ca>; Demong, Peter <Peter.Demong@calgary.ca>; Wong, Terry K. <Terry.Wong@calgary.ca>; Spencer, Evan P. <Evan.Spencer@calgary.ca>
Cc: City Clerk <CityClerk@calgary.ca>
Subject: [External] Housing and Affordability Task Force Report

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Removing the right of citizens to engage in planning decisions that impact their homes and communities is unacceptable.

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

Claire Galvin and George Zajiczek

1239 Lansdowne Ave SW

T2S 1A4

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From: [chris wolfenberg](#)
To: [City Clerk](#)
Cc: [Walcott, Courtney](#); [Mayor](#)
Subject: [External] Zoning
Date: Thursday, September 14, 2023 2:57:30 PM

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Please accept this email as notice of my opposition to the current proposals before council that would have the effect of removing the R1 zoning designation in Roxboro where I live with my family. The current proposal would destroy the fabric of our neighbourhood and have an unknown impact on property values. I bought there for a reason. The policy reasons behind the proposal aren't justified on the basis of logic or economics but politics. I encourage you to realize the political effect adopting the proposal would have on your electoral careers.

That's it. I'm happy to have a reasonable discussion on the topic but don't feel that a policy driven response is required here. Feel free to reach out.

Thanks,

Chris Wolfenberg



From: [Edmund Barker](#)
To: [City Clerk](#)
Subject: Re: [External] Housing and Affordability Task Force report
Date: Thursday, September 14, 2023 12:51:56 PM

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With regard to this message/ my comments confirm that I have read and agree to/with the FOIP statement and would like my comments entered into the record for today's meeting.

Edmund Barker

nb as feedback the public submissions form is overly complex and rather user unfriendly.

Sent from my iPhone

On Sep 14, 2023, at 8:58 AM, Chabot, Andre <Andre.Chabot@calgary.ca> wrote:

Hello Edmund

Thank you for taking the time to write to me.

I greatly value everything you have to say and would like to mention that you have the opportunity to join the September 14 Community Development Committee meeting that starts at 9:30 a.m. today. It will be held in Council Chambers at City Hall where we will be discussing the City of Calgary's Housing Strategy.

If you would like to express your opinion in public, you may do so either virtually or in person. To ensure a spot, you might like to register in advance.

<https://forms.calgary.ca/content/forms/af/public/public/public-submission-to-city-clerks.html>

To access the meeting virtually - search or go to the City of Calgary website and include the phrase Council Committee webcasts -- or you can use this link

<https://www.calgary.ca/council/council-and-committee-webcasts.html>

Thanks again for sharing your opinion, it helps me to determine the wants and needs of the residents of Ward 10 and the City of Calgary.
Andre

From: Edmund Barker [REDACTED]
Sent: Wednesday, September 13, 2023 11:21 PM
To: hemayor@calgary.ca
Cc: City Clerk <CityClerk@calgary.ca>; Walcott, Courtney <Courtney.Walcott@calgary.ca>; Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@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>; 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>; Mian, Jasmine <Jasmine.Mian@calgary.ca>
Subject: [External] Housing and Affordability Task Force report

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Dear Mayor Gondek,

This is written to express concerns about portions of the recommendations from the Housing and Affordability Task Force (HATF) report, particularly focusing on recommendations 1 and 3.

While recognising the developing challenge of housing availability and affordability there should in responding to this situation be an awareness of the possibility of overriding basic principles of common sense and natural justice while making such responses.

Firstly a question that I do not clearly see answered is what is the definition of "Affordable" for affordable housing other than being designated as "defined by the City". Till the target being aimed for is clearly defined (after open discussion) a plan, especially one with such broad implications as the recommendations imply, really should not be put in place.

Recommendation 1 a.

Does this mean that there will be a retroactive requirement to build up to/convert 15% of properties to non market housing in each in every local area plan? This does seem to be a possible interpretation.

Recommendation 1 c.

Not having a clear idea of the size and nature of all city local plan areas it is hard to state if this is a reasonable suggestion. Different areas however presumably have different structural features in their character and surely taking this into account should be a factor rather than the blanket presumption implicit in the recommendation that any/all housing types are appropriate for all areas. This leads to -

Recommendation 1 d/f l.

The proposal to make all areas the same ,R-CG, is breathtakingly sweeping. One size fits all is almost invariably a very dangerous idea, which is what this recommendation is. While increasing total quantity of housing supply in the City as a whole is completely reasonable the idea that there should not be diversity between communities is not. The ability to build (likely in some areas for great profit to developers) a hodge podge of housing type will almost invariably lead to a marked disruption of the diversity of communities which will also lead to a loss of character and appeal for the city as a whole. To use a metaphor there is a risk of "throwing out the baby with the bath water".

How much thought has been given to the loss of the previously, presumably important, rationale for planning requirements such as not having variable set backs, height restrictions in relation to neighbouring housing , loss of boulevards/tree cover, increased congestion etc in developments?

Recommendation 1 h.

Recommending the removal of the right of householders/citizens to question developments in their neighbourhood is an outrageous overreach. Government should be the servant of the people not the dictator to the people. However noble the aim, this suggestion should be a total non starter.

Recommendation 3.

The HATF is falling into the modern trap of defining need or deserving by group not on individual basis/need. An individual in need of affordable housing, whether indigenous, indigent, male/female or other, specified visible group or not etc, is an individual in need. Providing specific extra support for certain groups is a dangerous slope to step onto; George Orwell in Animal Farm warned of the outcome; "All animals are equal, but some are more equal than others".

If council accepts the recommendations without addressing these concerns, and without more complete feedback from the public, I would suggest it is simply taking the easier path to abrogate the need to make more difficult decisions on planning and development with more focused choices on placement of housing in the City.

I would urge council to avoid implementing the recommendations noted above for the reasons mentioned.

My thanks for your time in noting these concerns.

Yours Sincerely

Edmund Barker (roll number )

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HATF Report Comments: Tony Morris KC

Good day Mayor, Councillors and members of City Administration.

My name is Tony Morris and for the last 10 years I've been the Co-President of the Calgary River Communities Action Group, a not-for-profit society of volunteers formed in the days after the 2013 floods that devastated this City and southern Alberta. We formed the Action Group understanding the value of a broad community voice of the affected and to advocate for meaningful and effective outcomes in response to that incredible event. The Action Group's Board and almost 1000 Members participated in numerous initiatives to better protect this City, the most important outcome to date being the Springbank Off-Stream Reservoir project now under construction west of the City.

Today I'm speaking to you not as a representative of the Action Group, but on behalf of the Rideau-Roxboro Community Association, the neighbourhood in which my wife and I have worked and lived for 20 years and where we've raised our 3 sons. This is a place that I love and feel blessed to call home, with a community spirit forged in the trauma of the flood and the many challenges it and the long road of recovery presented.

Late this summer I was asked to participate with other neighbours in my community's engagement in the West Elbow Local Area Plan process just getting underway this month. As you know 2 LAPs for the City have been completed and several are underway. We understand that this involves an extensive and well-planned process

and discussion between City Administration and community representatives, in order to formulate a comprehensive plan to evolve and refresh communities over time. The neighbourhoods involved in each LAP include different zoning designations, transportation hubs, commercial businesses and other characteristics. Most would of course involve R-C1 or R-C2 neighbourhoods given their predominance throughout the whole of Calgary.

The LAP process makes sense to our Community Association. Rideau-Roxboro is gearing up to participate in this. It contemplates the involvement of all residents, business owners and stakeholders in West Elbow to derive a plan, within the needs and development context of the broader City, for the evolution of the area. Multiple competing interests will need to be balanced, with the goal of course to achieve a broad if not absolute consensus based on, most critically, the voices of the affected. As citizen of this City, this is our expectation.

I mentioned to you my work on the Flood Action Group because an important part of our mandate has been to help shape sensible policy. We recognized that poor policy badly made can do more damage to communities than flood waters. While it has certainly been more the exception than the rule, I can cite examples of destructive policy proposed at each level of government calling out for our intervention. The policies that ultimately resulted were more sensible, effective and accepted by all stakeholders. In each case, our elected officials did more than hear us. They listened. This City is a better place for that dialogue.

What prompts me to speak to you today is the Housing Affordability

Task Force Report Recommendation #1(d) which would see the elimination of neighbourhoods of predominantly Single Detached Dwelling units throughout the entirety of Calgary. In our community's view, this is a potentially damaging policy being poorly made.

Before I elaborate, let me say that most of the Recommendations in the Report appear to us, as citizens of Calgary, to be sensible, workable and in fact laudable. We would like to see all Calgarians, regardless of economic means, have realistic housing options that address their needs and where they and their families can thrive. We think these Recommendations may well expand housing options with few unintended consequences, and they should be further pursued.

But the up-zoning Recommendation #1(d) is fundamentally different. It represents a profound change to the core (roughly 60%) building stock to this City underpinning neighbourhoods sought out by Calgarians for generations. It is a once-in-a-lifetime change that cannot be undone once made. It instantly undermines the development expectations of the hundreds of thousands of families who've made investments in these neighbourhoods, based on the "social contract" with the City expected by residents through neighbourhood zoning, now unilaterally terminated by the City. 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 up-zoning Recommendation is the nuclear option.

