

INTRODUCTION

What I support

- **I absolutely support taking action to improve affordability**
- **I absolutely support immigration**
- **I accept densification**
 - It is a natural part of the life of a city. It needs to be accepted by Calgarians as a whole, and citizens need to work with Administration to **help it happen in a sensible way.**

What I am concerned about

Do The Majority of Calgarian Support This?

- This could be the Biggest Change to the nature of Calgary in its history
- Support matters

Did Calgarians get to have real meaningful input?

- Were all the facts disclosed in a full, accurate and timely manner?
- Was there a timely notification of the change?
- Was there meaningful dialogue where Calgarians were really listened to?

Is there a real justification for this motion, for Blanket Rezoning?

- There definitely is an affordability problem. I know because my youngest are 27 and 30
- But just how bad is the affordability “crisis” really?
- Is the “crisis” really so bad that it justifies blanket rezoning and will it actually work?
- **WHAT IS BEST FOR THE MUNICIPALITY AS A WHOLE?**

Does Council Have a Mandate?

Blanket Rezoning was not an election issue

- Election Oct 18, 2021
- Early 2022 Council identifies housing affordability as a growing issue
 - a good thing by the way
- Housing Task Force creation approved June 7, 2022
- Housing Task Force commenced work in Sept 2023
- Housing Task Force Report public release May 2023
- Blanket Rezoning wasn't an issue until 1 ½ years later

There is Significant Objection

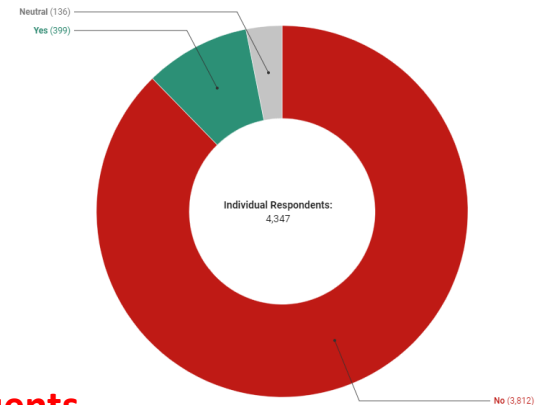
- Initial Public Hearing Submission data
- 70% according the summary of feedback from Administration March 2024
- 90% object based on Public Hearing input (3812/4211 with an opinion)
- It seems clear that majority of Calgarians object.

Election Results – Do you even represent the majority of your constituents

- Only one person on Council achieved a majority result
- While several of you almost had a majority, many of you only had 25% to 35% support
- I remain confused why a plebiscite is not appropriate.
- While not binding, it clearly will confirm what the majority view is

Individual responses received by City of Calgary for blanket rezoning public hearing

Total number of unique individuals that provided submissions to the City of Calgary ahead of the April 22, 2024 public hearing. Duplicate submissions made by a single person are counted as one submission.



Be the Stewards You Are Supposed to Be

To state the obvious, Council are in trust of the homes of all Calgarians. You are our custodians, our stewards.

The citizens of Calgarians have put, what is for most of us, the most valuable possession we own, in your hands.

We bought our homes in trust, under a clear set of rules, and expect to get a certain level of enjoyment out of that most precious investment.

- Under a set of rules that the City used to frequently deny us from making changes that were sensible improvements.
- Now when it's convenient from Administration's point of view, Administration is more than prepared to throw the rule book out the window.
- For most people, **homes are not about money. Its about daily enjoyment.** It's a HOME. Not a thing. Not a house.
- Of course we care about the value. But it's not the main priority most of the time. Home owners are in it for the long haul.

Ballpark, the total value of those homes is in the order of **\$300 BILLION dollars** This decision plays with the entire market

BILLIONS - your decision will impact **our enjoyment** of billions of \$\$ of assets

And the value of the **RC1 homes are worth** approximately **\$230 BILLION.**

Please remember that. And don't be penny wise. Even if a Plebiscite costs \$5M that is only 0.002% of the RC1 assets. Or put another way, about \$4 a Calgarian.

Is blanket rezoning the right decision from that perspective?

And as we'll discuss more, is it really necessary?

Determining a Housing a Strategy – Gone Wrong

Despite my concerns, I do want to give the City **kudos for taking early action on the affordability issue.**

After that I am afraid to say in my opinion **the process has been extremely poor.**

The Task Force – good idea – terrible execution

- The Task Force was populated almost entirely with Administration and people identified in the TOR
- **From what I can tell the team you picked are bright and caring people.** I, in no way, mean to be disparaging of them as individuals.
- But they all had the same view of the world. There was no balance, no diversity. A good team is a diverse one.
- Also critically, as far as I can tell, there was no process for public input.
- The Task Force scope asked for a plan. I understand that is the typical municipal approach
- I get that lots of the time, Council doesn't need to and shouldn't get into the gory details ... **but**
- But at the point where the plan required "life altering changes to the City" it should have been mandatory for Administration to present alternatives with **a proper assessment of ALL of the impacts.**

The Housing Strategy

- Was approved in Sept 2023 and the Administration started to prepare.
- More than 4 months later, (the end of January 2024), Information Sessions start.
- And they were just that. **Last "minute" Information Sessions.** Really they were "Sales" Sessions.
- **Sessions full of misleading and frankly wrong information which is extremely concerning**
- **I have several examples but no time to show you. PLEASE ASK**
- From what I can tell there was no meaningful public participation.
- No active listening. No exploration of ideas. No follow up.
- And although Administration noted a few days before the public hearing that **70% of comments were in opposition or of concern**, still no offer of compromise, no explanation why the concerns were not warranted.
- The first sign that maybe Administration was listening were vague comments in the presentation at the start of the Public Hearing where I believe t they said that **"maybe" they would be willing to consider** a "some sort of" (wasn't clear to me) amendment.
- BTW ... **who is running the show here? Council decides.** Administration implements.

Notifying the Public & Inviting Input – Late & Intimidating

Formal Letter Arrives Late March

- Until then I trusted the community association feedback would be enough.
- That was first time it was clear to me I might need to get directly involved.
- **Just a couple of weeks before** the final step, **the Public Hearing**.
- I chose to go to the community meeting that I discovered was going to be held a week later.
- After that meeting it was clear to me I needed to get actively involved.
- But that has left me just a couple of weeks to get educated on a very large and complex issue
- And I had to learn about many other things like how does a council work and what are their responsibilities.

Public Hearing

- The only way to have an input is to come to this hearing.
- This daunting, intimidating, difficult to attend session. Far too much for most Calgarians.
- Many of my friends object strongly **but are too intimidated** by this process to come.
- This is very far from ideal.
- A Public hearing by its very nature is **CONFRONTATIONAL** A terrible terrible way to go
- **A measly 5 minutes to talk about the redesignation of over 200,000 properties.**
 - The same amount of time as permitted for just one property.
 - Only 5 minutes for even for expert witnesses
 - Speaking of which, this is very much a divide and conquer approach.
- **Kudos to council though. I have been impressed with the amount of questions and discussions.**

In my view this whole process to come up with an Affordability solution has been terrible.

- I literally did the first ever pipeline project public participation process in Alberta in the late 1980s.
- I have had extensive experience with public participation and I am sorry to say I am not impressed.
- There are so many ways this could be have so much better.

Who Does Council Represent?

11 of the 14 Ward have a 58 to 76% RC1 households

And that means 68 to 82% of the ward population live in RC1 homes

- including children for the doubt

As far as I can tell **the vast majority of RC1 homeowners are opposed** to blanket rezoning.

And **many of the young people** I have talked to who are renting either

- **want the RC1 opportunity** available for their future or
- **are opposed to forcing rezoning** on to RC1 owners.
- **They believe there must be other alternatives and so do I**

Obviously you must make your own conclusions as to who you think you're representing.

One final thought regarding a mandate, if you don't have a mandate then remember ...

What can be done can be undone.

I am not a politician. I don't know. And as councillors naturally you'll make your own assessment both about what your constituents support and what you think is right.

But please **don't do this if you think its just going to get undone in Oct 2025.**

What I do know, is forcing that chaos on the city for 18 months is definitely the wrong thing to do

Municipal Roles and Responsibilities

What I understand is (from the Alberta Government website)

Council MUST:

- **consider the welfare and interests of the municipality as a whole**
 - A councillor is elected to look after the interests of the entire municipality.
- **A councillor who is in a municipality that has wards must be careful not to place the interest of the ward or electoral district above the interest of the whole municipality.**

That puts everyone, Council, the citizens of Calgary in quite a pickle, doesn't it.

What else is Council responsible for?

- Council's effectiveness depends on councillors providing input
- **And don't forget, Council is the policy and program decision maker**

And PLEASE let's remember what **Administration is** Responsible for: **IMPLEMENTATION**

- They are responsible for ensuring that the municipality's policies and programs are **implemented**
- They are NOT decision or policy makers. **They should NOT be manipulating things that drive to only one outcome.**

We Live in a Democracy

You must consider the what is best for municipality as a whole, not the ward's interests

Did I mention this yet? This is quite a “pickle”. **Council won't get re-elected** if you don't do what your ward citizens want ...

So what is best for the whole?

- Rezoning has a significant impact on the majority of citizens because the majority live in RC1
- It will have a significant impact on the \$230 Billion plus of assets they own
- **We live in a democracy**, to state the obvious
- “And democracy is the government of the people, by the people and for the people.” **
- And in large part, **what is best is what the majority of citizens say is best.**
- The desires of the majority must be respected and given a very heavy weight in any decision.

- **But its more complicated than that, isn't it.**
- 1 in 5 (20%) have some sort of affordability challenge (mild to crisis).
- **We have to look after each other and all citizens, at least to some degree.**
- What is the balance? **What IS BEST for the whole?**

Evaluating programs

- Do you, do we (the citizens), really understand what this is all about
- I believe Administration has chosen to be alarmist.
- Don't misunderstand me, there are real problems.
- But I don't believe they are so great that other alternatives won't work and provide balance.

Effectiveness depends on councillors providing input

- In my view, Councillors, **by now, you should have said** to Administration that this proposal has too much impact on RC1 Homeowners, so **what is the alternative(s)?**

Property Owners Have Rights.