When I was first introduced to this issue a short while ago, and because I'm not trained on the subject of urban development and economy, I went to the webpage for the Task Force in order to learn more about the issue. What I expected to find there was: first, a panel of experts academically credentialed on those specific subject areas; second, very clear definitions of the issues and the goals to be achieved; third, a thorough review of the scholarly work and data on the issues to draw from academic research, best practices and lived experiences elsewhere; fourth: clear conclusions as to what methods work best to achieve those goals with minimal unintended consequences; and fifth: a set of Recommendations drawn from that rigorous review and thinking.

In my view, what I saw in the Report was only the last of those 5 things, unfortunately undermining the veracity of the Recommendations made. With respect to the critically important up-zoning Recommendation, implementing such a significant change is simply not supported or justified by the Report. There is no clear and compelling research presented that definitively confirms that that specific Recommendation will address the issues or meet the stated goals. Or for that matter, any research at all. I'm now retired but in 32 years of practicing law with some significant public entity clients, I can confidently say that no responsible governing body in the private or public sector would ever make such a consequential decision on a report so lacking in rigour.

I'm not here to debate the question of whether up-zoning will achieve the stated ends, as I'm ill-equipped to do that in anything other than an anecdotal way. That is no basis for policy creation. I'm also unable to tell Council how residents may wish to see Rideau-

Roxboro evolve over time. We are only just now starting the LAP process for our community and my personal views will likely not be reflected in the final vision.

What I can say with absolute clarity is that Rideau-Roxboro has no interest in being excluded from discussions regarding the housing forms built in the community. Recommendation #1(d) does just that, and this is unacceptable. Rideau-Roxboro will not allow its community to evolve solely at the whim of the property developers and the speculative investors that ply their trade in neighbourhoods under transition.

It is also unnecessary. The City now proposes to gut its own development community engagement process, a process already finalized in 2 wide areas and being undertaken in several others including Rideau-Roxboro. The Local Area Planning process is the type of community engagement that should be championed by all Councillors on behalf of their constituents, not the wholesale abdication of their representation of their ward. This is what is so galling about Recommendation #1(d): besides property tax, community development is probably the most important municipal issue for stakeholders. Yet this Council seems to believe it should get out of the business of engaging with its constituents. Per Councillor Sharpe's Notice of Motion, the City can certainly manage the rezoning applications the City currently receives. Council instead appears to be quite prepared to let developers and investors drive the bus on how this City matures, to effectively eviscerate its own process and to hand the keys over to unaccountable for-profit interests in one irreversible, ill-considered and unjustified decision. The key question is, where is your representation of the folks who have put you in your

chairs?

It's not too strong to say that this City Council simply has no mandate for a critical decision of this magnitude that obviates its own planning regime. I'm not aware of any Councillor obtaining a seat in front of me running on a platform of this unprecedented and profound change to the character of this City. Even now, some Council members are not calling out the up-zoning Recommendation as the key concern with the Report, apparently happy to leave it below the radar. The language of "crisis" abounds, and "emergency" weekend Council meetings appear to be designed to rush a decision on the up-zoning Recommendation forward with the other 32 Recommendations before communities have an opportunity to really engage on this issue. This is terrible practice. Bad policy that invites irreversible unintended consequences is often made in haste, and in this case is so unnecessary when there are many other viable, manageable and justifiable alternative Recommendations that this City could certainly enact in the near term. Recommendation #1(d) is also simply unnecessary given the City's own current inclusive development processes.

There has been little reported information about the City's efforts to access the Federal Government's \$4 Billion "Housing Accelerator Fund". But in looking at the "Pre-Application Reference Material" document posted on the government's website, I was struck by the alignment of the HATF Report Recommendations to the Section 7 "Action Plans" listed there, and the metrics for funding, including timelines. It appeared to me that the Report would neatly fit the City's application for funds, which would be a major driver to the current City initiative. That may be meritorious, but ultimately at

what cost to the City as a whole over time? Is the up-zoning of the whole of Calgary lynchpin to receiving any Federal dollars? Can the City not apply some of its recent substantially quarterly budget surplus to promptly provide affordable housing to those most in need without such a dramatic and consequential decision made in haste?

Members of Council have said it is time to “be bold” on the housing affordability stress. Boldness requires courage in the face of uncertainty. If this Council has the courage, I challenge it to take this incredibly consequential up-zoning Recommendation to the people that elect it. It is much more significant to this City’s future than whether another Olympic Games is held here. So let the people decide through a clear plebiscite. Or state your position as a clear platform plank in the next municipal election. There is absolutely no rush to the up-zoning Recommendation when so much else could be done now to address these issues with little apparent risk of unintended consequences, and assess their effectiveness. Let the people who put you in your chairs definitively tell you who is to drive the evolution of this City: the residents of this City working with City Administration under current inclusive and measured development processes, or developers and investors through a haphazard land rush that very likely does not address the affordability imperative.

A final thought. In this time where skilled construction labour is so difficult to find, who is going to supply all of these additional affordable units? Investors and developers will chase margins. Are those found in the most expensive land feedstock neighbourhoods, where resulting multi-unit dwellings fetch a premium price? What community of buyers does that serve? What trades are left available

to build the units most needed? Again, unintended consequences may undermine the entire initiative.

The Rideau-Roxboro Community Association respectfully asks Council to remove Recommendation #1(d) from its current consideration of the Task Force Report's 33 Recommendations. Please take your fingers off the nuclear button. It's unnecessary given the City's own processes to mature this great City.

Please, on this critical decision, don't confuse being careless with being bold. Let's make good development policy together, through the processes you've already put in to place.

Thank you for listening.

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

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

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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)	Penny Lane Entertainment
Last name (required)	Group
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Penny Lane Entertainment Group

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)

City of Calgary 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

City of Calgary Council Members,

As an organization that employs thousands of young adults on a yearly basis, we see first hand the impact of current housing costs on our staff and our customers who are primarily in the 18-24 year old demographic.

We are a locally owned and operated Calgary business for over 27 years. The only way we have been able to grow our business and brand for this many years - is through our staff (Team Cowboys). They are the key to who we are and the key to providing the 'Cowboys Experience'. Without them - we have no business.

In turn, the vast majority of our patrons fall within the 18-24 demographic. Young students and residents that come to our businesses to celebrate their birthdays, to support school & charity fundraisers, and to attend and enjoy live events.

It has become a primary concern for virtually all our staff and we consistently hear conversations about how they have to make tough decisions about which necessities they are going to cut back on to be able to afford rent each month.

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

This is especially more difficult for those who are students and don't have the availability to pick up more shifts or a second job. Many of our staff are struggling to keep up with school because they need two jobs on top of being full-time students just to keep the bills paid. This also is having severe impacts on their mental health and stress levels when each month they are trying to figure out what to sacrifice in order to stay

housed.

An affordable housing strategy is desperately needed and would address many of these concerns. This would have a direct impact on their finances and overall mental health. We as a team and a company fully support any strategies that make a positive impact on this housing situation and help create a realization of a better future for this generation of young adults and future ones.

Penny Lane Entertainment Group and many of our friends in the hospitality and entertainment sector in this city support the City of Calgary's Housing Strategy to make Calgary an affordable city to build a future in. We have heard from our staff and patrons and an overwhelming number of young residents have voiced their support for this much-needed initiative today and for future generations. We strongly believe this is an important step to building economic prosperity for our great city.

We hope that our council members take our staff and patron voices into consideration and choose to support the City of Calgary's Ho

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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) Harpunit

Last name (required) Mann

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)

Request to speak

How do you wish to attend?

Remotely

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

No

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

Council

Date of meeting (required)

Sep 19, 2023

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

(required - max 75 characters)

Public Hearing September 19, Planning Matters CPC2023-0774

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

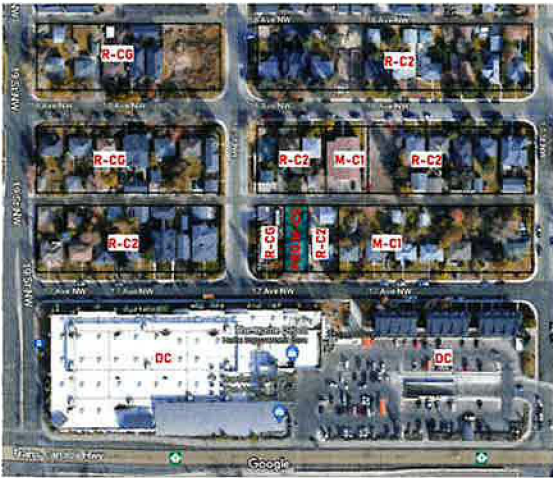
In favour

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

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

Respected council members the proposed development project will be a good addition to the neighborhood and an enhancement of the residential context in the vicinity by endorsing the MDP objective of the densification of urban areas. The multifamily development will be targeting young families by offering three-bedroom units. Parking requirements will be met by providing 5 on-grade parking stalls accessible from the lane to the north. The parcel is located within a 2-minute walk from NB 19 ST NW @16 AV NW on bus routes 105, 404 & 414. Sustainability initiatives like rough-ins for EV charging and solar power will be provided and units will target an energy-star rating system. DP application has been submitted for his project and under review.

PROPOSED 17 AV NW DEVELOPMENT

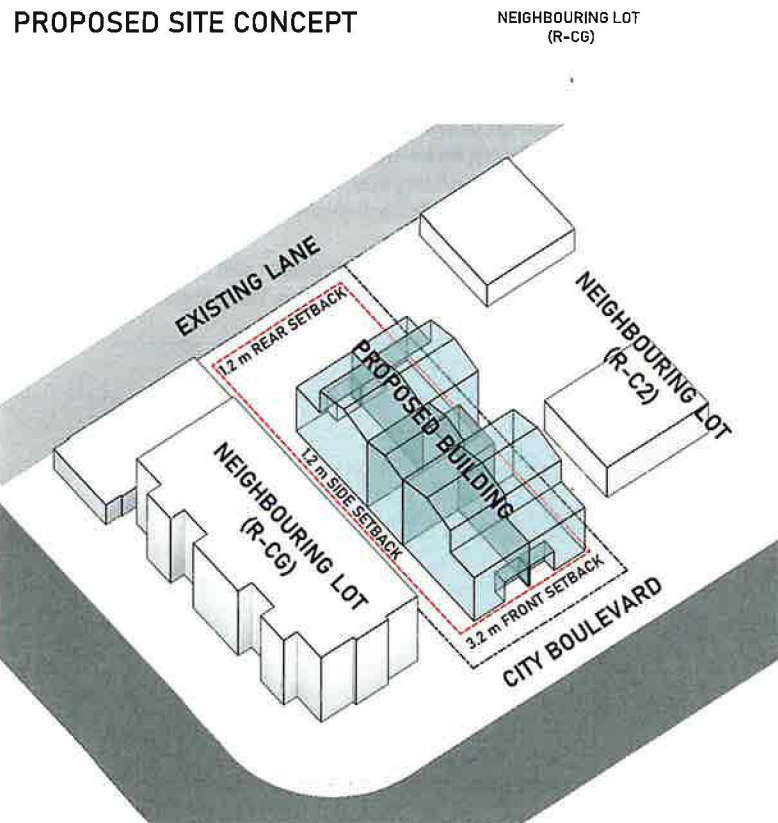


VICINITY MAP

BY LAW REVIEW		
Municipal Address:	1836 17 AV NW, CALGARY, AB	
Community:	Capitol Hill Community	
Land Use District	Current	Proposed
	R-C2	M-CG
Area:	560.22 m ²	6030.15 ft ²



PROPOSED SITE CONCEPT



CONCEPTUAL MASSING

SITE LEGEND:

- 1 BUILDING 1 - 5 DWELLING UNITS & 5 SECONDARY SUITES
- 2 CAR PORT - 5 PARKING STALLS
- 3 WASTE & RECYCLE AREA
- 4 PATIO-PRIVATE AMENITY SPACE FOR DWELLING UNITS

HIGHLIGHTS:

- Family oriented development
- Five 3-bedroom units with secondary suites
- Adequate parking
- Supports city densification strategy

QUESTIONS/INQUIRES:



SUITE 1220, 717 7TH AVE. SW CALGARY AB T2P 1C1
PH: (403) 241-1000 FAX: (403) 241-1000

For any questions/enquiries please contact us at: info@spherarc.com



FERNRIDGE CONSTRUCTION INC.
17TH AV. NW MULTIFAMILY

1836 17TH AV. NW CALGARY
LOT 17 & 18
BLOCK 31
PLAN 2864AF

ISSUED FOR DEVELOPMENT PERMIT
2023-AUG-15

17TH AV. NW MULTIFAMILY

1836 17TH AV. NW CALGARY
ISSUED FOR DEVELOPMENT PERMIT

DP000

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. AN IMPROPER AND/OR INADEQUATE VERIFICATION OF DIMENSIONS MAY RESULT IN THE EXCLUSION OF THE CONTRACTOR FROM THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY OF CALGARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE CITY OF CALGARY.

PROJECT DATA / ZONING BYLAW SUMMARY		
Item	Description	Reference
Project Description	Proposed multi-residential development with 5 units and 5 secondary suites.	
Project Name	17 Ave NW	
Municipal Address	1836 17 AV NW	
Legal Description	LOT 17 & 18, BLOCK 31, PLAN 2864AF	
Site Area	0.0558 ha	
City File #	LUR2023-0035	
Existing Lot Zoning	R-C2	
Proposed Lot Zoning	M-CG	
Abutting Zones	South - 17 AVE NW North - R-C2 East - R-C2 West - R-CG South - DC	
Zoning Overlays	None	
Zoning Special Areas	None	
Flood Protection Area	No	
AVPA	No	
Abandoned Wells	None	

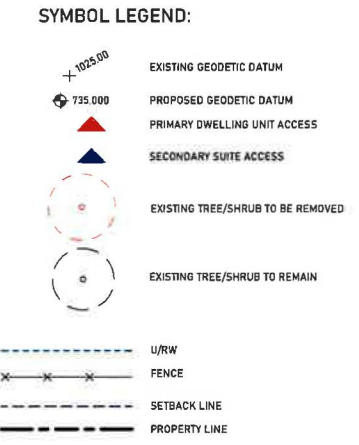
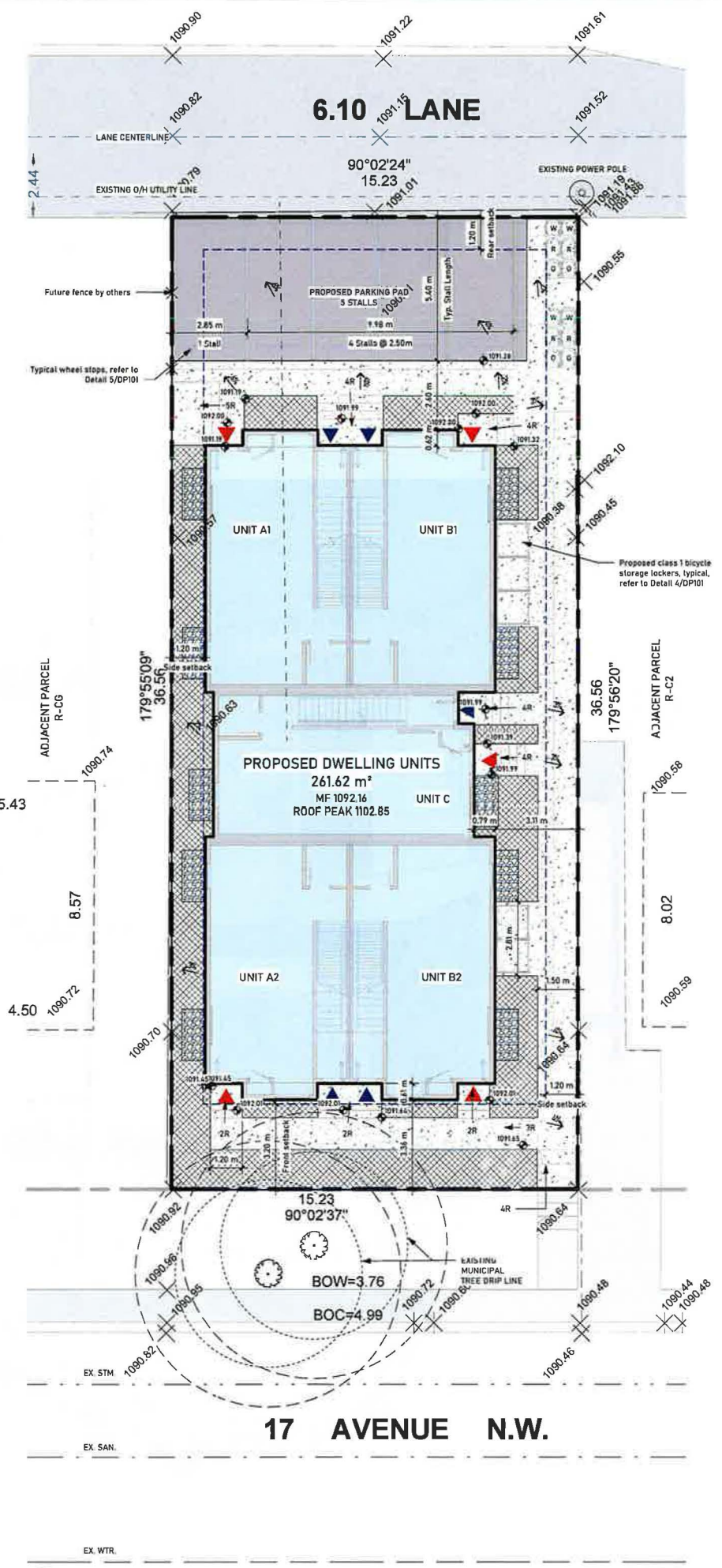
Applicable Bylaw	City Of Calgary LUBIP2007	
Permitted Uses	Multi-Residential Development (Discretionary)	578
	Secondary Suites (Permitted)	577
Permitted Density	5.55 units (111 units per hectare)	580
Proposed Density	5	
Permitted Max. Height	12 m	585
Proposed Height	11.8 m	
Min. Front Setback	3.0m	583(2)
Min. Rear Setback	1.2m	583(5)
Min. Side Setback	1.2m	583(4)
Proposed Building Setbacks	Refer to site plan	
Front Setback	3.2 m	
Side Setback	1.2m	
Rear Setback	1.2m	
Principal Entrances	At grade	
Min. Amenity Area per Unit	5m ²	
Min. Parking Required	0.625 stalls per unit or suite	558(a)
No. of Parking Stalls Proposed	5 Stalls	