- Under common law and under the Alberta Bill of Rights, property owners have legal rights. Those rights can be changed by bylaw decisions BUT require due process of law.
- Starting with a clear justification. Can you really justify the need to trample on 200,000+ homeowners. Will a judge agree that you followed a fair and clear process
- To justify blanket rezoning, someone would have to show that there is a crisis, a **very VERY BIG CRISIS**
- **It's the only way to justify the nuclear scorched earth option (blanket rezoning).**
- **How else can someone JUSTIFY such an impact RC1 homeowners.**

SO IS THERE A CRISIS??

- Whenever a leader is presented with a proposal that has a huge negative impact, it's time to put their thinking hats on.
- They must all be very discerning when it comes to numbers.
- And common sense is never more important.
- Does "that number" really make sense?
 - Is it really that bad (Chicken Little comes to mind)?
 - Or that good (watch out for the view of the Eye of the Beholder)?

A Smile

Four people were being interviewed for a job. Each candidate was asked the same question.

What is 3 times 4?

The first, a mathematician, replied that in the realm of integers there existed a one to one correspondence between 3×4 and the number 12.

The second, an engineer, pulled out his trusty slide rule and said it's between 11.9 and 12.1 with a set of log tables I could get closer limits. *Or for the younger crowd who don't know what a slide rule is, he said "give me three days and I'll write a program and conduct a detailed applied analysis and let you know".*

The third, a lawyer, said I will refer you to the case of Arkell versus Pressdram where it was entered into evidence that 3×4 equaled 13.

The fourth, an accountant, looked at the interviewer and asked,

"What number do you want it to be?"

The Interviewer said, perfect, you're hired.

Is Blanket Rezoning Justified? Just how big is the problem?

To state the obvious, to decide the appropriate “size” of a solution it’s critical to understand the size and nature of the problem.

First step, what is the problem? Affordability. But what is that?

First off, I applaud the Administration for adopting its own definition of what is unaffordable.

- I think the City of Calgary definition is far superior to the CHMC definition
- When I bought my first house, my wife and I put every penny we could against our 13.5% mortgage.
- The City is right that spending more than 30% for housing is not always an affordability problem.

We are told that 84,600 Calgarians are in a situation of unaffordability. And the situation is a Crisis.

That IS a big and a very disconcerting number.

So what do we know? Does it make sense?

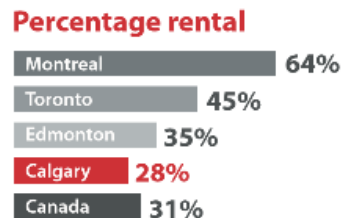
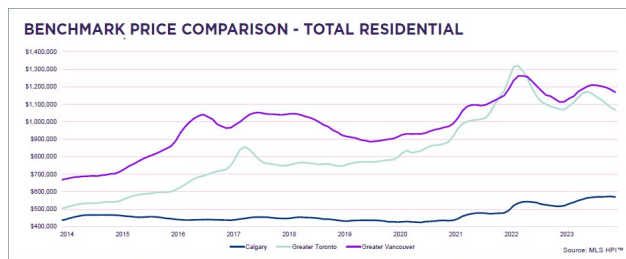
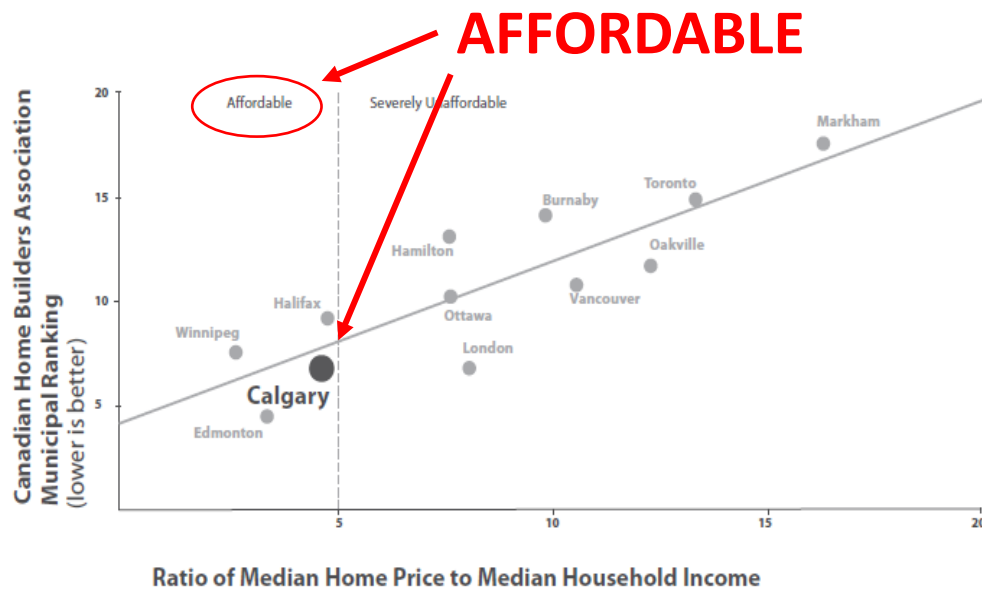
- We know that 70% of Calgarians own their homes
- Most of them are probably ok
- 84,600 is about half of the 30% who don’t
- Why so many? Rents? Income? What’s going on?

So let’s look at it in a bit more detail.

Did Administration Say We're in Crisis ... or just close

3 graphs from Administration's presentations

- Sure, by this measure, we're on the cusp of an unaffordability problem.
- And for sure some are in an unaffordable situation ... but there are always some, aren't there ...
- Either way, it is a growing problem so definitely let's take action but what action is needed ??



Montreal, Toronto, Vancouver ... NOW THERE ARE SOME CITIES THAT ARE REALLY IN CRISIS

I agree Calgary should take action now, but do we really need the nuclear scorched earth option **12**

Who needs help in detail? – the Young

What I am about to say is not to deny the problem.

There is a real Affordability problem and it needs action.

But are 84,600 people in crisis?

Without getting into the gory detail here is the first of two key groups of people that must be struggling:

1. A significant number of people in need are young

- They are just getting their careers going, and as they do, the problem will go away on its own.
- That group has always existed.
- I lived with a roommate or at times had to move back home in the 1980s

Age	# of Calgarians	
15 to 19 years	73,490	
20 to 24 years	78,365	151,855
25 to 29 years	88,385	166,750
30 to 34 years	105,960	194,345
65 years and over	177,405	

Incidence of Housing Need by Age of the Primary Household Maintainer

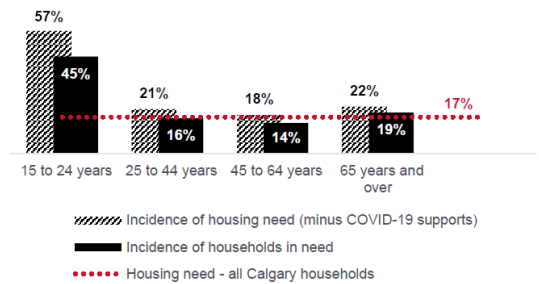


Figure 14: Incidence of Housing Need by Households by Age of Primary Household Maintainer (PHM), Household Income, Tenure / Shelter Cost Ratio (Statistics Canada, 2021). If values do not add up to 100 per cent, it is due to rounding

Household Size and Housing Need

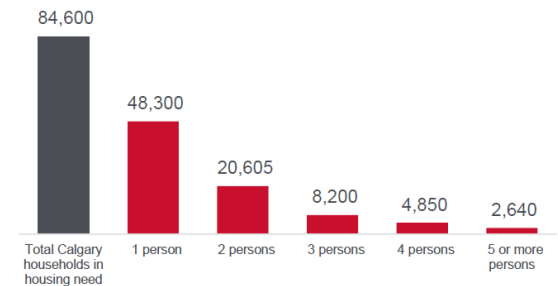
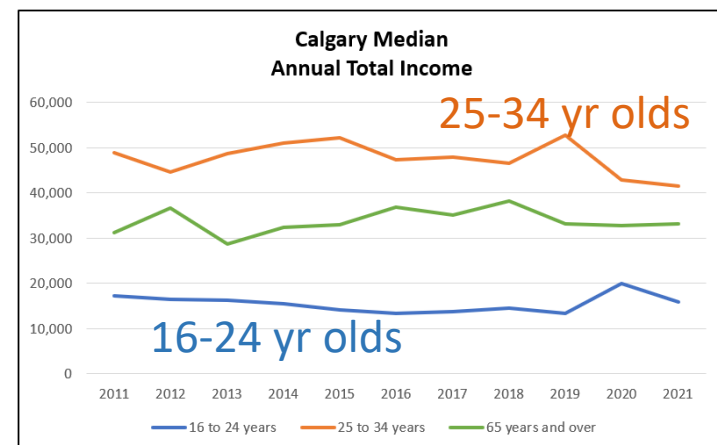


Figure 6: Deficit of Housing Options for Household Size (Household Income, and Household Type and Tenure / Shelter Cost Ratio, Statistics Canada, 2021)



Who needs help in detail? – The Old

What I am about to say is not to deny the problem. There is a real Affordability problem and it needs action.

2. Seniors are another other big group. They need a targeted solution.

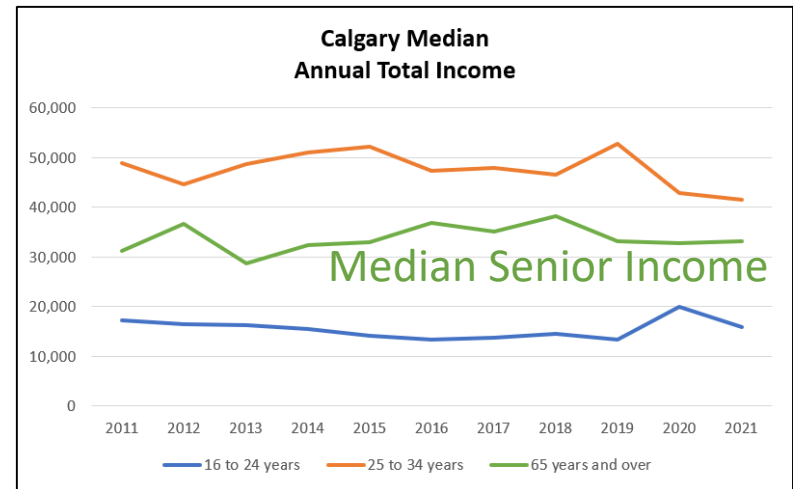
- Many seniors have a low income. More than half, below \$35,000 a year
- And **there is not nearly enough in the housing strategy plan to deal with this critical group.**
- And I just can't see how unplanned blanket rezoning will help in any way

The point is, the number of households in a truly desperate way, is much smaller than 84,600.

The City does not need to create 84,600 non-market / affordable homes, but it does need more. But how many?

And a really critical group are those with dementia that typical homes for seniors can't manage and that their family can't manage

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What about the broader issue of affordability – Buying a Home

Life is hard. **To state the obvious, buying a house is a big challenge.**

In the 1980s, interest rates were insane. My first mortgage was 13.5% and that was a bargain compared to some of my friends.

The Income to House Cost was better than today, but interest rates took all of that away. And the ratio was only better because interest rates were such a mountain to overcome, that housing prices were depressed.

All I could see was our future disappearing in interest rate payments so we made hard choices

- My first house was a fixer upper. I spent a LOT of my spare time making improvements.
- My best vacation for about 7 years was camping in a tent.
- My car was old and run down.
- It was really hard. But in my view it was worth the sacrifice.

Needless to say Starbucks was out and packed lunches were in.

BTW – if a person cuts out a daily \$5 Starbucks and they will save \$1300 a year (excluding weekends) towards a downpayment ... but maybe I'm just lucky that Starbucks didn't exist when I was in my 20's

And I am not suggesting that there aren't a lot of very hard working families that sacrifice a lot ... because there are ... immigrant families paying for their kids university education instead of saving for a down payment for example

Often in life there are hard choices that have to be made

BUT this is not a debate about who has had it the worst. Its about understanding who has problems. How big are the problems? And can we / should we help?

Home Ownership is achievable for most couples

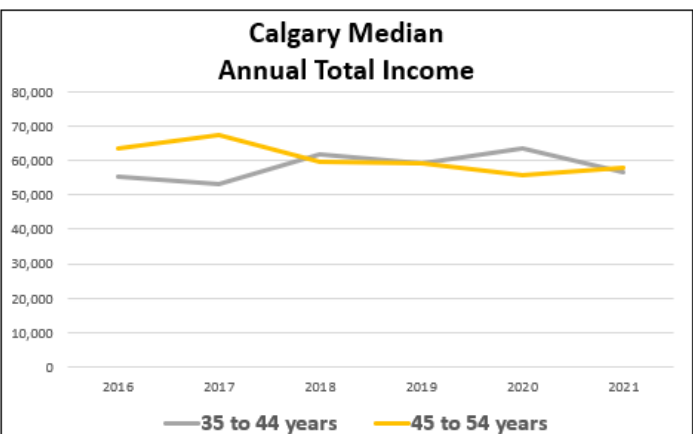
Buying a home is hard, but it is achievable for a lots of people. This slide is notional. Simply to test the question ... is ownership even possible?

And it looks like it doesn't take an enormous salary. It takes a plan.

Admittedly for a household that is already struggling financially, a larger downpayment will be a challenge for the first property they buy.

But look at the power of a larger down payment, a larger home becomes possible after building up equity.

Note CREB presentation identified the importance of Condos in the affordability mix and actually had even lower condo prices for older ones meaning condos are even more possible for lower income couples.



StatCan / Alberta Gov data

\$ per hour	Ballpark Annual Salary	2 Person Income Household
\$20	\$38,400	\$76,800
\$25	\$48,000	\$96,000
\$30	\$57,600	\$115,200

Assuming 2 weeks vacation, 10 stat holidays

Second Home
First Home

Ballpark Home Price		Affordability Household Income (30%)			
		5% Down	20% Down	5% Down	20% Down
		6.99%	6.99% ***	4.50%	4.50% ****
Single Detached	800,000	\$21,248.40	\$179,148.40	\$174,986.00	\$141,689.20
Avg Calgary/ROW House *	500,000	\$13,280.00	\$111,967.60	\$109,366.40	\$88,555.60
Avg Condo/Apartment	350,000	\$96,796.00	\$78,377.60	\$76,556.40	\$61,988.80
Bottom Condo/Apartment **	275,000	\$79,094.40	\$64,264.00	\$63,232.80	\$51,387.20

* Avg of All Calgary Dwelling Types

** 5 yr mortgage rate with a big bank on 25 Apr 2024

** Not an avg price, but a lower end "starter" property (bottom of the market)

**** My guesstimate of a rate in 2 years time

The Rent Challenge or How Lonely it is to be Single Today

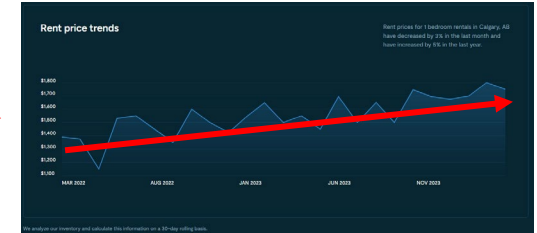
Our problem child is the single lower (under \$60,000) income (often young) person.

The lowest rents for anything are \$1300 to \$1400 and consist of apartments or basement suites and are rare.

Even with a wage of \$30/hr (about \$58,000/yr) a single person is very challenged

to find a place to live that meets the 30% affordability definition.

Already by 2022, a one bedroom apartment was getting beyond the means for most single persons



A median rental rate for a 2 bedroom apartment is around \$2200/m. The lower end is \$1600/\$1700

A **2 person household**, can find affordable accommodation with a wage of between \$20/hr and \$25/hr each.

What the lower income single group needs, especially for single persons, are an increased supply of apartment units (which R-CG rezoning does not achieve) OR an increase in secondary suites, which can be achieved without a full R-CG rezoning).

\$ per hour	Ballpark Monthly Salary	2 Person Monthly Salary	Affordable Rent (30%)	Affordable Rent (30%) 2 Person	Ballpark Annual Salary	2 Person Income Household
\$15	\$2,400	\$4,800	\$720	\$1,440	\$28,800	\$57,600
\$20	\$3,200	\$6,400	\$960	\$1,920	\$38,400	\$76,800
\$25	\$4,000	\$8,000	\$1,200	\$2,400	\$48,000	\$96,000
\$30	\$4,800	\$9,600	\$1,440	\$2,880	\$57,600	\$115,200

My analysis of rental costs is admittedly a bit unscientific. I screened a few rental suites. Ones that listed hundreds of units that were available and determined what was at the lower end of what was available and what was the be the median rental cost based on the available number of units.

We are currently at the center of the storm, please DO NOT PANIC.

Right now, we are at peak immigration and peak interest rates, at the center of the affordability storm.

Immigration

- **This is a Federal Gov made problem.**
- The Feds completely dropped the ball by not taking housing action in parallel with their immigration plans.
- But, particularly letting in war torn Ukrainians was the right thing to do, despite the housing challenges we face now.
- And in my view we should do that more for other communities (from Africa for instance) as well.
- **But Immigration should slow.**
- Especially if the Feds carry through on non-permanent (students primarily) numbers (and sorry, I like students ...)
- But in the future it does appear we may be looking at a higher rate of immigration as a norm, so we do need to plan for that.

Interest rates

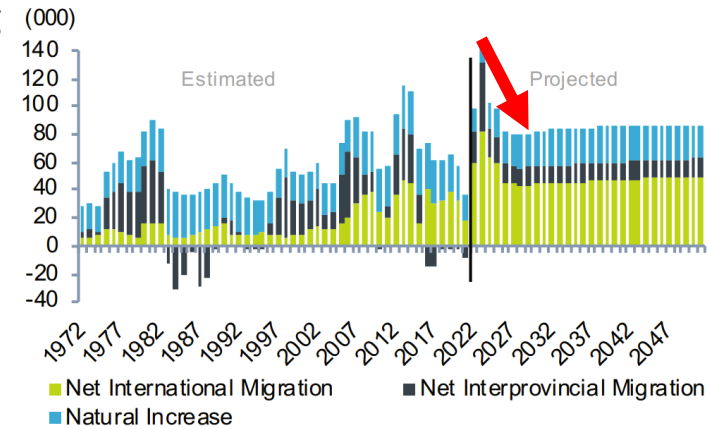
- By all accounts, interest rates have peaked and before too long will moderate.
- As I have just shown, that alone changes affordability significantly.
- All we have to do is be patient.

Demand will moderate. Interest costs will fall.

“Migration”

FIGURE 2: COMPONENTS OF POPULATION GROWTH

Alberta, 1972-2051



Sources: Statistics Canada and Alberta Treasury Board and Finance

At 6.7% Calgary has one of the higher unemployment rates of the major cities in Canada Will people really keep coming?

Supply is already improving The Housing Industry is responding

Without having done “anything” nearly as dramatic as blanket rezoning, housing starts are increasing strongly.

The “missing middle” is leading the way.

And we need to make sure supply keeps growing and staying strong

We definitely need more affordable one bedroom units for singles

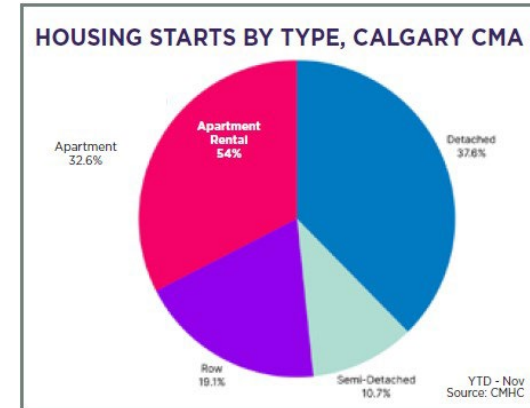
But what is the plan that gets us one bedroom units.

The right question to ask next is exactly what and **how much** do we have to do?

Do we have to go nuclear?

Is blanket rezoning the only solution?

I am confident there are better alternatives than blanket rezoning.



How Much Room for New Growth is Available??