Site/Building Data		
Site Area	558.27 m ² / 0.0558 ha	
Dwelling Units	5 Dwelling Units & 5 Secondary Suites	

Amenity Space Analysis		
Min. area per dwelling	5 m ²	557(4)
Min. total area required	25 m ²	
Min. dimension	2m	557(8)
Amenity Space Provided	25 m ² (Balconies)	557(8)

Bicycle Parking Analysis		
Required Class 1 Residential	10	559(a) & 559(b)
Required Class 2 Residential	N/A	
Total Required	10	
Provided	10 (Storage Shed)	

Landscaping Analysis		
Required Landscaping	40% (223.30 m ²)	551(2)
Low Water Landscaping Reduction	3% (16.75 m ²)	553
Street-oriented Multi-Residential	21.8 m ²	554(1)
Total Reductions	38.55/ m ² (7% of parcel area)	
Required Landscaping After Reductions	184.75 m ² (33% of parcel area)	
Min. Soft-surface Landscaping	30% (55.43 m ²)	551(5)
Max. Hard-surface Landscaping	50% (92.38 m ²)	551(3)(a)
Proposed Landscaping	214.33 m ² (38.39% of parcel area)	
Proposed Permeable surface Landscaping	97.11 (45.31%)	
Proposed Hard-surface Landscaping	117.22 (54.69%)	
Required Number of Trees	5 (min. 25% coniferous)	552(2)
Required Number of Shrubs	10	552(2)
Proposed Number of Trees	5 (60% low water coniferous)	
Proposed Number of Shrubs	28 (64% low water)	



- SITE PLAN GENERAL NOTES:**
- Refer to civil engineering drawings for grading, drainage, & site servicing information.
 - Refer to electrical drawings for site lighting & power information.
 - Refer to landscape drawings for detailed landscaping layout & planting information, and surface finishes.
 - Refer to drawing DP101 for alle details.
 - Asphalt surfaced roadways to support min. 38,556 kg & point load of 517 kpa (75 psi) over 24" x 24" area, subgrade preparation as per city of calgary standards, refer to geotechnical report.
 - Sidewalks & curbs are cast concrete typical, curbs to road perimeter to be low profile rolled curbs as per City of Calgary Roads Construction Standards Specifications, Figure 15, Section B and Curb Crossing B.
 - Post-mounted signage to be inset min. 0.6m from face of curb typical.
 - Sidewalks are 1.2m wide typical with broom finish unless otherwise noted.

GROSS FLOOR AREAS

Level	Area	Area (ft ²)
UNIT A1		
MAIN FLOOR	51.24 m ²	551.59 ft ²
2ND FLOOR	45.32 m ²	487.84 ft ²
3RD FLOOR	40.82 m ²	439.38 ft ²
UNIT A1	137.39 m²	1478.82 ft²
UNIT A2		
MAIN FLOOR	51.24 m ²	551.59 ft ²
2ND FLOOR	45.32 m ²	487.84 ft ²
3RD FLOOR	40.82 m ²	439.41 ft ²
UNIT A2	137.39 m²	1478.85 ft²
UNIT B1		
MAIN FLOOR	51.19 m ²	551.05 ft ²
2ND FLOOR	43.67 m ²	470.09 ft ²
3RD FLOOR	39.89 m ²	429.41 ft ²
UNIT B1	134.76 m²	1450.56 ft²
UNIT B2		
MAIN FLOOR	51.19 m ²	551.05 ft ²
2ND FLOOR	43.68 m ²	470.15 ft ²
3RD FLOOR	39.90 m ²	429.48 ft ²
UNIT B2	134.77 m²	1450.68 ft²
UNIT C		
MAIN FLOOR	54.20 m ²	583.36 ft ²
2ND FLOOR	45.49 m ²	489.64 ft ²
3RD FLOOR	35.42 m ²	381.24 ft ²
UNIT C	135.10 m²	1454.24 ft²
BUILDING TOTAL	679.41 m²	7313.14 ft²

AMENITY AREAS

Name	Area
UNIT A1	5.30 m ²
UNIT B1	5.12 m ²
UNIT A2	5.38 m ²
UNIT B2	5.02 m ²
UNIT C	12.25 m ²

project information

client: **FERNRIDGE CONSTRUCTION INC.**

project title: **17TH AV. NW MULTIFAMILY**

municipal address: **1836 17TH AV. NW CALGARY**

legal description: **LOT: 17 & 18 BLOCK: 31 PLAN: 2864AF**

phase: **DEVELOPMENT PERMIT**

issue revision

no.	date	description
1	2023-AUG-15	ISSUED FOR DEVELOPMENT PERMIT
2	2023-AUG-16	REVISED FOR CLIENT REVIEW