According to you, the City ... there is LOTS (and pun totally intended)

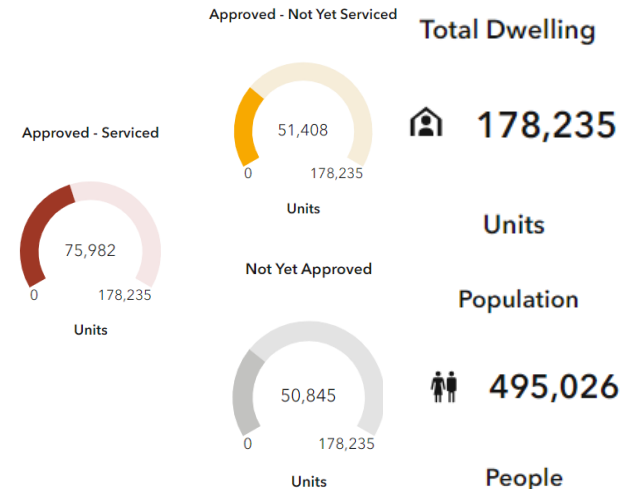
Foothills Annexation Statement

Media Release Friday, July 28, 2023 City of Calgary Withdraws

The City has adequate land supply within its boundaries for the next 35-49 years

New Development Capacity

- Current approved and serviced new developments has in the order of **100,000 available lots/units**
- Many more approved, but not yet service exist
 - So hurry up and service them



Unused City Lots – USE THEM

I understand from other presenters there are lots of lots

Undeveloped Private Land – TAX THEM

(sit down the Province ... find a way ... incent them BUT don't give them my tax dollars)

Is the Sky Falling?? Did we run out of room?? Did I miss the memo?? Apparently Not!! **20**

Apartments and Commuting

Downtown Conversions – Great Initiative – Keep Pushing

7 downtown conversion projects — including [13 active projects and four under review](#) — would create 2,300 new homes.

Cornerstone – 40% of the 112 units (2 to 3 bedrooms) will be affordable, starting at \$1,600 per unit

But what we need are affordable one bedroom units. Why don't we have that?

Commuting by car, relatively speaking, is good in Calgary

- **27 Minute is the average commute** WE ARE NOT TORONTO
- The Ring Road after decades of effort is finally done
 - \$4 Billion spent
 - Result is vastly improved traffic.
- And we will see more electric cars soon enough
- So we shouldn't be so concerned about Climate Change.

Parking

I know, I know ... you're thinking here's another guy that wants to hammer on the parking issue. And **for the doubt I do oppose the lack of obligation to provide full parking for every unit.**

But that is not why I raise this. There is a critical issue that I haven't even see raised.

And it's a great example of what can happen without a diverse team involved in developing a plan and when it does not have a public process to assure a wide range of input.

Parking for electric cars!!!

I am frankly shocked that there is not already a robust obligation to accommodate electric cars in the bylaws. To state the obvious, **housing built today needs to be good for at least 50 years.** And **electric cars are on the way sooner rather than later.**

Every new dwelling unit of any type should accommodate charging for **electric cars.**

- Every unit must including wiring that allows for an easy addition of a car charging system. It is literally pennies today versus \$1000s later.
- **It must include a stall(s) for every unit.**

For me this is a major faux pas!!!

And without getting into a complicated discussion, it is very likely that the most affordable way to do this is for each dwelling to have enough personal parking stalls to allow for charging. To fail to build that into housing today is a serious failure in ensuring affordability going forward my view.

Enable People – I worry this is completely missing in the debate

Not everyone needs it or wants a car. Several presenters have explained how in their lives it's not necessary.

I have heard many citizens say they would love public transportation like Paris or London has.

But that's not Calgary today and it is a long way off.

- And we shouldn't be deluded into thinking that all Parisians don't want to have a car.
- I worked for a French company for many years. The employees from France told me two things.
 - They were jealous of our life styles (single detached homes) and our easy ability to own cars.
 - Parking was impossible and some of them could only afford to own a car because they parked it a 2 hour train ride out of the city (and then they could use it for trips on weekends).

A car can be a critical enabler, it isn't just a luxury item.

It can enable access to better jobs which helps solve affordability.

- I have been helping two Ukrainian families that came to Canada almost two years ago.
- They came with nothing but one suitcase per family member and a bit of cash.
- And with that little bit of cash their first focus was getting cars for the parents so they could take any job anywhere in the city. So they bought a couple of old used cars.
- And slowly but surely their lot in life is improving thanks to their cars and getting better jobs

It can enable families to participate in the same life that their neighbours have.

- Lot's of comments that we should all be using transit more but here are a few thoughts
- Try working until 5, take the transit home, get your kids fed, and to practice by 6:30 (all on transit)
- I lived near a LRT station, but closer to downtown. My experience when I tried was the train was it would be 4 or 5 trains before the doors would even open. I couldn't get on.
- I cycled in the summer when I could and I took the bus in the winter.
- But I often had to work late and my reward was a bus that came every 30 minutes.

So don't take easy access to a car away from the rest of us. If I heard correctly, Administration said the average household has 1.8 cars per household. Parking is a thing that needs way more consideration.

PS - Paid parking permits from the city does NOT help affordability.

What about those in a truly unaffordable situation?

I understand Calgary has around 10,000 non-market homes with 25,000 people living in them

That is great, but apparently not enough.

Exactly how many are there in critical need relative to existing non-market housing?

I also know there is lots of action in the Strategic Plan but one thing for me is missing

Assuming there is a need, there should be a specific target related to increasing non-market homes

- I believe that there was a Task Force recommendation of 3000 city owned homes and 1000 other non-market homes per year.
- I don't know if those are the right numbers.
- But I do know that a specific target for growth of non-market homes would be an effective way to achieve that.

What's the Alternative? Here is one idea ... I am sure there are many

There is no doubt that there is a wide variety of possibilities.

But here is a simple one – “Targeted Densification”.

- Which I am pretty sure already exists and probably really just needs to be done better
- Densification is a natural part of every city.
- I accept that. But it needs a plan, not the chaos of a wide open rezoning with no certainty of key goals ever being met.

Targeted Local Area Plans

1. Use the “flagship” Local Area Planning Program.

- I understand it is the envy of many municipalities and is/can be an effective way to include the public.
- But I also hear the public participation process can be improved. So keep that in mind.

2. Establish a reasonable and appropriate “densification target” for each area

- Then let the community (citizens, developers) work with Administration to help to shape what is required.

3. Improve the development approval processes

- Make it so that any development aligned with the Local Area Plan has a minimal review process.
- For instance, implement a “local plan rezoning” process – perhaps make the localized rezoning automatic as part of the approval of each local area plan.

Launch an immediate high level review of all Local Area Plans, ranking them in terms of the need to improve the plan from a densification perspective

Include targets especially for single household needs (condos/secondary suites) and seniors.

Possibly launch a review process for all of LAPs, but as a minimum do it on a priority basis.

Conclusion

- 1. I truly believe there are options.**
- 2. The housing market is complex, but I had no time to discuss this.**
- 3. If blanket rezoning is approved, in my view it is almost a certainty you will lose the legal challenge that will surely follow.**
 - There are soooo many holes in the process you have used.**
 - I can foresee, as a minimum, an injunction requiring this be done properly**
 - So please do not create chaos and spend my tax dollars fighting my personal dollars in court for nothing**
- 4. My name is And I am here to say NO to blanket rezoning**

Please Ask Me the Following

What concerned you about the information sessions?

What else concerned you about the process?

Why do you think the City will not be successful in defending a legal challenge?

Shouldn't we do this to ease administration burden of redesignations?

What about electric cars and parking?

Does the City really have an open mind about this?

Ask me about Minister Fraser.

(and for the doubt I promise I will behave, if asked, no bombshells)

Additional Slides

We we doing this to ease an administrative burden? Seriously?

Do this because why ??? Did I hear that right ???

Do it because it eases the administrative burden?

Because 94% of redesignation applications get approved anyhow, so why not?

- Soooooo many people of quoted this.

I assume they get approved because on an exceptional basis it make sense.

- Its not just anywhere. Its on a location where densification is starting to make sense. I trust because it is in line with the Local Area Plan for the community. And the MDP. etc

But let's put this into perspective.

- Since 2014, the average is just over about 30 to 40 a year
- But fair enough ... it has been increasing ... and now its over 100

Even at 200 per yr out of "200,000" RC1 homes,

we are talking about 0.1% of RC1 homes

That is the argument that justifies that we should redesignate 200,000 homes, dramatically impacting thousands and thousands of Calgarians? And \$BILLIONS of homeowner assets?

Sorry ... this is one issue where I have to vent a little bit.

Find ANOTHER WAY to improve the process!!

Parking and Electric Cars

Electric Car Parking – Your own charging system will likely be the more affordable option

Options

1. Charging in a home parking stall

- Like our furnaces, water heaters, air conditioners, the most affordable solution has proven to be that it is included in your home.
- And the chargers are not complex devices. No reason to expect problems.

2. City provides stalls on the street

- Does the city really want to take on that responsibility and cost?
- Even if the City does, who gets to use the stalls in dense neighbourhoods with a shortage of parking?

3. Third party providers.

- Undoubtedly some 3rd Parties will try to explain why they can do this cheaper
- But the fact is they will make a profit.
- And it still doesn't solve the problem of who gets to use the stalls when.

Parking is in practice a Public Resource

The City tries to say parking is a public resource ... but is it? Is it really?

People own cars.

Few will buy a property (or rent) without parking.

The average is 1.8 cars per dwelling

If the City insists that properties can be built without parking stalls, then the City must commit the street to those properties.

You can't have it both ways.

Commit to one or the other. And is it for a fee or not?

And finally there is the whole electric car charging need. You MUST plan for that future NOW.

Process Concerns

Terrible FAQ

Despite having attended info sessions and having an in-house economist, Calgary Real Estate Board (CREB) members raised concerns that seem to stem from a lack of understanding of the city's proposal—what is Administration doing to address this problem?

Upon Administration's review of CREB's release, and given our past presentation to their members, Administration contacted CREB with an invitation to meet. Our goal is to discuss these concerns in order to understand them **and potentially provide CREB with further information to aid their understanding of the proposed rezoning.** We have also added three further public information sessions in March, which CREB members are invited to attend.

This illustrates a systemic problem with in Administration in my view

Did they really think CREB didn't understand them?? Was it appropriate that Administration effectively called out specifically who they considered to be a problem?

Of course CREB understood. They just didn't agree!!!

Moreover, how did such a FAQ even make it to the city's website. Wasn't anyone able to see just how inappropriate this response is??

And were we not all impressed with Ann-Marie Lurie at the Public Hearing?? She is obviously bright and very knowledgeable.

And what was it CREB actually said that was so wrong?

CREB® opposes City proposal on blanket rezoning

We oppose this approach and advocate for a more community-focused strategy

engaging in robust community consultation, we can strike a balance between housing need and neighbourhood preservation."

due to its potential to adversely impact Calgary's housing landscape and property values

"Rezoning in the way it is being proposed will not necessarily add the amount of supply needed in the price ranges that require supply."

Ann-Marie Lurie - The blanket rezoning will not address the problems associated with a lack of affordable rental product with a focus on communities with underutilized city land that have access to transit and community amenities

Wang underscored the importance of zoning practices rooted in cultural, architectural, and social considerations to preserve community character and enhance property values.

CREB® has called for transparent dialogue and meaningful consultation to ensure that the concerns of affected stakeholders, including residents, property owners, and real estate professionals, are adequately addressed throughout the process

The Task Force Challenge

The problems starts here. From what I can tell everything else (from Spring 2022 to April 2024) followed the work of this group.

TOR: Up to 10 Citizens as follows: **2 working with homelessness, 2 with homeless experience, 2 working for social services, 2 with housing development experience, 2 academia in homelessness housing**

Scope of the Task Force approved by the City was significantly short of comprehensive

Poor Team Composition

- The Task Force was made up of, what I am certain, was a group of bright well meaning people.
- But from what I can tell they **pretty much all had the same view of the world.**
- The best task groups are usually ones that are very diverse in their make up
- As a result you did not get a balanced analysis.

No public input

- There doesn't seem to have been a public participation process at all. Nothing is on the website. Nothing in any documentations that is available as far as I can tell ... I looked a lot.
- **No analysis or feedback obtained regarding the impact to existing communities.**

Scope was totally inadequate

- No alternatives offered
- **It should be automatic within the Administration mandate, that any proposal with profound changes to the city must come with alternatives**
- **And that either way in my view it should have been a requirement in the TOR**

The Public Process

The Housing Strategy Process

From what I can tell, in spring 2023 the task force recommendations become a proposed strategy

And some sort of communication in the summer of 2023. I don't even know what was done.

Obviously some people knew because there were 160 odd attendees for the public hearing at that time but **I, as a directly affected homeowner didn't know**. I never heard a thing.

Then from Sept 2023 to late Jan 2024 nothing as far as I know, except for the Minister Fraser / Mayor Gondek HAF communications clearly **stating that "millions" (\$228 millions) were at stake**

Very end of January, February and the first days of March, a few public Information Sharing sessions were conducted. Information sharing is not public participation and certainly isn't an effective way to build support or consensus. Especially since there seems to have been no willingness to compromise.

Or only "secret" compromise exists. Did I understand Administration, in their presentations at the start of this Public Hearing, suggest they were open to something related to Row Housing. Something that we the public don't know anything about and yet here we

The Public Process

Formal Notification Leading Up to the Public Hearing

Not too surprisingly, after the Sept 2023 Council meeting which approved **the Housing Strategy that included Rezoning, was a big news**, enough of an issue that I at least had heard of it.

But then silence ... the facts of the matter were that for the first 5 months or so, there was there wasn't any opportunity to get involved, no matter how much I might have I wanted to.

And then when the Information Sessions started, I believed that it was such an outlandish idea (my view obviously) and I was already hearing about so much pushback, and I knew that the community association was engaged, so I assumed I wouldn't need to get involved at that time.

But then I finally, in late March got the formal notification that I was going to be directly affected. Not until late March. With a public hearing just a couple of weeks away. That was really really poorly done from a timing perspective.

I had also got notice that there was a community association meeting about a week later so my next step was there.

As a result I have had only had couple of weeks to really get into this issue and understand all about it and to make an informed decision.

The Public Process

The Public Hearing and Review of Written Submissions

As far as I can tell, there has never been a proper public participation process.

My only chance for real input is to make a presentation at the Public Hearing.

I don't really have much faith in the process of written submissions.

I understand Council has received 13,000 pages of submission. Probably the majority of it in the last week before the hearing.

And that council is going to make a decision of this motion immediately after the public hear process. I am at a complete loss to understand how written submissions are going to be read and given fair and due consideration by Council.

So I have to present. But boy oh boy. I get just 5 minutes. In an extremely daunting and intimidating setting.

And as the person from Administration said in response to Councillor Sharp's question ... this process is essentially just the same as the one that is used for a typical single property redesignation. Except it is for 200,000 properties.

The \$228 Million Dollar Problem

This was an issue that I had heard a lot about. So one of **the first things I did** was I actually took the time to track down the **HAF agreement and read it.** So I knew a couple of weeks before the hearing what the situation was.

The fact is the HAF agreement with the Federal Government does not require rezoning, despite Minister Fraser's letter and comments by Mayor Gondek.

This should have been disclosed long before it was. This issue continues to be raised by confused citizens.

And for me **the fact that at least some Councillors didn't know** a critical term of the agreement until the start of the public hearing **is beyond comprehension.**

I know some people's view of rezoning was skewed by the \$228 million. Basically the "surely" **this needs to go ahead. That's millions.** We can't let that pass by can we?

But even then, that had no perspective. \$228M is actually \$57M/yr **is about 1% of the annual city budget for just 4 years. That is about \$200 per RC1 landowner per year. My original plan was to bring a cheque**

It is deeply concerning that this misinformation was allowed to persist all this time.

I totally get the politics of this. It was probably a deal with the devil to keep it quiet at first. BUT at some point you must come clean.

Is the process legal

Is this even legal??

Enacted in 1972, the Alberta Bill of Rights enshrines “the right of the individual to liberty, security of the person and enjoyment of property, and the right not to be deprived thereof except by the due process of law.”

The key message is “except by the due process of law”.

It is not clear to me in the least that Council is following a due process of law.

1. Apparently we are following the normal redesignation process. This was asked during the Administrations presentation and a couple of days later the Mayor asked the City Lawyer to confirm that. So the first big question is “Is a process designed for the redesignation of a single or a few properties an acceptable approach for a City wide 200,000+ redesignation?” Is that a remotely reasonable approach? And the second big question is even if that ok, did the City actually follow that process. For instance, did the City make an application for rezoning and follow its own the processes of review and notification? So what process are they following???
2. Can Council / the City be proponent and judge? Seems like a massive conflict of interest.
3. Has proper and timely notification been given to every affected Calgarian. Where were the notification signs. I concede that a sign on 200,000 properties doesn’t make sense. But billboards, signs on major intersections. There were ways to have communicated far more effectively.
4. Has the City disclosed all the facts in a timely manner. For instance \$228 M was not communicated. 10 days into the hearing it is still a point of contention by speakers who still do not know the actual facts. Also, many of the information brochures were consider poor and failed to fully explain the impacts (according to retired City of Calgary Director of Planning) who also noted that even she had trouble understanding the bylaw. And they also include misleading and possible false facts.
5. Did the City properly assess alternatives. To impact so many property owners it will surely be necessary to show that there is an absolute justification and no other alternative. If they did, why has that not been shared with the public.

Is this even legal??

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The key message is “except by the due process of law”.

6. Does council have all the facts? A least some Councillors did not know about the \$228 million. Is it 8 units per lot or 12 units? A point of on-going confusion. How can Calgarians have any confidence Council is making an informed decision?
7. Is the City not obligated to follow its own existing policies. For instance the MDP policies. Doesn't blanket rezoning directly conflict with those current existing policies? I am not saying you can't change the MDP, but there is a process that needs to be followed and the City has not done it, at least yet. And this is important because how can Calgarians possibly know what is going on? The average Calgarian would believe that the City must follow it's own policies. There was some discussion with one panel that the policies are not “binding”. And yet they are key documents that have guided city planners in their assessments. By appeal boards in their decisions. You can't really have it both ways.
8. The City won't answer questions of the public in the hearing. A great example of a fundamental failure of public participation. Without answering, it seems that information is being withheld from the public. How can the public respond to an issue if Council won't tell an issue exists?
9. CREB FAQ. Shows a clear bias and a complete lack of an open mind.
10. 5 minutes is an understandable limitation for general members of the public. But the public should have been able to identify experts to present on critical issues and those experts should have had more time.

Misleading Information Sessions

Serious Misinformation

“Lies” will destroy all trust and it is enormously difficult to gain back

The “\$1,640,000” “Avg” new house cost

This number has been frequently quoted.

I thought it was a **social media disinformation** problem.

But it is a City of Calgary Affordability number

It has even promoted by Councillors (I found this on at least one councillor website)

It is is hugely misleading

Most Calgarians have no idea what it really means

Other than it “represents” the “average cost” of a new house and their future aspirations for ownership are over.

It would be a difficult number to create.

The graph says “per Zoning District” so I can guess what happened

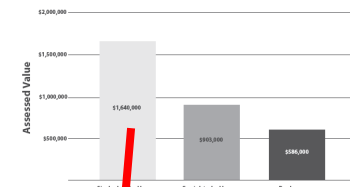


How will this help with housing affordability?

Research shows that adding new homes improves housing affordability for Calgarians. Even when new housing is expensive, adding more homes means fewer people are competing against each other to find a home that fits their needs and budgets.

Allowing a variety of housing types saves Calgarians money because more options mean households only have to pay for what they need for their lifestyle. Adding new homes in an area can reduce rents because older homes need to be priced more competitively to attract households.

Median Value of New Builds per Zoning District in Calgary (2018-2023)



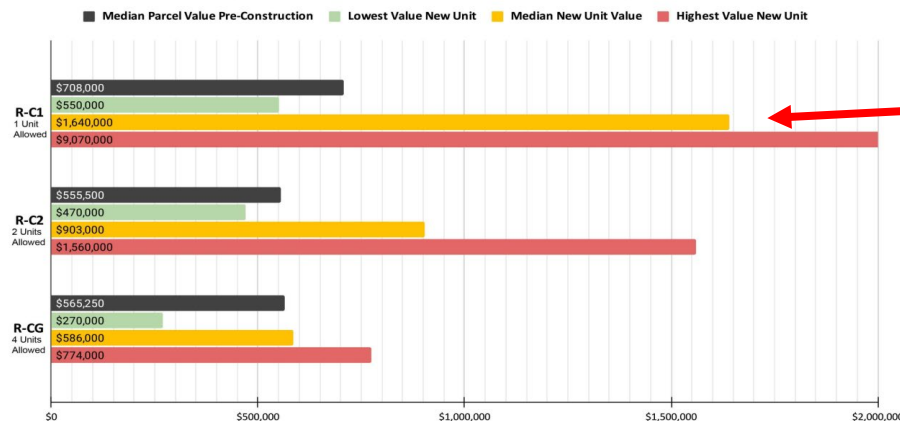
Median Value of New Builds per Zoning District in Calgary (2018-2023)



Councillor website

Values of New Build Homes in Calgary

The assessed values of single, semi and rowhomes which were built in the R-C1, R-C2 and R-CG zoning districts between 2018 - 2023



What does a house really cost?