project number: **23-313** scale: **As indicated**

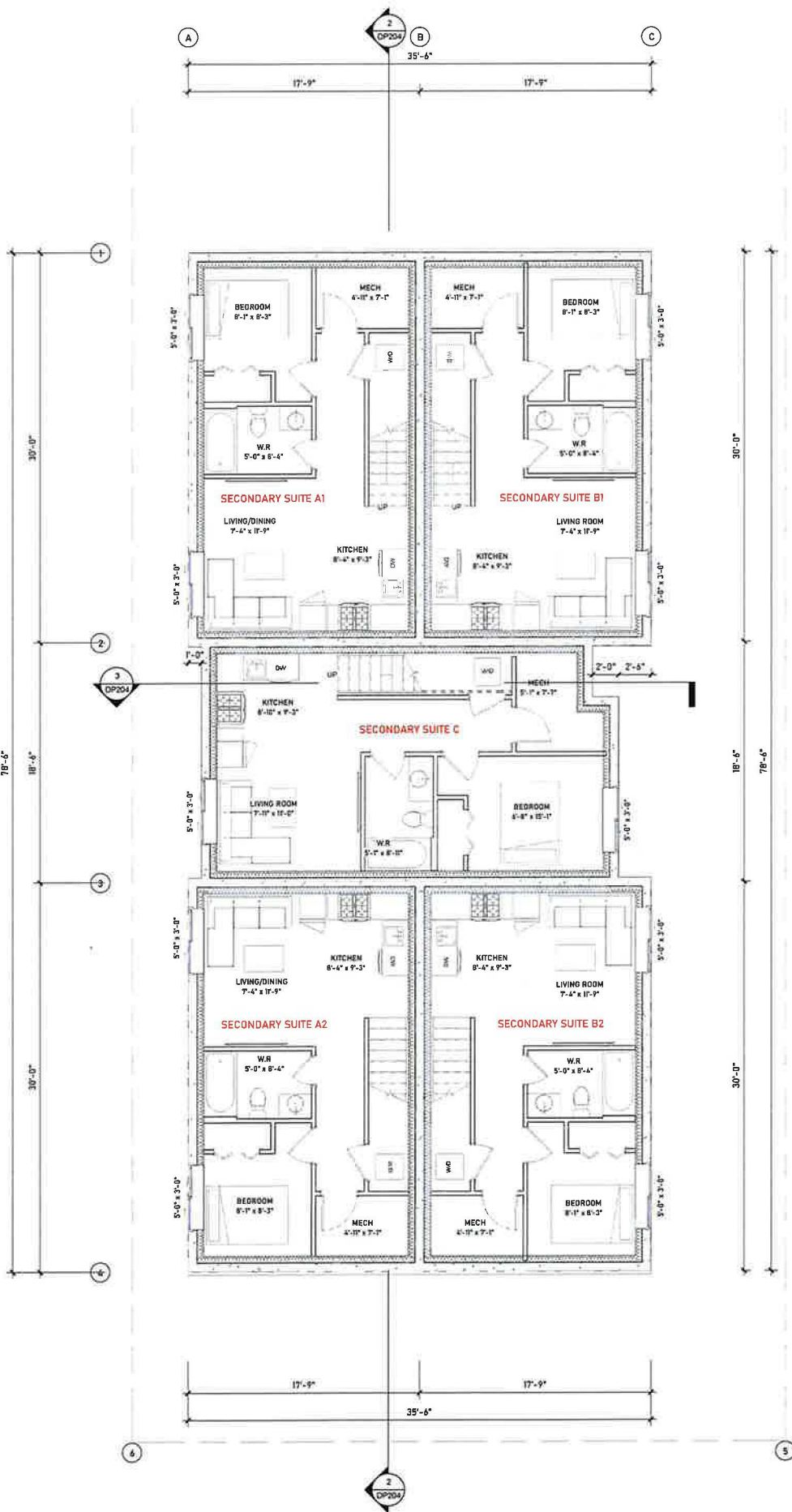
drawn by: **JB** approved by: **SA**

checked by: **CO**

sheet title: **SITE PLAN**

sheet number: **DP100**

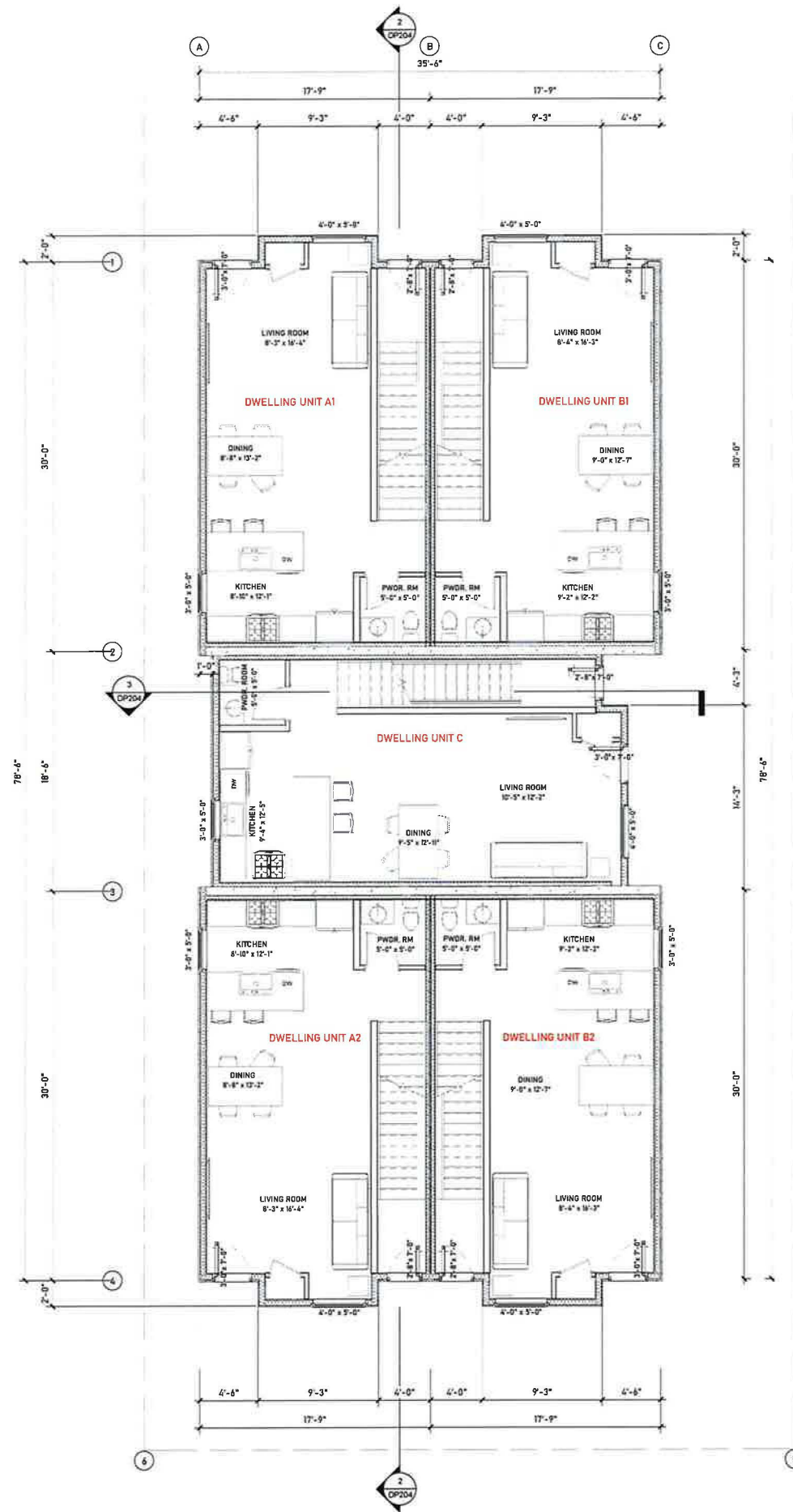
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CLEAR REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. IN THE EVENT OF ANY DISCREPANCIES OR OMISSIONS, THE ARCHITECT AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY REVISIONS OR CHANGES TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY REVISIONS OR CHANGES TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT.



1 0 BASEMENT
DP200 3/16" = 1'-0"

GROSS FLOOR AREAS		
Level	Area	Area (ft ²)
UNIT A1		
MAIN FLOOR	51.24 m ²	551.59 ft ²
2ND FLOOR	45.32 m ²	487.84 ft ²
3RD FLOOR	40.82 m ²	439.38 ft ²
UNIT A1	137.39 m ²	1478.82 ft ²
UNIT A2		
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2ND FLOOR	45.32 m ²	487.84 ft ²
3RD FLOOR	40.82 m ²	439.41 ft ²
UNIT A2	137.39 m ²	1478.85 ft ²
UNIT B1		
MAIN FLOOR	51.19 m ²	551.05 ft ²
2ND FLOOR	43.47 m ²	470.09 ft ²
3RD FLOOR	39.89 m ²	429.42 ft ²
UNIT B1	134.76 m ²	1450.56 ft ²
UNIT B2		
MAIN FLOOR	51.19 m ²	551.05 ft ²
2ND FLOOR	43.48 m ²	470.15 ft ²
3RD FLOOR	39.78 m ²	429.48 ft ²
UNIT B2	134.77 m ²	1450.68 ft ²
UNIT C		
MAIN FLOOR	54.20 m ²	583.36 ft ²
2ND FLOOR	45.49 m ²	489.44 ft ²
3RD FLOOR	35.42 m ²	381.24 ft ²
UNIT C	135.10 m ²	1454.24 ft ²
BUILDING TOTAL	679.41 m²	7313.14 ft²

AMENITY AREAS	
Name	Area
UNIT A1	5.30 m ²
UNIT B1	5.12 m ²
UNIT A2	5.38 m ²
UNIT B2	5.02 m ²
UNIT C	12.25 m ²



2 MAIN FLOOR PLAN
DP200 3/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

client: **FERNRIDGE CONSTRUCTION INC.**

project title: **17TH AV. NW MULTIFAMILY**

municipal address

1836 17TH AV. NW CALGARY

legal description

LOT: 17 & 18
BLOCK: 31
PLAN: 2864AF

phase

DEVELOPMENT PERMIT

issue / revision

no.	date	description
1	2022-AUG-15	ISSUED FOR DEVELOPMENT PERMIT
2	2022-AUG-24	ISSUED FOR CLIENT REVIEW
3	2022-AUG-22	ISSUED FOR INTERNAL REVIEW

project number

23-313

scale

3/16" = 1'-0"

drawn by

JB

approved by

SA

checked by

CO

sheet title

FLOOR PLANS

sheet number

DP200

**PRELIMINARY
NOT FOR CONSTRUCTION**

client
**FERNRIDGE
CONSTRUCTION
INC.**

project title
**17TH AV. NW
MULTIFAMILY**

1836 17TH AV. NW CALGARY

**LOT: 17 & 18
BLOCK: 31
PLAN: 2864AF**

DEVELOPMENT PERMIT

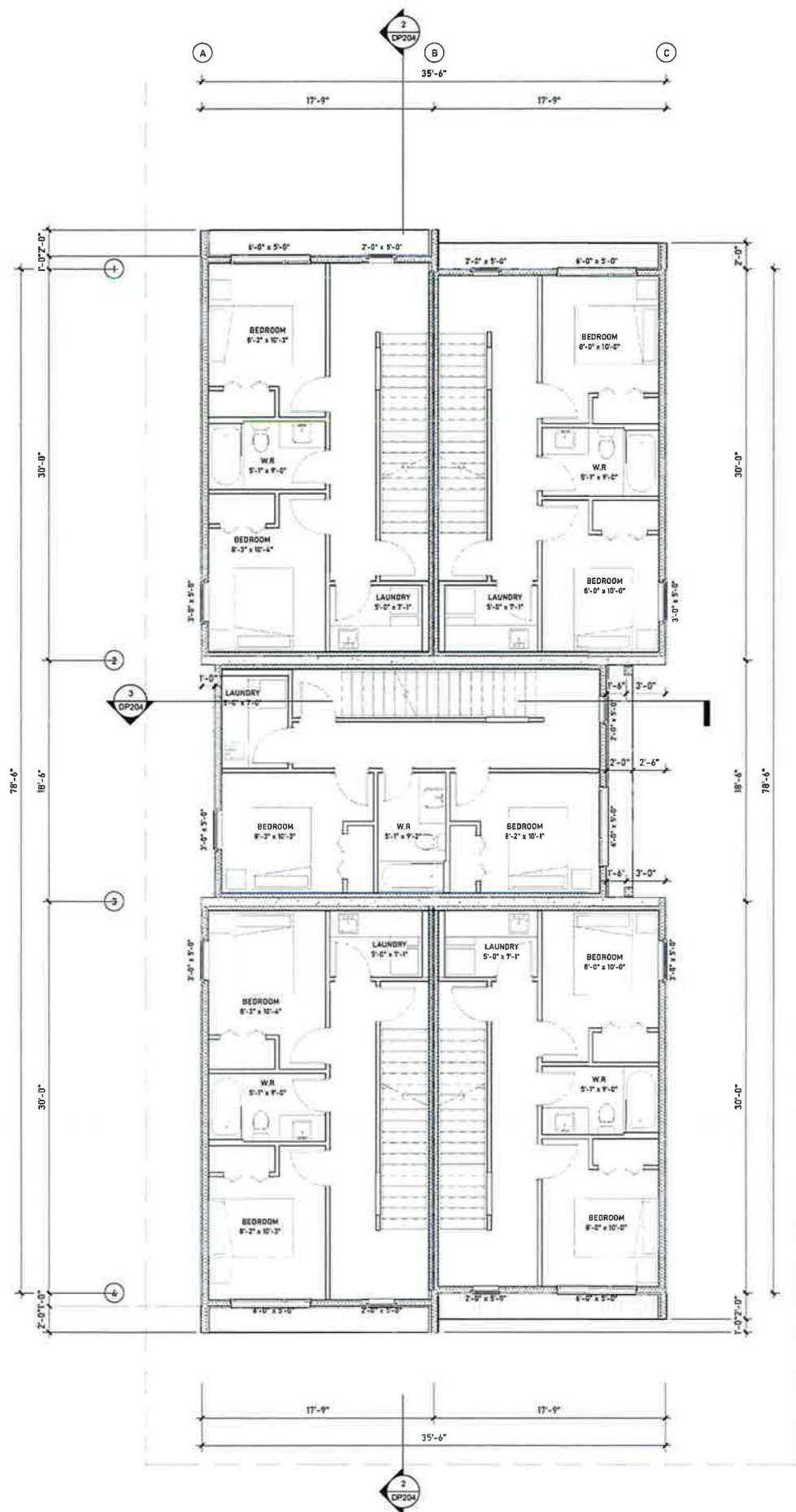
no.	description	date
1	ISSUED FOR DEVELOPMENT PERMIT	
2	ISSUED FOR EXISTING REVIEW	