We start with what we know.

First of all, for most Calgarians looking to buy, all they really care about is the cost of house. New or old it doesn't really matter that much.

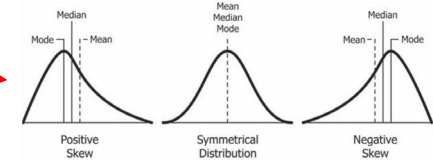
The cost of a typical new single detached cost is almost \$900k. Higher than the overall average because there are some really high end new houses on the market.

Even just a basic understanding of math should have raised alarms.

How the can the median cost (of \$1.6 M) be so different from what the typical cost is??



CREB – all houses Mar 2024



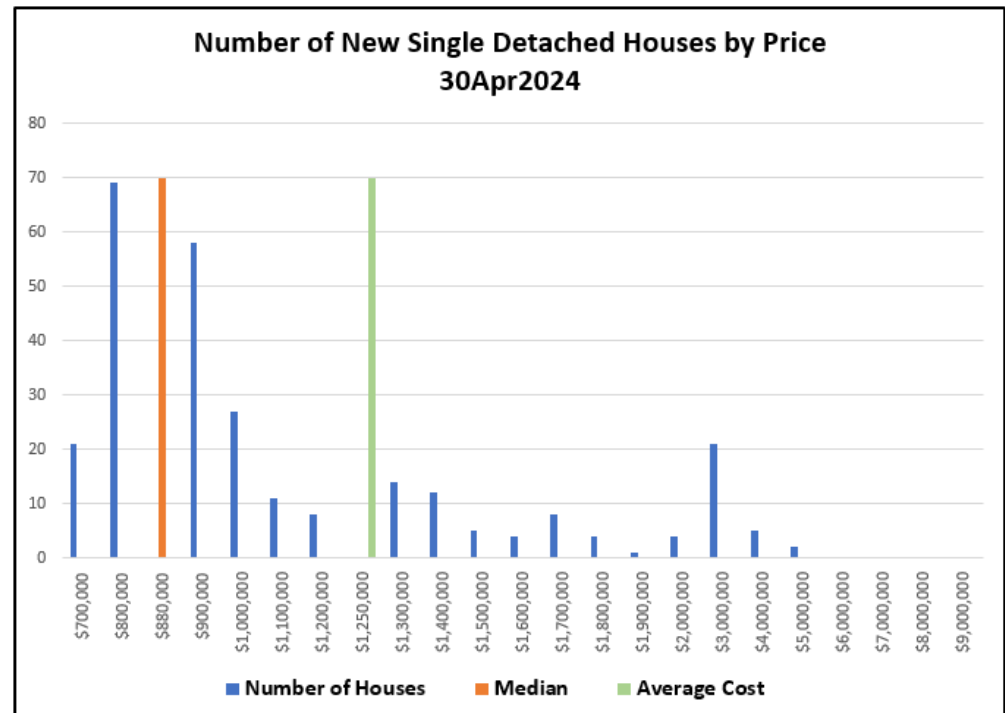
The real numbers are :

Avg Cost New: \$1.25M

Median Cost New: \$880

Avg Cost All: \$739

Personally I am very disappointed that the value of \$1.6 M was published, a number almost double what a more representative number is, and has created so much distress for young Calgarians ...



This analysis was based on the data from a major website that include almost 300 homes listed as new construction. Last week there was a \$9M house which would have skewed the avg a bit more

Rezoning for affordability



Rezoning for Housing

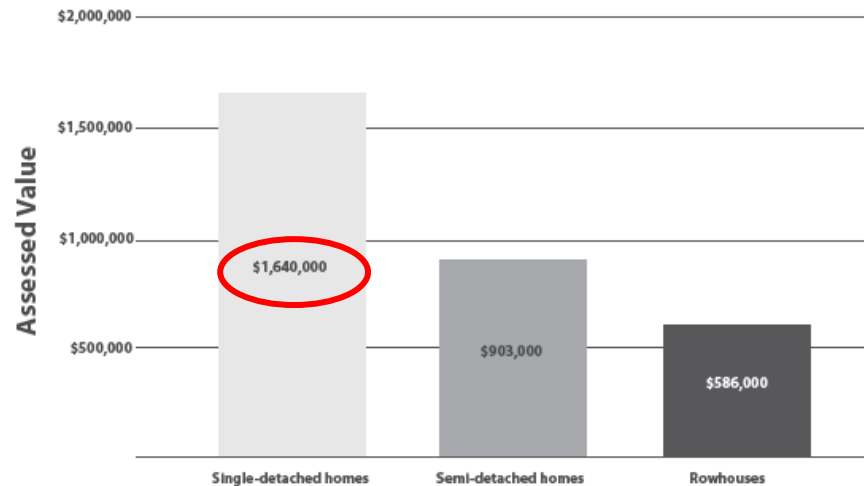
Home is Here: The City of Calgary's Housing Strategy

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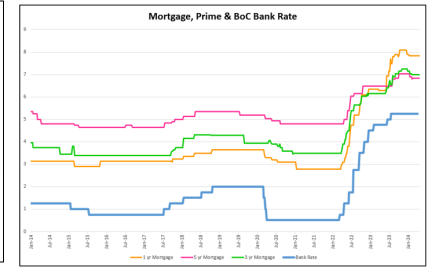
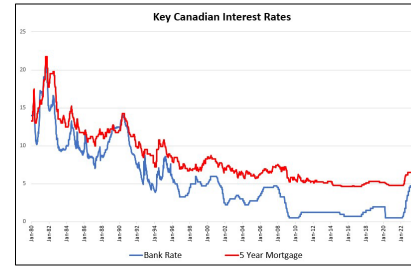


Sensationalism - House cost vs Income Ratio has skyrocketed

This view is missing two absolutely fundamental factors

- Interest Rates
- The House

today has vastly improved quality and size but comes at a cost

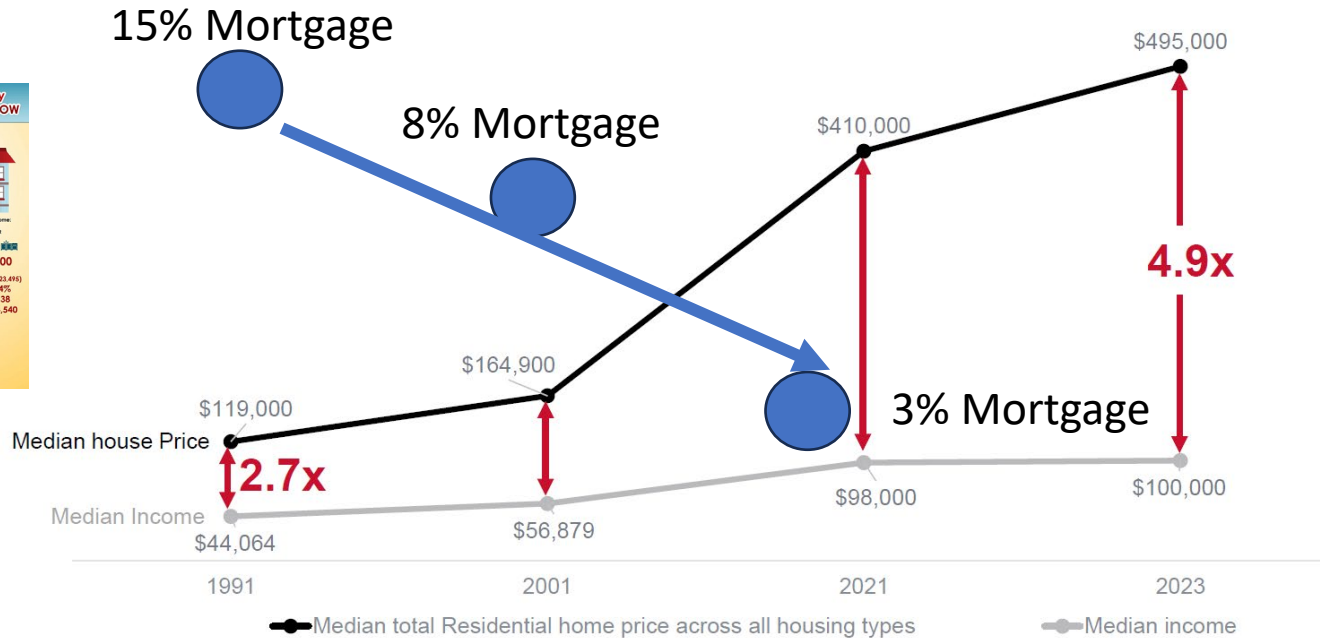


The need for more homes – price vs income

Buying a home is a top priority for many families – THEN AND NOW

<p>This is a typical 1991 bungalow: 1000 square feet 2 BR, 1 bath, kitchen, LA, DR</p> <p>Price: \$39,900</p> <p>Min. down payment: 10% (\$3,990) 5 year mortgage rate: 10.75% Monthly PI payment: \$346 Average MI income: \$14,100</p>	<p>Example of a current new home: 1700 square feet 3 BR, 3 baths, kitchen, LA, FR</p> <p>Price: \$469,900</p> <p>Min. down payment: 20% (\$93,980) 5 year mortgage rate: 6.84% Monthly PI payment: \$2,138 Average MI income: \$74,540</p>
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Inflation independent
 1991 MI = \$17,318
 2023 MI = \$115,640
 6.67x increase



House prices increased by **316%**

Income increased by **127%**

Calgary Median Income (Statistics Canada, 2021) and Median Home Prices (Calgary Real Estate Board, 1991-2023). Notes: in the absence of current census data on income, an assumption has been made for a median income increase to \$100,000. Home prices represent the median home price for the census year (e.g., the 2021 census used 2020 incomes, therefore median home prices were taken from 2020).

What are the development rules? I'm in the hearing and I still can't find this.

8 units? 12 Units? Example drawings?

Administration showed a slide with different shaped lots.

Administration simply said the different lots would be treated differently without actually showing what that was.

No examples of what a development on the different lots could actually be.

Calgarians are confused, Calgarians have not been fully informed.

I would argue that a critical piece of information has been withheld.