project number: **23-313** issue: **3/16" x 1'-0"**

drawn by: **JB** approved by:
checked by: **CO** **SA**

FLOOR PLANS

DP201



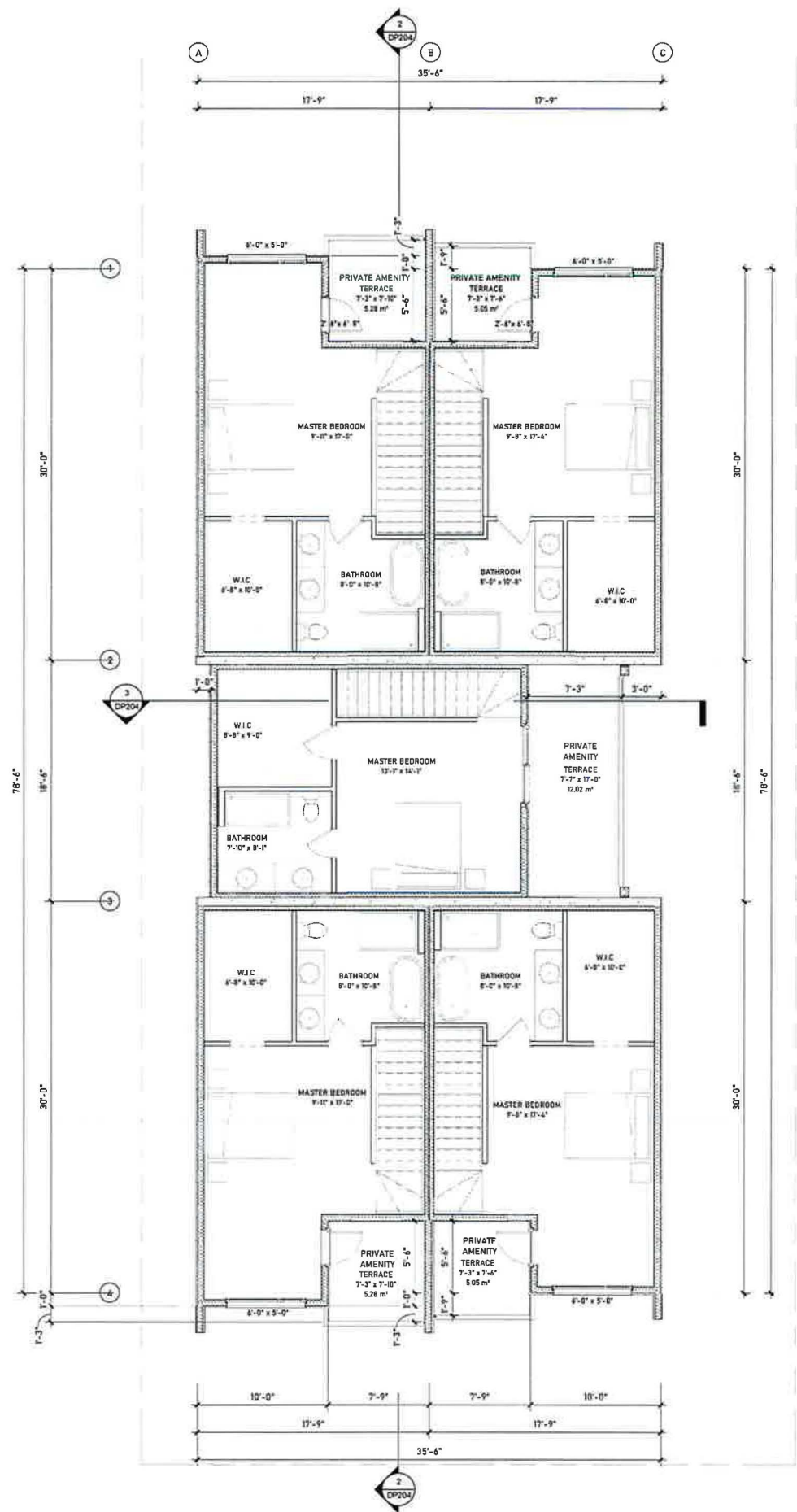
1 2ND FLOOR
3/16" x 1'-0"

GROSS FLOOR AREAS

Level	Area	Area (ft ²)
UNIT A1		
MAIN FLOOR	51.24 m ²	551.59 ft ²
2ND FLOOR	45.32 m ²	487.84 ft ²
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AMENITY AREAS

Name	Area
UNIT A1	5.30 m ²
UNIT B1	5.12 m ²
UNIT A2	5.38 m ²
UNIT B2	5.02 m ²
UNIT C	12.25 m ²



2 3RD FLOOR
3/16" x 1'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

client
FERNRIDGE CONSTRUCTION INC.

project title

17TH AV. NW MULTIFAMILY

municipal address

1836 17TH AV. NW CALGARY

legal description

LOT: 17 & 18
BLOCK: 31
PLAN: 2864AF

phase

DEVELOPMENT PERMIT

issue / revision

no.	date	description
1	2023-08-15	ISSUED FOR DEVELOPMENT PERMIT
2	2023-08-16	ISSUED FOR CLIENT REVIEW
3	2023-08-29	ISSUED FOR INTERNAL REVIEW
4	2023-08-29	ISSUED FOR INTERNAL REVIEW

project number

23-313

scale

3/16" = 1'-0"

drawn by

JB

approved by

SA

checked by

CO

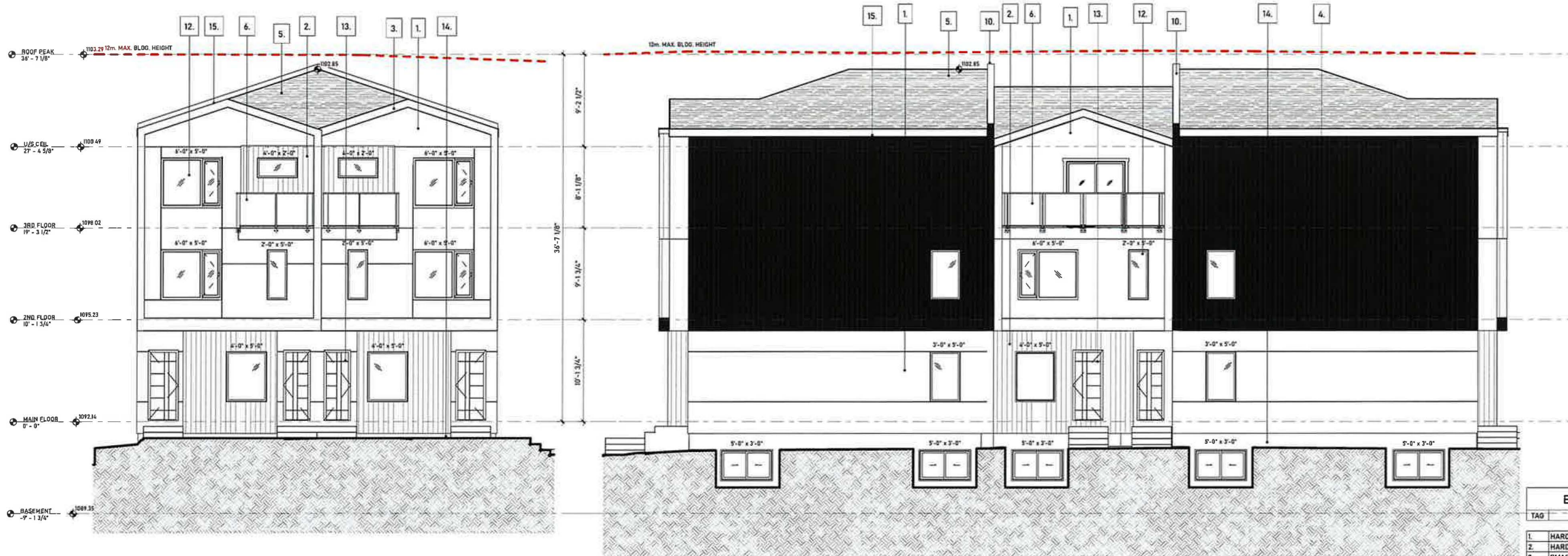
SA

sheet title

BUILDING ELEVATIONS

sheet number

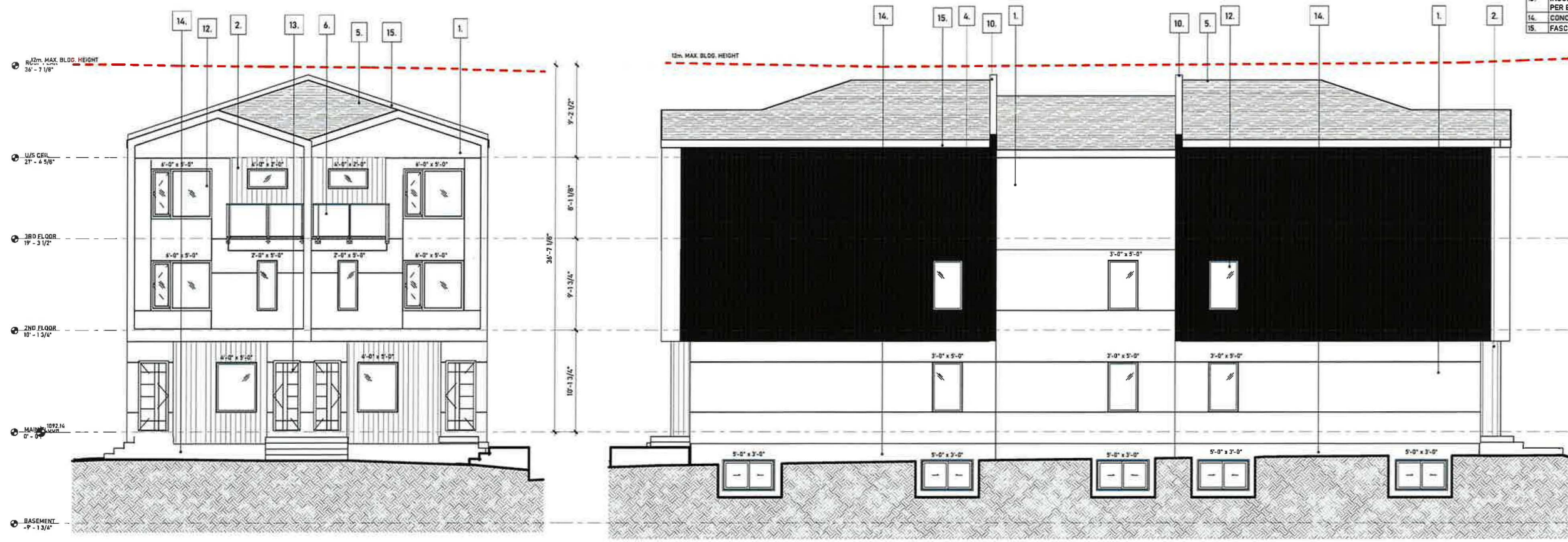
DP300



1 SOUTH ELEVATION
DP300 3/16" = 1'-0"

3 EAST ELEVATION
DP300 3/16" = 1'-0"

TAG	DESCRIPTION
1	HARDIE PANELS, COLOUR: OFF-WHITE
2	HARDIE SIDING, COLOUR: AS PER ELEVATION
3	SMARTBOARD, COLOUR: CHARCOAL/DARK GREY
4	HARDIE PANELS, COLOUR: DARK GREY
5	ASPHALT SHINGLES, COLOUR: DARK GREY
6	TEMPERED GLASS GUARD C/W PREFINISHED METAL FRAME & HANDRAILS, COLOUR: BLACK
10	FIREWALL
12	THERMALLY BROKEN PVC WINDOWS
13	INSULATED ENTRANCE DOOR, COLOUR: AS PER ELEVATION
14	CONCRETE PAVING, MIN. 8"
15	FASCIA, COLOUR: CHARCOAL/DARK GREY



2 NORTH ELEVATION
DP300 3/16" = 1'-0"

4 WEST ELEVATION
DP300 3/16" = 1'-0"

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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) **Crystal**

Last name (required) **Whitney**

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

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

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

Dear Mayor and City Councillors,

I urge you to support the Housing Strategy.

I've heard from many ppl that it's very hard to find a place to live and know families who have been evicted due to not being able to pay their rent. I see unhoused people living on the streets daily where I live in the Beltline. Many are Indigenous people.

I also remember that housing is part of a commitment to Truth and Reconciliation. While this plan might not be perfect, we need to start somewhere and Calgary is already late in addressing the housing shortage, especially affordable housing.

I urge you to support all the work that has been done this far to get to this point and vote to make a positive difference in many Calgarians' lives.

Make your legacy in this city one that will be remembered positively by future generations.

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I have read and understand the above statement.

First name (required) David

Last name (required) Hart

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)

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)

The current housing strategy while good doesn't go far enough. Instead the city should be revising land use bylaws to promote the missing middle housing segment creating pedestrian focused neighborhoods where cars are in fact not required at all to live, shop and entertain. Additionally new sidewalks that prioritize pedestrians over motorists should be a requirement in all new developments and retrofitted to older ones.

Flatly take a proper look at how the Netherlands has drastically improved its cities and stop relying on post WW2 design philosophies which require ever escalating road maintenance bills and inefficient access to public resources.

So in summary, while a start Council needs to go farther faster, and take the developments in the Netherlands to help Calgary leap ahead into the 21st century and out of the 20th.

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I have read and understand the above statement.

First name (required) **Heather**

Last name (required) **Doig**

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)

Special Meeting of Council on Housing Crisis

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

Neither

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

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

I hope I did this correctly as I am not great with computers.

-----My story -----

Currently, I am fortunate enough to live in Calgary Housing. Eventually, due to other matters, I will not be eligible for Calgary Housing. This concerns me greatly because of the high rents in t
ill end up running out of money and have nowhere to live, unless something changes. I am chronically ill plus I am disabled meaning I am even more vulnerable to housing issues because I
ither an elevator or somewhere that is wheelchair accessible.

We desperately need affordable housing in this city. People should not have to choose food over accommodation, people should not be living in their vehicles because they cannot afford rent
xtremely concerned about my future, and everyone else who is in a vulnerable situation in this city. I realize rents affect everyone however, they affect low income, seniors, disabled and chro
eople the most. Please, please do something to change this. I am unable to leave Calgary as I need to be close to the major hospitals and my doctors.

I am very concerned about what the future holds for me and for other people. Thank you.

leather Doig

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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)

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)

Calgary 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)

Good morning Mr. Walcott,
I am a resident of your ward and I remember you coming to my door asking for my vote.
At the time you promised to defend my interests and because of that I decided to give you my vote.
My interest at this point is to defend my property value by being surrounded by similar properties.
Property values are going to decrease for single ,detached homes if they are surrounded by townhomes or duplexes.
I worked very hard all my life in order to acquire a single detached family home for which I paid a considerable amount and for which I pay over \$20,000 in property taxes every year.
Aside from destroying the unique character of our neighbourhood this up-zoning is not going to achieve the stated goal of affordability, prices for the town homes that are going to be built here are going to be still too high in order to be affordable and the only ones profiting will be the developers.
This push for a blanket up-zoning is a mistake and a better way would be to target certain areas of the city that are close to the LRT . This would also have a positive effect on reducing the need to drive to the city core.
I believe that this city council does not have the mandate at this point to make such a drastic change affecting property rights.
This type of change should be decided by voters during the next civic elections at which time candidates should include the issue of up-zoning in their election platform.
Regards,

Ioan Dobre

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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) **Claudia**

Last name (required) **Cattaneo**

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)

Calgary Housing Strategy

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

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

I am a long-time resident of Mount Royal, in a single-family house that my husband and I have owned for more than 30 years and for which we pay nearly \$20,000 in municipal taxes. We bought and upgraded our home by working hard. Now that we are retired, we hope to continue to live in it as long as possible.
I am outraged that you are considering eliminating single family zoning in the city, particularly in our inner-city area. It would destroy the character of our community and undermine the value of our biggest asset by introducing multi-family units all around us, increasing traffic, destroying mature trees. Make no mistake, the upzoning you are considering would do nothing to alleviate the affordable housing crisis because only multi-million-dollar units would be built in Mount Royal to justify high land, construction and municipal permitting costs.
I am alarmed that you are considering such an attack on property rights. Build affordable housing that enhances our city, instead of dividing residents with such a poorly thought out housing strategy.
Claudia Cattaneo

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I have read and understand the above statement.

First name (required) Cindy

Last name (required) Heselton

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 15, 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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I fully support all of the recommendations in the Calgary Housing Strategy including removing all parking minimums and rezoning and permitting all dwellings (e.g. reducing the amount of discretionary approval required). Over time the market will resolve parking issues. This will also encourage more emphasis on public and active transportation development. I want to develop my property into a higher density use but my barrier is the rezoning process time and cost. Make accessing incentives EASY for mom and pop landlords who may have limited time / resources for accessing the incentives. Put affordable housing in ALL areas. Agree with advocacy- be up front about where and what general form affordable housing will take place in a community but still make it mandatory to get input from the public on design / considerations / ideas (still need to build trust with the neighbours and community) (public can't halt the development but can provide input). Action I - consider / include individual land owners who want to develop individual parcels in building affordable housing along with operating grants and subsidies. Will be impacted by industry capability / labour market. Let's be creative about increasing housing options in Calgary. Perhaps even consider year round trailer parks with electrical / sewer / water hook-ups? Also consider that many newcomer families to Canada are larger, culturally may prefer family housing complexes. Make this easier as well. Expand, build and improve on the attainable homes program. Encourage people who don't have children to provide a legacy of affordable housing after their death? Maybe lobby for tax benefits? Thank you.