And the Administration slides are not available for review

Comparison between existing and proposed districts

District	R-C1	R-C2	R-CG	R-G	H-GO
Uses	Single detached home (both permitted and discretionary application paths), secondary and backyard suites	Single and semi-detached home (both permitted and discretionary application paths), duplex, secondary and backyard suites	Single and semi-detached home (both permitted and discretionary application paths), rowhomes, secondary and backyard suites	Single and semi-detached home, duplex, rowhomes, secondary and backyard suites (typically all permitted)	All forms of ground-oriented homes (all units have direct access to grade)
Height	8.6–10 metres + 1 metre to account for grade difference	8.6–10 metres + 1 metre to account for grade difference	8.6–11 metres	12 metres	12 metres
Lot coverage	45%	45%	45–60%	60–70%	45–60%
Side yard	1.2 metres	1.2 metres	1.2 metres	1.2 metres	1.2 metres
Unit max*	1 unit + 1 suite**	2 units + 1 suite each**	4** units + 1 suite each***	1 unit per 150 m ²	10 units (some units could be suites but 10 units in total)**
Parking	1 stall	1 stall per unit	0.5 stalls per unit	1 stall per unit	0.5 stalls per unit
Landscaping	2–3 trees	2 trees	1 tree and 3 shrubs per 110 m ²	2–3 trees	1 tree and 3 shrubs per 110 m ²
Waste & recycling	N/A	N/A	Must be designed and screened	N/A	Must be designed and screened

*Not all parcels can accommodate the max number of units or suites under the regulations. **Assuming a 50'x120' parcel width and depth. ***Amendments in this report would allow for both a secondary and backyard suite to be on the same parcel.

Blanket Rezoning is in conflict with City Policies

The city can only impact property ownership rights “except by the due process of the law”

To meet that requirement

You must follow your own rules

Follow your own policies or change those policies first

Municipal Development Plan 2020

Adopted 2009 and Updated 2020

Policies

- a. **Respect the existing character of lowdensity residential areas**, while still allowing for innovative and creative designs that foster distinctiveness.
- b. Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.
- c. **Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.**
- d. **Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.**

Population Growth vs Unemployment

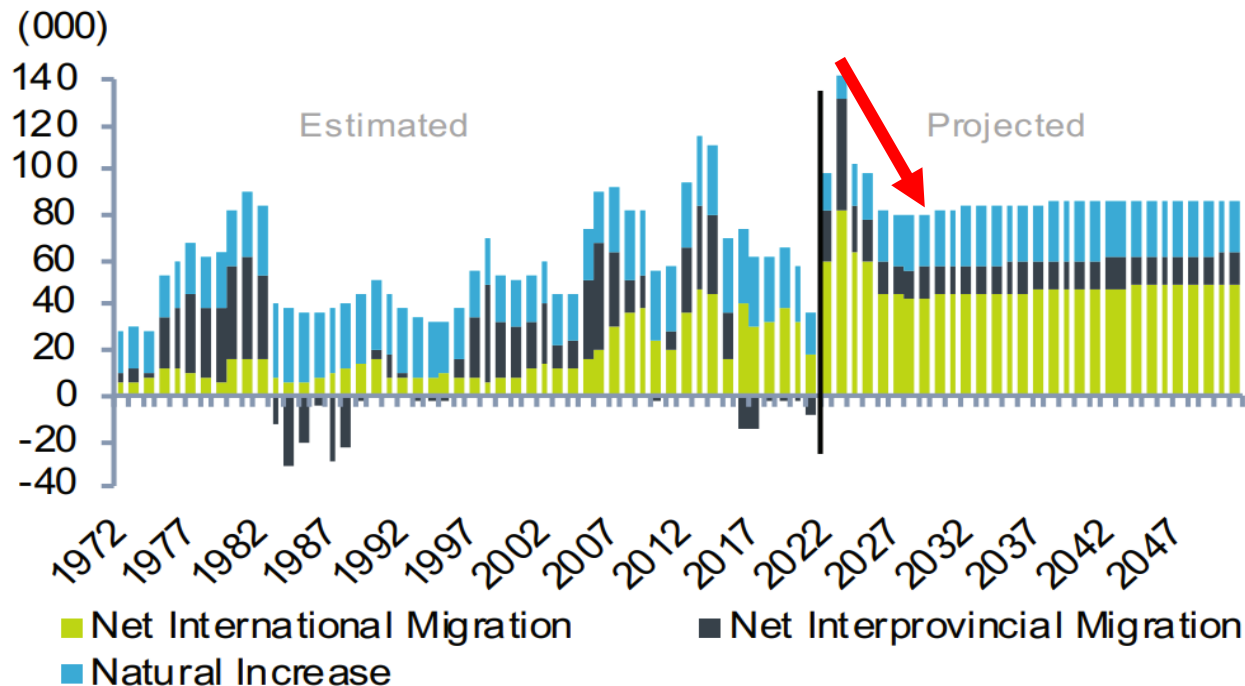
Calgary has one of the largest unemployment rates of the major cities in Canada

Will people really keep coming at the pace forecast?

I don't know but its worth a discussion

FIGURE 2: COMPONENTS OF POPULATION GROWTH

Alberta, 1972-2051



Misleading Information Sessions Pictures

Almost all examples were ones with limited impact on neighbours

Where is the Mid-block Example? Showing full lot coverage and reduced setback from the street



Almost all of the examples are at the end of block development, where impact is the smallest

Another example showing minimal impact



Finally a mid-block example But this incorrectly shows a normal setback from the front which is no longer the case



So here is a REAL Example.

The problem of front street setbacks



The proposed approach with put existing homes in an “R-CG Canyon”



Screenshots I took from the presentation of an earlier presenter

So here is a REAL Example.

The problem of front street setbacks

The proposed approach with put existing homes in an “R-CG Canyon”

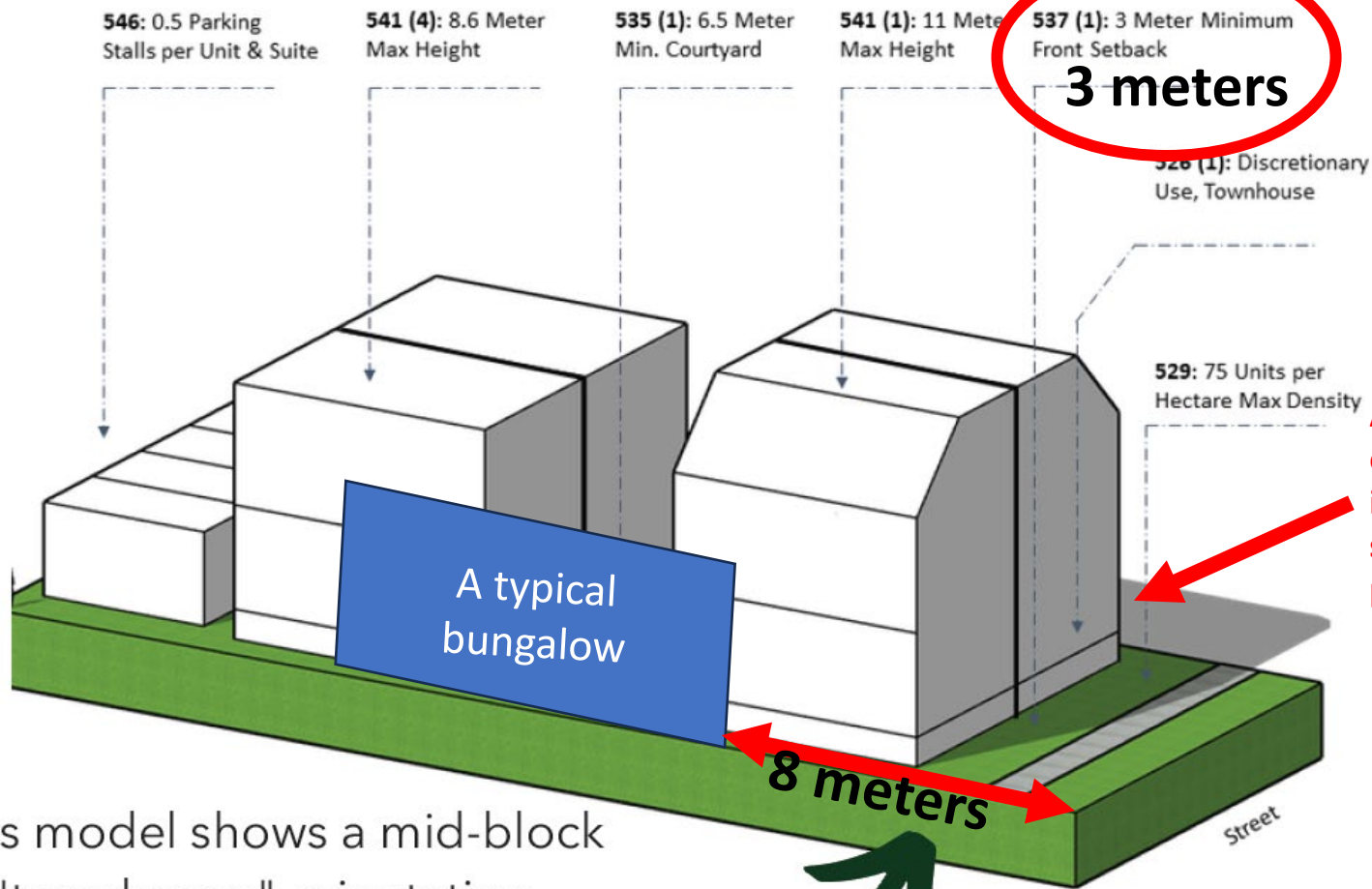


How can it be more obvious, the harm this bylaw can cause to homeowners?
And it will be completely by chance.

Sure, low odds. But devastating consequences when it happens.

A real City Development Plan does not let this happen!!

R-CG District Mid-block Diagram (4 Townhouse Units and 4 Basement Suites)



And a big shout out to the illustrator that shows the shade problem!!!

This model shows a mid-block "townhouse" orientation. They can also be side by side in a "rowhouse".

Alternative 2 – The Gentle Option

Do you really need 8 to 12 units with up to 70% coverage lot??

Do you need the 8 times or 12 times the density? Where is the fire??

- **Is 2 times enough?**
- **Is 3 or 4 times be enough?**
- **Do you even know??**
- **Is the goal of developers to maximize profits more important than homeowners?**

Would In-Fills be the right solution for some communities?

RoW houses LIMITED to 3 or 4 units. 3 or 4 units TOTAL with full parking.