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



Give access or lobby for access to incentives for individual land owners to develop their land into highest and best use. For example, landlords cannot access Greener Homes grants for rental properties in which they are not living. There is no incentive for landlords to upgrade the energy efficiency of the rental units landlords own as they can simply pass those added costs onto the tenant making the rental less affordable.

I completely agree that non-market affordable housing needs to be in place in ALL communities to promote diversity, inclusion and equity of access to services.
I agree with rescinding the Single Detached Special Policy Area as this creates inequity and nimbyism.
I agree with enabling diverse housing options and this needs to be applied to existing ARPs or ARPs under development.

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

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I have read and understand the above statement.

First name (required) **Concerned**

Last name (required) **Citizen**

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 18, 2023

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

(required - max 75 characters)

Affordable housing 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)

There should be a cap to what landlords can charge for housing (1000- 1 bedroom, \$1500-2 bedroom, etc,). If landlords are charging by rooms or they should pay higher taxes. I am landlord and I think these landlords are just being greedy. They should have to register these rooming houses with the city or be fined. The city should also build or buy properties for low income persons/families. Landlords to provide affordable housing should get a break on their taxes versus the ones that are gouging. The system should have to pay more on their taxes that level the playing field for both renters and landlords.

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

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I have read and understand the above statement.

First name (required) **Carmen**

Last name (required) **Pagnotta**

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

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Housing Strategy

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

In favour

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

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

Hi my name is Carmen
I am 31 year old living in my parents home in the neighbourhood of Queensland.
I support all 33 of the affordable housing task force recommendations to make housing affordable and attainable.
I support affordable housing because I see my friends who are renting or own a home struggling to afford their housing. I myself cannot afford to move out of my parents home. I am fortunate while others are less so. We need solutions so every person can have a safe place to lay their head.

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I have read and understand the above statement.

First name (required) **Brian**

Last name (required) **Chen**

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)

Request to speak

How do you wish to attend?

Remotely

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

No

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

Council

Date of meeting (required)

Sep 16, 2023

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

(required - max 75 characters)

Home is Here: 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

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

Brian Chen

Calgary, AB,

September 14, 2023

Calgary City Council
Office of the Mayor
800 Macleod Trail SE Calgary, AB T2G 2M3

Subject: Student Support for Calgary's Housing Strategy 2024-2030 (CD2023-0749)

Dear Mayor Gondek and Esteemed Members of Calgary City Council,

I hope this letter finds you in good health and high spirits. I am writing to express my wholehearted support for the comprehensive recommendations aimed at transforming Calgary's housing landscape. These recommendations are crucial steps towards creating a more inclusive, accessible, and affordable housing environment for all residents, including students like me.

I would like to provide a detailed perspective on some of the objectives stated in the housing strategy, emphasizing their significance for our community:

1. Increase the supply of housing to meet demand and increase affordability.

Recommendation a) Make more City-owned land available for affordable housing in all communities.

This recommendation's emphasis on expanding available land for affordable housing is essential. By ensuring that affordable housing is accessible in all communities, we can promote socioeconomic diversity and enable students to live closer to their educational institutions, ultimately reducing their housing expenses. On a personal level, although I am fortunate enough to live with my parents throughout my life here in Calgary, I have close friends and classmates that have expressed their concerns and hardship finding suitable, safe, and affordable housing. This in turn has forced them into housing that requires lengthy commutes or suboptimal living conditions.

2. Support affordable housing providers to deliver services that make a positive impact

Recommendation a) Advance City-led programs that support affordable housing providers and residents.

City-led programs that support affordable housing providers can directly benefit students by increasing the availability of affordable housing options near educational institutions. These programs can also improve living conditions for students, ensuring they have safe and suitable accommodations.

Objective b) Conduct research and convene affordable housing providers to support the sector's growth.

Research and collaboration are essential for innovation in the affordable housing sector. These efforts can lead to the development of new and improved housing options, benefiting students and enhancing

their overall educational experience such as the projects at University District. Although mixed-use projects such as 'The Forge' at the University District are great, we need more of them.

4. Ensure diverse housing choice to meet the needs of equity-deserving populations

Objective a) Develop and implement programs that reduce barriers and increase housing supports.

Developing programs that reduce barriers to housing is essential for equity-deserving populations. These programs can ensure that students from diverse backgrounds have equitable access to affordable housing options especially for international, or even nation-wide students that have traveled to Calgary for school that do not understand the full extent of the laws and bylaws of renting in Calgary. This will ensure students are safe and educated on the full extent of their commitment to residence here in Calgary.

In addition to my comments of some of the broad recommendations proposed to address affordable housing, I want to also provide perspective as a student at the University of Calgary, born and raised in Calgary, with parents that have lived here for more than two decades. My parents have provided a roof over my head for all the 21 years I have lived with over a decade of them being in a single-detached home that they own. Yet, my concern for affordable housing is not any less intense as people in less fortunate circumstances than mine. The future is never certain for anyone, and it is no different for me. Presently, I have friends that were in identical situations to mine, but as life happens, parents retire, lose jobs, or even relocate for varying reasons that leave them in situations where they need to find affordable housing. If that were to happen to my family and I, I do not want the worry of finding suitable affordable housing in Calgary and ultimately be forced to relocate in search of that.

In conclusion, I want the foresight of this city to be one of passion and joy, to represent Calgary as great as it can possibly be for the present as well as the future for me, my family, and my peers. I want to express my gratitude for your dedication to addressing the housing challenges faced by students and all residents of Calgary. These recommendations, if implemented effectively, have the potential to create a Calgary where every student has a place to call home, contributing to a thriving, inclusive, and vibrant community.

Thank you for your time and dedication to the well-being of Calgary's residents.

Sincerely,

Brian Chen

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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) Renata

Last name (required) Colic

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

What is the group that you represent?

A targeted approach that guarantees an immediate benefit to those with housing needs makes more sense than disrupting the entire city with an approach that will likely not succeed as developers focus on highest profitability vs highest need and affordability.

I encourage all city councillors to reject HATF Recommendation 1, Action items (d) and (h). Due process that includes community citizens in planning decisions is a fundamental right for city taxpayers.

Sincerely,

Kaush Rakhit

Concerned Calgary Resident and Mount Royal Resident

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

Community Development Committee

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

In opposition

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

Dear Mayor Gondek and City Councilors,

As a resident of Calgary I am deeply concerned about recommendations of the Housing and Affordability Task Force report. As a parent of children who wish to one day enter the real estate market, I recognize and applaud the efforts of City to increase the availability of affordable housing to Calgarians. However, the elimination of a public hearing and the recommendation to up-zone the entire city using R-CTG as the base land-use district and effectively allowing as many as eight housing units on 50x120 ft lot is removing the right of citizens to engage in planning decisions that impact their homes and communities.

Allowing multi-family developments to occur throughout the City without a proper consultation and a due process that includes the tax payers of the City is unacceptable. I support the Notice of Motion that challenges the undemocratic recommendation and support those 7 city councilors who recognize this as a fundamental right of a tax paying resident of the city.

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

Without proper consultation we could end up in a situation where buildings heights and lot coverage exceeds current community guidelines, decreases in front and side setbacks, a loss of mature trees, privacy and sunlight. Community residents have invested in their community considering those community characteristics and property values are also driven by those characteristics.

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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.

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I have read and understand the above statement.

First name (required) **Kaush**

Last name (required) **Rakhit**

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

What is the group that you represent?

September 14, 2023

Dear Mayor Gondek and City Councillors,

As a resident of Calgary I am deeply concerned about recommendations of the Housing and Affordability Task Force report. As a parent of children who wish to one day enter the real estate market, I recognize and applaud the efforts of City to increase the availability of affordable housing to Calgarians. However, the elimination of a public hearing and the recommendation to up-zone the entire city using R-CTG as the base land-use district, effectively allowing as many as eight housing units on 50x120 ft lot, is removing the right of citizens to engage in planning decisions that impact their homes and communities.

Allowing multi-family developments to occur throughout the City without a proper consultation and a due process that includes the tax payers of the City is unacceptable. I support the Notice of Motion that challenges the undemocratic recommendation and support those 7 city councilors who recognize this as a fundamental right of a tax paying resident of the city.

Without proper consultation we could end up in a situation where buildings heights and lot coverage exceeds current community guidelines, decreases in front and side setbacks, a loss of mature trees, privacy and sunlight. Community residents have invested in their community considering those community characteristics, further, property values are also driven by those characteristics.

A targeted approach that guarantees an immediate benefit to those with housing needs makes more sense than disrupting the entire city with an approach that will likely not succeed as developers focus on highest profitability vs highest need and affordability.

I encourage all city councillors to reject HATF Recommendation 1, Action items (d) and (h). Due process that includes community citizens in planning decisions is a fundamental right for city taxpayers.

Sincerely,

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

Renata Colic

Concerned Calgary Resident.

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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

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

Standing Policy Committee on Community Development

Date of meeting (required)

Sep 14, 2023

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

(required - max 75 characters)

City of Calgary Housing strategy

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

In opposition

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

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