Parking could actually drive lower cost RoW Houses. The houses would be smaller and should be at a lower cost.

Maintain many communities as RC1. Do you really need every single neighbourhoods like this? Do really need to put the purchase of every RC1 homeowner in a position of uncertainty?

Secondary Suites can be a major alternative for the single renters. So that needs more discussion. BUT there needs to be a balance with AirBnB, Vrbo, etc.

And a better balance for property owners who rent.

The 1980s Generational Challenge

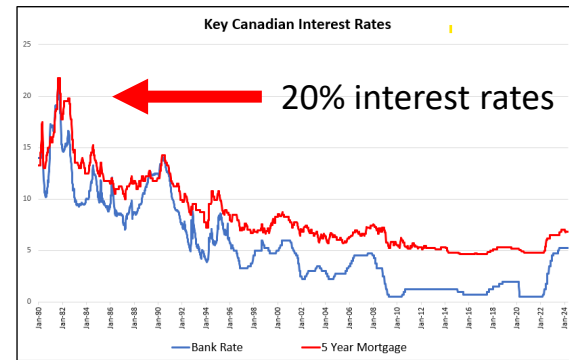
Affordability 1980s vs 2020s



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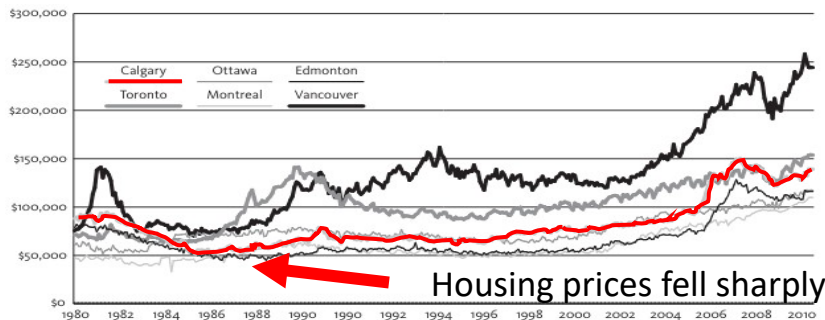
Source: CREA and Statistics Canada

House cost to income ratio was good.



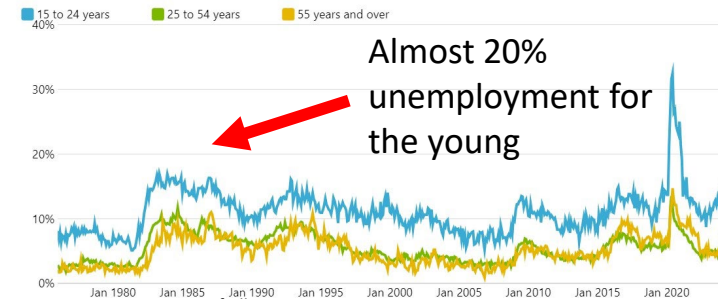
Source: StatCan

FIGURE 2 Average Residential Housing Prices Adjusted for Inflation (1980s)*



Source: Canadian Centre Policy Alternatives – Canada's Housing Bubble – An Accident Waiting to Happen

Unemployment Rate by Age



Source: Government of Alberta

In the mid 1980s, the Income to House Cost ratio was much better.

But why? Be careful what you wish for

Unemployment had skyrocketed.

Graduated engineers never found jobs and changed careers. (after not finding a job for a year or two, they then had to compete against more recent grads and couldn't do it. My brother went back to school and became an accountant after a few years).

Interest Rates were insanely high.

Houses bought for \$90k in 1980 were only worth \$50k by 1985

1000s of Calgarians walked away from their houses and defaulted on their mortgages.

Houses sold for \$1 at times.

1974 vs 2010

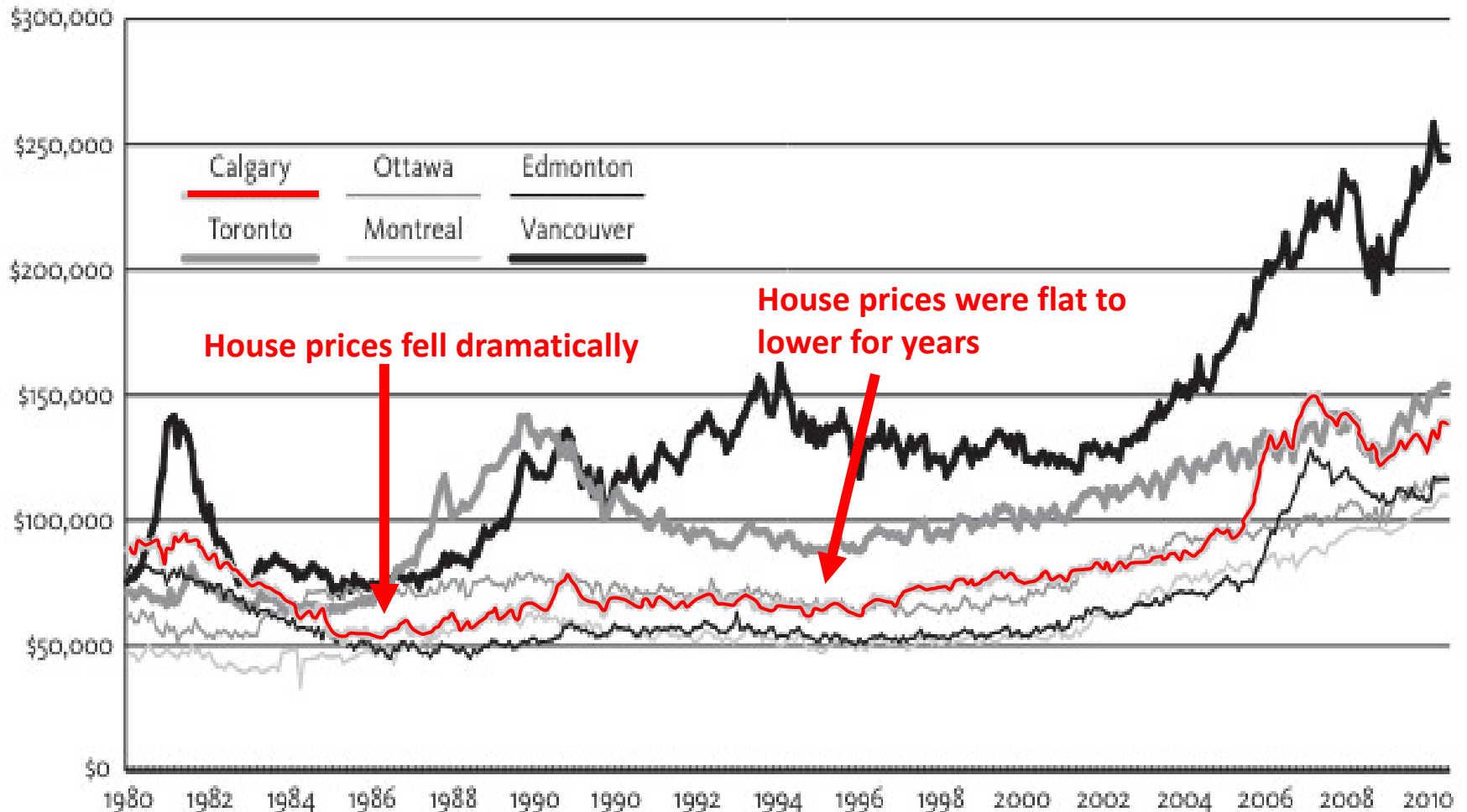


Way way cheaper house. But a fraction of the house you get “today”

In this example, the 1974 mortgage was 30% of the income, while 2010 mortgage was 34% of the income

Definitely more ... but which house would you prefer to have had??

FIGURE 2 Average Residential Housing Prices Adjusted for Inflation (1980\$)⁹



SOURCE: CREA, GMREB MLS Barometer, StatsCan, Author's Calculations

Source: Canadian Centre Policy Alternatives
Canada's Housing Bubble – An Accident Waiting to Happen

Complete Mortgage Table

FYI

Avg Home Price		4%	5%	Mortgage	20%	Mortgage
		Mortgage Insurance	Down Payment		Down Payment	
Single Detached	800,000	32,000	40,000	790,400	160,000	640,000
Avg Calgary/ROW House	500,000	20,000	25,000	494,000	100,000	400,000
Avg Condo/Apartment	350,000	14,000	17,500	345,800	70,000	280,000
Avg Condo/Apartment	250,000	10,000	12,500	247,000	50,000	200,000

Mortgage Monthly Payment				Affordability Household Income (30%)			
Mortgage Rate with BoC at 5%		Mortgage Rate with BoC at 2.5%		5% Down		20% Down	
5% Down	20% Down	5% Down	20% Down	5% Down	20% Down	5% Down	20% Down
6.99%	6.99%	4.50%	4.50%	6.99%	6.99%	4.50%	4.50%
\$5,531.21	\$4,478.71	\$4,374.65	\$3,542.23	\$221,248.40	\$179,148.40	\$174,986.00	\$141,689.20
\$3,457.00	\$2,799.19	\$2,734.16	\$2,213.89	\$138,280.00	\$111,967.60	\$109,366.40	\$88,555.60
\$2,419.90	\$1,959.44	\$1,913.91	\$1,549.72	\$96,796.00	\$78,377.60	\$76,556.40	\$61,988.80
\$1,802.88	\$1,461.20	\$1,441.46	\$1,168.55	\$72,115.20	\$58,448.00	\$57,658.40	\$46,742.00

And just for fun, what does this look like in 1987

Mortgage Monthly Payment				Affordability Household Income (30%)			
5% Down	20% Down	Mortgage Rate with BoC at 2.5%		5% Down	20% Down	5% Down	20% Down
13.5%	13.5%	4.50%	4.50%	13.5%	13.5%	4.50%	4.50%
\$9,198.61	\$7,455.73	\$4,374.65	\$3,542.23	\$367,944.40	\$298,229.20	\$174,986.00	\$141,689.20
\$5,763.45	\$4,668.13	\$2,734.16	\$2,213.89	\$230,538.00	\$186,725.20	\$109,366.40	\$88,555.60
\$4,036.58	\$3,269.85	\$1,913.91	\$1,549.72	\$161,463.20	\$130,794.00	\$76,556.40	\$61,988.80
\$2,885.32	\$2,337.66	\$1,441.46	\$1,168.55	\$115,412.80	\$93,506.40	\$57,658.40	\$46,742.00